

**MEMORANDUM OF LEASE OPTION AGREEMENT**

**Grantor** (whether one or more):

**Lynnette J. Branecky-Rendon**  
whose mailing address is:  
**P.O. Box 837, Richmond, Texas 77406**

**Grantee:**

**Delago Resources, LLC**  
whose mailing address is:  
**P.O. Box 59, Wichita Falls, TX 76307**

Grantor and Grantee, named above, have entered into a Lease Option Agreement (the "Agreement") dated effective **September 15, 2015**, pertaining to the land described as follows:

**14.675 acres of land, more or less, a part of the James T. Wood Survey, A-59, and being more particularly described in that certain Partition Deed dated April 2, 2003 from Walter H. Kuck and Steven W. Branecky to Lynnette J. Branecky, and recorded in Volume 280, Page 338 of the Official Records, Lavaca County, Texas.**

In the Agreement, Grantor has granted Grantee the sole and exclusive option to lease all of the land described above that may come available for leasing within the terms of the Agreement. A fully executed copy of the Agreement is in possession of Grantor and Grantee at their respective addresses.

This Memorandum is signed by Grantor as of the date of acknowledgment of their signatures below, but is effective for all purposes as of the effective date of the Agreement.

[Signature Page Follows]

*Signature Page*

Executed to be effective for all purposes as of **September 15, 2015**.

**Grantor:**

[Signature]  
[Printed Name]

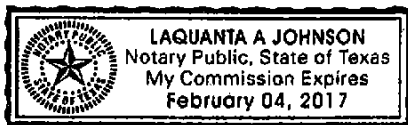
By: *Lynette J. Branecky-Rendon*  
**Lynette J. Branecky-Rendon**

*Acknowledgments*

State of Texas  
County of Harris

This instrument was acknowledged before me on October 15, 2015, by  
Lynette J. Branecky-Rendon.

[Seal]



*LaQuanta Johnson*  
Notary Public  
Printed Name: LaQuanta Johnson  
Commission Expires: 2017

**FILED AND RECORDED**

**Instrument Number: 214307 B: ORB V: 703 P: 207**

Filing and Recording Date: 11/02/2015 11:32:40 AM Pages: 3 Recording Fee: \$30.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Lavaca County,



*Elizabeth A. Kouba*

Elizabeth A. Kouba, County Clerk  
Lavaca County, Texas

***DO NOT DESTROY - Warning, this document is part of the  
Official Public Record.***

barbaras

Returned To:  
BRAD WHITE

Filed By: DANIEL CLEMENTS  
Destination: Office Pick-up

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**RECORDING MEMORANDUM OF PIPELINE RIGHT-OF-WAY AGREEMENT**

THE STATE OF TEXAS           §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF LAVACA         §

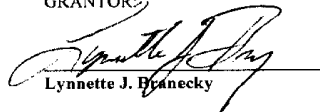
THAT certain PIPELINE RIGHT-OF-WAY AGREEMENT (the "Agreement") dated effective the 12 day of JANUARY, 2014, executed by **LYNNETTE J. BRANECKY**, whose address is P.O. Box 837, Richmond, Texas 77406, hereinafter called "Grantor", executed in favor of **PENN VIRGINIA OIL & GAS, L.P.**, whose address is 840 Gessner, Suite 800, Houston, Texas 77024, (such entity and its successors and assigns hereinafter are collectively called "Grantee"), grants and conveys to Grantee that certain right-of-way and easement, across the following described land:

**14.675 acres of land, more or less, in the James T. Wood Survey, A-59, Lavaca County, Texas, being more particularly described in that certain Partition Deed dated April 2, 2003, from Walter H. Kuck, et al to Lynnette J. Branecky, recorded in Volume 280, Page 338 of the Official Records of Lavaca County, Texas, to which reference is herein made for a more complete description.**

Said right-of-way and easement is along a route or routes more particularly depicted on the plat attached hereto as Exhibit "A" and made a part hereof, on, in, over, through across, under and along land owned by Grantor. All prospective assignees, mortgagees, or other parties claiming some interest or acquiring some interest, by, through or under any of the above named parties are put on notice of the priority of the right-of-way and easement. The Agreement contains terms, conditions and other provisions which limit and restrict the rights of the parties to their respective interests in and to the property covered by the right-of-way and easement.

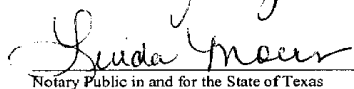
Executed this 12 day of JANUARY, 2014 to be effective as of the date set out above.

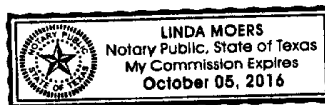
GRANTOR:

  
Lynnette J. Branecky

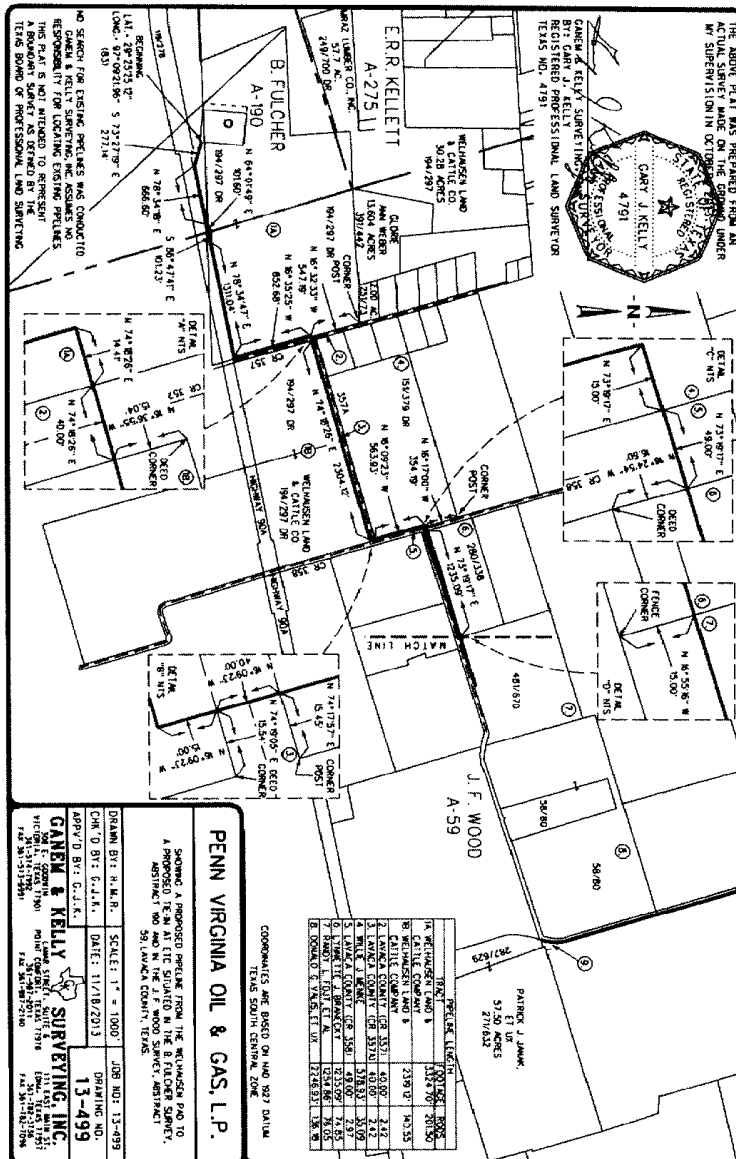
THE STATE OF TEXAS       §  
COUNTY OF LAVACA     §

This instrument was acknowledged before me on the 12th day of JANUARY, 2014, by **Lynnette J. Branecky**.

  
Notary Public in and for the State of Texas



Attached to and made a part of that certain Memorandum of Pipeline Right-Of-Way Agreement dated the 12 day of January, 2014, by and between LYNNETTE J. BRANECKY, as Grantor, and PENN VIRGINIA OIL & GAS, LP, as Grantee, covering 14.675 acres, more or less, a part of the James T. Wood Survey, Abstract 59, Lavaca County, Texas.



**PENN VIRGINIA OIL & GAS, L.P.**

**COORDINATES ARE BASED ON NAD 83 DATUM**

**Texas South Central Zone**

**NO SEARCH FOR EXISTING PRELIMINARIES WAS CONDUCTED.**

**GARY J. KELLY SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR LOCATING EXISTING PRELIMINARIES.**

**THIS PLAT IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.**

**SECTION 10**

**SECTION 9**

**SECTION 8**

**SECTION 7**

**SECTION 6**

**SECTION 5**

**SECTION 4**

**SECTION 3**

**SECTION 2**

**SECTION 1**

**TABLE OF SECTION AREAS**

SECTION	AREA (AC)
1	10.00
2	10.00
3	10.00
4	10.00
5	10.00
6	10.00
7	10.00
8	10.00
9	10.00
10	10.00

**GARY J. KELLY SURVEYING, INC.**

**13-499**

**DATE: 11/18/2013**

**JOB NO: 13-499**

**DRAWING NO:**

**SCALE: 1" = 1000'**

**DATE: 11/18/2013**

**NOTARY SEAL**

**GARY J. KELLY**

**REGISTERED PROFESSIONAL LAND SURVEYOR**

**TEXAS NO. 4791**

Please return recorded original to:  
**Jim Clark & Associates, LLC**  
**11619 Spring Cypress Road, Suite A**  
**Tomball, Texas 77377**

203002

FILED FOR RECORD  
At 3:20 O'Clock P M

JAN 29 2014

ELIZABETH A. KOUBA, CLERK  
COUNTY COURT LAVACA CO. TEXAS  
By Patricia Zabransky Deputy

Filed & paid by:  
John Clee-Charlton

Please return recorded original to:  
Jim Clark & Associates, LLC  
11619 Spring Cypress Road, Suite A  
Tomball, Texas 77377

STATE OF TEXAS COUNTY OF LAVACA I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Volume and Page of the Official Records of Lavaca County, Texas.	
FEB 03 2014	
ELIZABETH A. KOUBA LAVACA COUNTY CLERK	
By <u>Patricia Zabransky</u>	
Vol. <u>639</u>	Page <u>281-284</u>

PATRICIA ZABRANSKY

FILED FOR RECORD  
JAN 29 2014  
11:51 AM

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**MEMORANDUM OF OIL, GAS AND MINERAL LEASE**

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAVACA

§

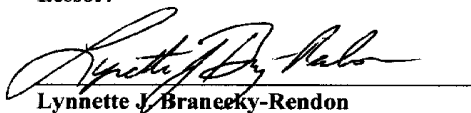
THAT, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid by **PENN VIRGINIA OIL & GAS, L. P.**, hereinafter called "Lessee", whose address is 840 Gessner, Suite 800, Houston, Texas 77024, to **Lynnette J. Branecky-Rendon**, hereinafter called "Lessor", whose address is P.O. Box 837, Richmond, Texas 77406 "Lessor" has and does hereby GRANT, LEASE and LET unto Lessee for the purposes and with the exclusive right of exploring, drilling and operating for, producing and owning oil and gas, and their respective constituent products, including sulphur produced therewith, the following described lands located in Lavaca County, Texas, to wit:

**14.675 ACRES of land, more or less, a part of the J. T. Wood Survey, A-59, Lavaca County, Texas; being the same land described in that certain Partition Deed dated April 2, 2003, from Walter H. Kuck, et al, as Grantor, to Lynnette J. Branecky, as Grantee, recorded in Volume 280, Page 338 of the Official Records of Lavaca County, Texas.**

Upon and subject to all of the terms and provisions set forth in that certain Oil, Gas and Mineral Lease dated April 9, 2013, covering said land, and providing for a primary term of three (3) years from the effective date, which primary term may be extended for an additional two (2) years by the provisions of the lease, and as long thereafter as operations, as defined in said lease, are conducted upon the leased premises with no cessation for more than ninety (90) consecutive days or oil, gas or other related hydrocarbons produced with oil or gas is produced from the leased premises or the lease is otherwise maintained in force as therein provided. A copy of said lease is in the possession of each of the parties Lessor and Lessee and which is incorporated herein by reference and made a part hereof as if set forth at length herein, and to which reference is made for all purposes.

IN WITNESS WHEREOF, this instrument is executed effective on the 9<sup>th</sup> day of April, 2013.

Lessor:

  
Lynnette J. Branecky-Rendon

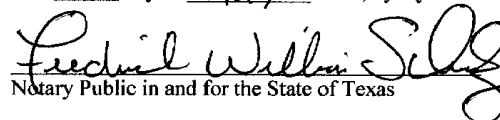
THE STATE OF TEXAS

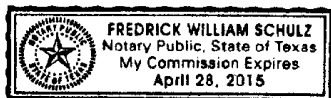
§

COUNTY OF HARRIS

§

This instrument was acknowledged before me on the 29<sup>th</sup> day of May, 2013, by **Lynnette J. Branecky-Rendon**.

  
Notary Public in and for the State of Texas





198350

**FILED FOR RECORD**  
At 1155 O'Clock a M

MAY 30 2013

ELIZABETH A. KOUBA, CLERK  
COUNTY COURT LAVACA CO. TEXAS  
By Patricia Zabransky Deputy

FILED BY & PAID:  
GEORGE WILLIFORD  
RETURN TO:  
PENN VIRGINIA OIL & GAS, L.P.  
840 GESSNER, STE 800  
HOUSTON, TEXAS 77024

STATE OF TEXAS COUNTY OF LAVACA I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Volume and Page of the Official Records of Lavaca County, Texas.	
MAY 31 2013	
ELIZABETH A. KOUBA LAVACA COUNTY CLERK	
By <u>Patricia Zabransky</u>	
Vol. <u>616</u>	Deputy <u>Page 253-254</u>

PATRICIA ZABRANSKY