

RATIFICATION AND CORRECTION OF NAME OF LESSOR
AND NUMBER OF ACRES LEASED IN OIL, GAS, GEOTHERMAL, AND MINERAL LEASE

Ent 1076554 Bk 1742 Pg 2004
Date: 28-Nov-2012 09:17 AM Fee \$15.00
Cache County, UT
Michael Gleed, Rec. - Filed By GC
For XERON OIL & GAS

STATE OF UTAH
COUNTY OF CACHE

WHEREAS, on the 7th day of October 2010, Heber J. Lundberg and Joan F. Lundberg, as Lessor, whose address is 231 North 500 West, Logan UT 84321, executed a certain Oil, Gas, Geothermal, and Mineral Lease (hereinafter "Lease") in favor of XERON OIL AND GAS, LLC, as Lessee, whose address is 20 N Main St., Suite 301, St. George, UT 84770, which Lease is recorded as Instrument # 1073838 in Book 1736, at Pages 816-820, of the records of Cache County, Utah and which Lease covered certain lands situated in said Cache County, Utah and described in the Lease as described as Exhibit A which is attached hereto and by reference made a part hereof,

AND WHEREAS the description of the name of the Lessor (whether one of more) in said Lease is incomplete and indefinite, and the name of the Lessor is more accurately as follows:

Heber J. and Joan F. Lundberg Family Trust, a revocable living trust, dated August 9, 2010, Lessor

AND WHEREAS the total number of acres described in said Lease may be inaccurate, and the total correct number of acres is more accurately described as follows: 84.44 acres, more or less.

NOW, THEREFORE, in consideration of ONE DOLLAR (\$1.00) cash in hand paid by the Lessee, the receipt whereof is hereby acknowledged, and other good and valuable considerations, and for the purpose of making said Lease definite and certain in respect to the number of acres intended to be covered by the Lease, we do hereby acknowledge that it was the intention of the Lessor in the aforesaid Lease to lease for oil, gas geothermal, and mining purposes the total number of acres set forth above; and we hereby amend said Lease in respect to the description of the total number of acres included therein, and ratify, confirm, approve and adopt said Lease as amended.

IN WITNESS WHEREOF, this instrument is executed as of the ^{5th day of November 2012.} ~~date first above written.~~

Lessor:

Heber J. Lundberg
Joan F. Lundberg

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CACHE

The foregoing instrument was acknowledged before me this 5th day of November, 2012, by

Heber J. Lundberg and Joan F. Lundberg, on behalf of themselves or the entity named herein.

My Commission Expires: 11-29-2014

Robert Yukes
Notary Public



NOTARY PUBLIC
Robert Yukes
Commission No. 609533
Commission Expires
NOVEMBER 29, 2014
STATE OF UTAH

Exhibit A

1. **Surface Usage Compensation.** Lessee agrees to pay Lessor the annual amount of Eight Hundred Dollars (\$800.00) per acre that is used by Lessee's drilling, production, and storage operations on the land leased as mentioned in Section 3 of this Agreement.

2. **Legal Description.** Lessor's Property in Cache County Utah (if not provided in the main agreement) is described as follows, to wit: Ent. 1076554 Bk. 1742 Pg 2005

05-053-0012

The Northeast half of Section 30, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, beginning 2 rods North of the Southwest corner of Lot 2 Block 10 Plat C LGN Hayland Survey, North 39 rods to the intersection of the center of Benson BR of the Oregon Short Line Railroad, with West line Lot 2 Southeasterly along said track to the intersection with South line of Lot 1, 62 rods East of southwest corner 2 West to the point, 6 rods West of Southwest corner of said Lot Northwesterly to the point of beginning. Containing 7.77 acres, more or less.

12-042-0006

All of Lot 25 Section 36, Township 12 North, Range 1 West of the Salt Lake Base and Meridian. Containing 4.09 acres, more or less.

12-042-0007

Beginning 240 feet East of point 23.91 chains North of point 33 feet East of the West Quarter corner of Section 36, Township 12 North, Range 1 West of the Salt Lake Base and Meridian; and running thence East 5.43 chains; thence North 3 chains to South Line County Road; thence South 71°34' East 11 chains; thence South 21.88 chains; thence North 26°17' West 100 feet; thence North 38°36' West 1,760 feet to the point of beginning. Containing 18.26 acres, more or less.

12-042-0010

All of Lot 30 in Section 36, Township 12 North, Range 1 West of the Salt Lake Base and Meridian, excepting that part sold to up and L. Containing 54.32 acres, more or less.