

1 **LEASE FOR OIL, GAS AND OTHER LIQUID**
2 **OR GASEOUS HYDROCARBON MINERALS**

3
4
5 STATE OF LOUISIANA
6 PARISH OF EAST BATON ROUGE
7 Louisiana State Lease **Form Revised 2019**

State Lease No. _____

8
9 **WHEREAS**, under the provisions of Subpart A of Chapter 2, Title 30 of the Louisiana
10 Revised Statutes, and other applicable laws, the State Mineral and Energy Board ("**Board**") as the
11 agent of the State of Louisiana ("**State**" or "**Lessor**") advertised for bids for a lease covering oil,
12 gas and other liquid or gaseous hydrocarbon minerals in solution produced with oil or gas on the
13 property described below; and

14
15 **WHEREAS**, in response to required advertisements, bids were received and duly opened
16 in the City of Baton Rouge, Parish of East Baton Rouge, State of Louisiana on the ____ day of
17 _____, 20XX at a meeting of the Board; and

18
19 **WHEREAS**, on the ____ day of _____, 20XX ("**Effective Date**"), the Board
20 accepted the bid of and awarded this Lease to _____ ("**Lessee**"),
21 whose address is _____, as the most
22 advantageous to the State as Lessor.

23
24 **NOW THEREFORE**, be it known and remembered that the Board, acting under said
25 authority for and on behalf of the State, as Lessor, does hereby lease, let and grant unto said Lessee
26 the Leased Premises as defined below for the purpose of exploring by any method including, but
27 not limited to seismic, geophysical and geological exploration for formations or structures,
28 prospecting, drilling for and producing oil, gas and any other liquid or gaseous hydrocarbon
29 minerals in solution produced with oil or gas, hereinafter sometimes referred to as "oil, gas or other
30 liquid or gaseous minerals". This grant of authority shall include the exclusive right to explore
31 and produce oil, gas and other liquid or gaseous hydrocarbon minerals in solution produced with
32 oil or gas on the Leased Premises at the depths covered by this Lease. In connection therewith and
33 as limited herein, Lessee shall have the right to use so much of the Leased Premises as reasonably
34 may be necessary for such operations including, but not limited to storing minerals and fluids in
35 facilities on the Leased Premises by means other than subsurface storage, laying pipelines,
36 dredging canals, building roads, bridges, docks, tanks, power stations, telephone and electric
37 transmission lines, and other structures and/or facilities.

38
39 The property ("**Leased Premises**") subject to this Lease, situated in the Parish(es) of
40 _____, State of Louisiana, is more fully described as follows:

41 **(PROPERTY DESCRIPTION)**

42
43 This Lease excludes free sulfur, potash, lignite, salt and other solid minerals, and
44 alternative energy sources including geothermal energy. Lessee shall not have any right to
45 explore, drill for, mine, produce or take any action whatsoever in regard to any such solid mineral
46 deposits, nor any right under this Lease in regard to alternative energy sources as defined by La.
47 R.S. 30:124.

48
49 Should this Lease, when executed or thereafter, not cover all depths as to the Leased
50 Premises or a portion thereof, the rights of Lessor or another lessee to conduct operations for the
51 exploration, development and production of oil, gas or other liquid or gaseous minerals as to such
52 excluded depths shall be exercised with reasonable regard for the rights of Lessee (as provided in
53 La. R.S. 31:11), and vice versa.

54
55 Lessor makes no warranties as to the condition of the Leased Premises and Lessee accepts
56 the Leased Premises "AS IS". Lessor has no obligation to make any repairs, additions or
57 improvements to the Leased Premises, and Lessor does not warrant the suitability of the Leased
58 Premises for any purposes intended by Lessee or contemplated by this Lease.
59
60

1 Lessor reserves the right to exclude certain sites from drilling and/or production activities
2 in areas having special wildlife, environmental, or recreational significance on State surface lands
3 and/or water bodies.
4

5 Notwithstanding any language herein to the contrary, the rights granted herein to Lessee
6 shall be subject to the surface usage for seismic and geophysical exploration by any seismic
7 permittee of the State whose valid permit predates the Effective Date of this Lease but only to the
8 extent that such permit covers all or a portion of the surface area encompassed within the
9 geographical boundary of the Leased Premises. The said seismic permittee shall owe Lessee no
10 duty to share seismic or geophysical information acquired under the predating permit nor to
11 reimburse Lessee for surface usage, but said seismic permittee shall not unreasonably interfere
12 with Lessee's exercise of its rights acquired hereunder.
13

14 Notwithstanding any language herein to the contrary, the rights granted herein to Lessee
15 shall be subject and subservient to surface usage for integrated coastal protection or hurricane and
16 flood protection projects promulgated, funded and/or effected through the State, the Coastal
17 Protection and Restoration Authority, the Department of Natural Resources and/or their divisions,
18 whether solely or in conjunction with other federal, state or local government agencies, or with
19 private individuals or entities. Lessee shall hold the State, its departments, agencies, boards and
20 commissions including, without limitation, the Coastal Protection and Restoration Authority, the
21 Department of Natural Resources, the Office of Mineral Resources ("**OMR**"), the Board and their
22 officers, employees, agents and representatives, and the United States government, its
23 departments, agencies and divisions, together with their respective officers, employees, agents and
24 representatives, free and harmless of and from any claims, actions and/or causes of action, except
25 as limited by law, for loss, harm or damage to the rights of any party arising under this Lease or
26 any other contract, permit or license of Lessee related to this Lease caused by the diversion of
27 freshwater or sediment, depositing of dredged or other materials, integrated coastal protection
28 projects, or any other such action taken for the purpose of management, preservation,
29 enhancement, creation, protection or restoration of coastal wetlands, water bottoms or related
30 public or renewable resources. Lessee, in the exercise of its rights granted hereunder, shall utilize
31 the best technology commercially available, including directional drilling, so as to minimize
32 interference with the ongoing surface usage entailed in the development, construction and
33 maintenance of said integrated coastal protection and/or hurricane and flood protection projects.
34

35 The captions or headings in this Lease are for convenience only and in no way define, limit or
36 describe the scope or intent of any provision of this Lease.
37

38 During the term of this Lease, Lessee shall comply with all federal, state, and local laws and
39 regulations, whether now in effect or enacted in the future, in carrying out the provisions of this
40 Lease.
41

42 The references in this Lease to statutes and regulations apply to the statute and regulation as
43 such existed at the time this Lease was revised and also to any amended or successor statute or
44 regulation.
45

46 **DEFINITIONS**

47 For purposes of this Lease, the following definitions shall apply:
48

49 (A) "**Acceptable Lease Operations**" shall mean either Actual Drilling Operations or Actual
50 Reworking Operations, as defined below, conducted on the Leased Premises in Good Faith
51 and with due diligence. Under no circumstances shall drilling or otherwise creating salt
52 water disposal wells constitute Acceptable Lease Operations.
53

54 (1) "**Actual Drilling Operations**" shall mean the following operations conducted
55 on the Leased Premises in Good Faith and with due diligence: (a) drilling
56 commenced by spudding-in of a new well, (b) deepening or sidetracking of an
57 existing well, (c) plugging back or attempted recompletion in a separate interval of
58 an existing well (all such operations being commenced by actual downhole
59 operations), or (d) completing any such well, including the installation of
60 equipment in the wellbore that is necessary to complete the well as a producer
61 and/or to maintain downhole completion activity. The installation of flowlines or
62

1 other surface facilities needed to produce the well shall not be considered as Actual
2 Drilling Operations.

3
4 Actual Drilling Operations shall include directional drilling operations (deviation
5 from vertical), in which event such Actual Drilling Operations shall be considered
6 to have commenced on the Leased Premises when the drill stem penetrates beneath
7 the surface of the Leased Premises.

8
9 Actual Drilling Operations shall be deemed to terminate on the last day downhole
10 operations of any kind are conducted, such as drilling, testing or completion.

- 11
12 (2) **“Actual Reworking Operations”** shall mean the following operations
13 conducted on the Leased Premises in Good Faith and with due diligence:
14 reconditioning, cleaning out or otherwise attempting to directly establish, increase
15 or restore production in an existing well by downhole operations.

16
17 Actual Reworking Operations shall be deemed to terminate on the last day any such
18 downhole operations are conducted.

- 19
20 (B) **“Affiliate”** shall mean any business concern, organization, or individual that controls, is
21 controlled by or is under common control with Lessee or operator. The power to control
22 is the key factor in affiliation with another business concern, whether exercised or not.

23
24 (1) Control may consist of:

- 25
26 (a) Shared management or ownership;
27 (b) Common use of facilities, equipment, and employees; and/or
28 (c) Family interest.

29
30 (2) Indicators of Lessee affiliates may include:

- 31
32 (a) Common ownership; and/or
33 (b) Common management and identity of interest.

34
35 (3) Power to control exists when a person or entity has 50% or more ownership. It may
36 also exist with considerably less than 50% ownership by contractual arrangement
37 or when a person or entity owns a large share compared to other parties.

38
39 (4) The term “Affiliate” shall also mean any business concern, organization, or
40 individual operating a well on the Leased Premises, making royalty payments, or
41 engaged in the sale of oil, gas or products for the Lessee or an operator.

- 42
43 (C) **“Anniversary Date”** shall mean the same date on each next ensuing year or years after the
44 Effective Date of this Lease.

45
46 (D) **“Good Faith”** as used in the definition of Acceptable Lease Operations, Actual Drilling
47 Operations and Actual Reworking Operations shall mean that each well operation must be:

- 48
49 (1) commenced with reasonable expectation of discovering and producing minerals in
50 paying quantities at a particular point or depth;
51 (2) continued at the site chosen in a reasonably prudent effort to reach that point or depth;
52 and
53 ~~(3) —conducted in such a manner that constitutes a single operation.~~

54
55 (E) The term **“Lessee”** as used throughout this Lease, means and includes the original Lessee
56 named in this Lease, any Affiliate of Lessee, and all assignees, heirs, successors and any
57 Affiliate of any such assignees, heirs or successors.

- 1 (F) **“Non-Affiliate”** shall mean a person, company, firm or other business unit that is not an
2 Affiliate.
3
4 (G) **“Production in Paying Quantities”** shall mean production of oil, gas or other liquid or
5 gaseous minerals in paying quantities as defined by La. R.S. 31:124 from the Leased
6 Premises, ~~in addition, notwithstanding the provisions of La. R.S. 31:125, the amount of~~
7 ~~royalties payable on such production must also be sufficient to constitute serious or~~
8 ~~adequate consideration to the Lessor.~~
9
10 (H) **“Unit”** shall mean unitized or pooled mineral acreage by order of a governmental agency
11 or by conventional agreement approved by Lessor.
12
13 (I) **“Unitized Operations”** shall mean Actual Drilling Operations, Actual Reworking
14 Operations, Production in Paying Quantities, Acceptable Lease Operations and/or Shut-in
15 Payments attributed to one or more wells, whether located on the Leased Premises or on
16 lands pooled or unitized therewith, designated or otherwise constituting unit wells, cross
17 unit wells, substitute unit wells and/or alternate unit wells in one or more Units
18 encompassing all or a portion of the Leased Premises.
19
20

ARTICLE 1 – BONUS

21 Lessee has this day paid to Lessor a cash payment of _____ (\$ _____)
22 Dollars one-half (1/2) of which is (a) full and adequate consideration for every right granted
23 hereunder and one-half (1/2) of which is (b) the annual rental for the first year of this lease.
24
25

ARTICLE 2 – PRIMARY TERM

- 26 (A) Subject to the provisions hereof, this Lease shall be for a term of ____ () years (**“Primary**
27 **Term”**) and for so long thereafter as this Lease is maintained in force in any manner
28 provided herein.
29
30 (B) If the Lessee is not in default under any of the terms and conditions of the Lease, the Lessee
31 may apply to the Board in writing to extend the Primary Term of this Lease by a maximum
32 of two (2) additional years. The Lessee must file his request to OMR not later than ninety
33 (90) days prior to the expiration of the initial Primary Term. The Board may extend the
34 Primary Term and said extension shall be on the same terms and conditions as set forth
35 herein, except for any additional consideration and/or modified terms accepted by the
36 Board for the granting of said extension.
37

ARTICLE 3 - LEASE MAINTENANCE

(A) Lease Maintenance During the Primary Term

- 41
42 (1) If Actual Drilling Operations or Production in Paying Quantities is not occurring on
43 the first Anniversary Date, this Lease shall terminate unless Lessee, on or before the
44 first Anniversary Date, pays to Lessor the sum of _____ (\$ _____) Dollars
45 (“Rental”). Timely payment of a Rental shall extend for twelve (12) months from
46 the Anniversary Date the time within which Actual Drilling Operations or Production
47 in Paying Quantities must be commenced in order to maintain this Lease. If, during
48 the Primary Term but after the first year thereof, this Lease has been maintained and
49 Actual Drilling Operations or Production in Paying Quantities is not occurring on an
50 Anniversary Date, this Lease shall terminate unless Lessee pays a Rental to the Lessor
51 on or before that Anniversary Date. The Lessor is not required to give notice that
52 Rentals are due. Rental payment by Lessee shall be in a form acceptable by the Board
53 and made payable to the order of the “Office of Mineral Resources” and delivered or
54 mailed to OMR on or before the Anniversary Date.
55
56 (2) If Actual Drilling Operations or Production in Paying Quantities is occurring on an
57 Anniversary Date during the Primary Term, no Rental shall be due and this Lease
58 shall remain in effect for twelve (12) months from that Anniversary Date as if a
59 Rental had been paid.
60

- 1 (3) Should Actual Drilling Operations be abandoned or suspended or Production in
2 Paying Quantities cease at any time within a period of ninety (90) days prior to an
3 Anniversary Date during the Primary Term, Lessee shall have a period of ninety
4 (90) days after the date of such abandonment, suspension or cessation within which
5 to commence or resume Actual Drilling Operations or Production in Paying
6 Quantities on the Leased Premises, or make the Rental payment. The
7 commencement or resumption of Actual Drilling Operations or Production in
8 Paying Quantities or payment of Rental within the ninety (90) day period shall have
9 the same effect as though such were commenced, resumed or Rental paid on or
10 before the Anniversary Date.

11
12 **(B) Lease Maintenance at the end of the Primary Term and Thereafter**

- 13
14 (1) This Lease shall terminate at the end of the Primary Term unless Acceptable Lease
15 Operations or Production in Paying Quantities is occurring. If Acceptable Lease
16 Operations or Production in Paying Quantities is occurring at the end of the Primary
17 Term, this Lease shall terminate unless Acceptable Lease Operations or Production
18 in Paying Quantities continue without a lapse of greater than ninety (90) days
19 between cessation of Acceptable Lease Operations or Production in Paying
20 Quantities and their recommencement.
- 21
22 (2) If Acceptable Lease Operations or Production in Paying Quantities cease within
23 ninety (90) days prior to expiration of the Primary Term or at any time after the
24 Primary Term, and Lessee commences or resumes Acceptable Lease Operations or
25 Production in Paying Quantities within ninety (90) days after such cessation, this
26 Lease will continue for so long as Acceptable Lease Operations or Production in
27 Paying Quantities continue. If Lessee fails to commence Acceptable Lease
28 Operations or Production in Paying Quantities within ninety (90) days or there is a
29 lapse of greater than ninety (90) days between cessation of Acceptable Lease
30 Operations or Production in Paying Quantities, this Lease shall thereupon
31 terminate.

32
33 **(C) Lease Maintenance when Leased Premises included in a Unit**

- 34 (1) Notwithstanding anything to the contrary herein contained, in the event all or a
35 portion of the Leased Premises is included by itself or with other lands in a Unit, then
36 Unitized Operations for that Unit shall serve to maintain this Lease only as to that
37 portion of the Leased Premises embraced in such a Unit and this Lease shall terminate
38 as to all acreage lying outside the Unit ("**Outside Acreage**") unless maintained as set
39 forth herein below. As used herein, the term "**Deferred Development Payment**" shall
40 mean a sum equal to one-half of the per-acre cash bonus payment made for this Lease
41 multiplied by the number of acres in the Outside Acreage.
- 42
43 (2) This Lease may be maintained as to Outside Acreage as otherwise allowed under the
44 terms of this Lease or as follows:
- 45
46 (a) Lessee pays the Lessor a Deferred Development Payment on or before the
47 Anniversary Date of this Lease next ensuing after the commencement of
48 Unitized Operations; or
- 49
50 (b) In the event that Unitized Operations commence within ninety (90) days before
51 the Anniversary Date next ensuing after the commencement of Unitized
52 Operations, Lessee shall make a Deferred Development Payment within ninety
53 (90) days of said commencement of the Unitized Operations; or
- 54
55 (c) In the event that this Lease is being maintained as to Outside Acreage by
56 Acceptable Lease Operations and/or Production in Paying Quantities, and such
57 Acceptable Lease Operations and/or Production in Paying Quantities cease for
58 any cause and this Lease is not otherwise maintained as to Outside Acreage
59 under the terms of this Lease, Lessee shall, within ninety (90) days of said
60 cessation, resume Acceptable Lease Operations and/or Production in Paying

1 Quantities as to the Outside Acreage or make a Deferred Development Payment
2 on or before the end of the ninety (90) day period.
3

4 (3) The Deferred Development Payment shall maintain this Lease as to Outside Acreage
5 until the next Anniversary Date. By payment of the Deferred Development Payment
6 on or before each succeeding Anniversary Date, this Lease may be maintained as to
7 Outside Acreage during the remainder of the Primary Term and up to two (2) years
8 beyond the Primary Term.
9

10 (4) Nothing contained in this Article is intended to create nor shall have the effect of
11 creating several or separate Leases, or in any manner serve to extend, increase or limit
12 the obligation of Lessee to protect the Leased Premises from drainage as required in
13 this Lease or otherwise.
14
15

16 **(D) Shut-In Payments**

17 (1) If at any time or times (during or after the Primary Term) there is on the Leased
18 Premises a gas and/or oil well or wells capable of Production in Paying Quantities,
19 but gas and/or oil is not being used, produced or marketed therefrom because of the
20 lack of a reasonable market or production/marketing facilities ("**Qualifying**
21 **Conditions**"), and if this Lease is not then being otherwise maintained, Lessee may
22 make a request to maintain this Lease in force by making a payment at the rate of
23 Fifty (\$50.00) Dollars per acre for the acreage not otherwise maintained under the
24 terms of this Lease ("Shut-In Acreage"), but in no event shall payment be less than
25 One Thousand (\$1,000.00) Dollars ("**Shut-In Payment**"). A Shut-In Payment shall
26 maintain this Lease as to Shut-In Acreage for a period of six (6) months ("**Shut-In**
27 **Period**"), during which, it shall be considered that there is Production in Paying
28 Quantities for lease maintenance purposes only. The Shut-In Payment must be
29 made prior to the termination of this Lease as to the Shut-In Acreage.
30
31

32 (2) Lessee's request to make a Shut-In Payment must clearly demonstrate proof to the
33 Lessor the existence of the Qualifying Conditions and that Lessee has, and is
34 continuing, to diligently, and in good faith, attempt to remedy the lack of facilities
35 to produce or market the product or obtain a market contract for the product.
36 Lessee's request to make a Shut-In Payment requires Lessor's approval and shall
37 be at the sole discretion of Lessor, which approval shall not be unreasonably
38 withheld. However, if this Lease can be maintained by the payment of a Rental,
39 Lessor has the sole discretion to require the Lessee to maintain the Lease by
40 payment of a Rental rather than by a Shut-In Payment.
41

42 (3) Lessee may request up to a maximum of six (6) consecutive Shut-In Periods. For
43 each subsequent request following the initial Shut-In Period, Lessee must clearly
44 demonstrate proof to the Lessor the existence of Qualifying Conditions and that
45 Lessee has, and is continuing, to diligently, and in good faith, attempt to remedy
46 the lack of facilities to produce or market the product or obtain a market contract
47 for the product. ~~Each such subsequent request requires Lessor's approval and shall~~
48 ~~be at the sole discretion of Lessor, which approval shall not be unreasonably~~
49 ~~withheld.~~ However, if this Lease can be maintained by the payment of a Rental,
50 Lessor has the sole discretion to require the Lessee to maintain the Lease by
51 payment of a Rental rather than by a Shut-In Payment. Each such subsequent
52 request must be received prior to the end of the then existing Shut-In Period, and,
53 ~~if authorized,~~ shall commence upon expiration of the then existing Shut-In Period.
54 ~~If Lessee's subsequent request is denied, then on the last day of the then existing~~
55 ~~Shut In Period, this Lease shall terminate unless it can be maintained under other~~
56 ~~provisions hereof.~~ Notwithstanding the limitation upon consecutive Shut-In
57 Periods, for compelling reasons proven to the satisfaction of Lessor, Lessee may
58 request, and Lessor may grant an additional Shut-In Period or periods in accordance
59 with the terms and requirements herein, with any such extension(s) to be approved
60 via an acknowledgment Resolution having the effect of an amendment of this
61 Lease.
62

1 (E) **Termination of Deep Rights:**

- 2
- 3 (1) No sooner than the second Anniversary Date beyond the end of the Primary Term,
- 4 the Lessor may terminate this Lease as to all or a portion of the Leased Premises as
- 5 to all depths one hundred feet (100') for vertical wells and three hundred feet (300')
- 6 for horizontal wells below the deepest producing perforation in the well or wells
- 7 located on the Leased Premises or on lands pooled or unitized therewith ("**Deep**
- 8 **Rights Acreage**"). In applying this provision and arriving at a depth at which this
- 9 Lease will terminate and the Deep Rights Acreage will begin ("**Termination**
- 10 **Depth**"), the Termination Depth shall be measured in true vertical depth and shall
- 11 be uniform, constant and unvarying throughout the entirety of the geographic
- 12 confines of the Deep Rights Acreage. Do we want to suggest using a correlative
- 13 equivalent?]
- 14
- 15 (2) In the event that Lessor exercises its right to terminate this Lease as to the Deep
- 16 Rights Acreage, Lessor shall have the right to enter into new agreements for the
- 17 exploration and production of minerals from the Deep Rights Acreage, and in
- 18 connection therewith to grant someone other than the Lessee the right to explore,
- 19 develop, produce and market minerals from the Deep Rights Acreage, together with
- 20 the rights of ingress and egress through the Leased Premises to conduct such
- 21 operations, commensurate with the rights granted to Lessee herein, including the
- 22 right to penetrate and drill through the formations above the Deep Rights Acreage.
- 23 The rights retained by the Lessee and the rights granted with respect to the Deep
- 24 Rights Acreage shall be exercised in such manner that neither shall unduly interfere
- 25 with the operations of the other upon the Leased Premises or the Deep Rights
- 26 Acreage.
- 27

28 **ARTICLE 4 – TRANSFERS AND ASSIGNMENTS**

- 29
- 30 (A) No assignment, sublease or other transfer, in whole or in part, of any rights or interest
- 31 granted to Lessee under this Lease (collectively hereinafter referred to as an
- 32 "**Assignment**") shall be valid unless approved by Lessor in accordance with La. R.S.
- 33 30:128 and as amended.
- 34
- 35 (B) An assignor, sublessor or transferor making an Assignment of this Lease that is approved
- 36 in accordance with Article 4(A) shall be is not relieved of his obligations and liabilities
- 37 under this Lease as to the interest assigned, and to the extent that such obligations and
- 38 liabilities arise afer the effeciteve date of said unless the Lessor has discharged him
- 39 expressly and in writing, notwithstanding approval of the Assignment, by Lessor and
- 40 regardless of any understanding, agreement, language or reference to the contrary set forth
- 41 in the terms and conditions of the Assignment.
- 42
- 43 (C) All terms, provisions, conditions, duties, responsibilities and obligations of this Lease shall
- 44 be binding upon and inure to the benefit of an assignee(s), sublessee(s) and transferee(s).
- 45

46 **ARTICLE 5 – FORCE MAJEURE AND SUSPENDING EVENTS**

- 47
- 48 (A) (1) If, at any time this Lease is being maintained by Acceptable Lease Operations
- 49 and/or Production in Paying Quantities, and Lessee is prevented from continuing
- 50 Acceptable Lease Operations and/or Production in Paying Quantities by the
- 51 occurrence of a Force Majeure or Suspending Event as defined in this article,
- 52 ("**Incident**"), and Lessee cannot maintain this Lease under any other operative
- 53 provision of this Lease, such as the Rental payment, Deferred Development
- 54 Payment or Shut-In Payment, then and only then shall the date for Lessee to re-
- 55 commence Acceptable Lease Operations and/or Production in Paying Quantities in
- 56 order to maintain this Lease be postponed on a day-for-day basis for so long as the
- 57 adverse effects of the Incident continue, providing that Lessee provides OMR with
- 58 notice in accordance with section (B) of this article and that Lessee is diligently,
- 59 reasonably and in good faith attempting to mitigate and eliminate the effects of the
- 60 Incident. The occurrence of an Incident shall not maintain this Lease for more than
- 61 twelve (12) months from the date of the Incident onset unless extended by Lessor.
- 62

1 (2) A determination as to whether Lessee can utilize this article and whether Lessee
2 has complied with the requirements thereof is at the sole, reasonable discretion of
3 Lessor. In making such a determination, Lessor shall not consider Lessee's
4 financial inability to comply with any of the obligations of this Lease and an
5 increase in costs of performing the obligations set forth in this Lease shall not
6 constitute circumstances beyond Lessee's control.
7

8 (B) Within ninety (90) days of the Incident onset Lessee shall submit a written notice
9 containing the following: (1) the onset date, description and nature of the Incident; (2) the
10 effects preventing continuation of Acceptable Lease Operations or Production in Paying
11 Quantities; (3) a description and evidence of Lessee's diligent, reasonable and good faith
12 efforts to mitigate and eliminate the effects of the Incident and to resume Acceptable Lease
13 Operations and/or Production in Paying Quantities; (4) an estimated time for resumption
14 of Acceptable Lease Operations or Production in Paying Quantities; and (5) any other
15 information or documentation evidencing the existence of the Incident requested by Lessor.
16 Notice given beyond ninety (90) days shall not be considered reasonable notice and the
17 application may be denied by Lessor barring consequential extenuating circumstances.
18

19 (C) Every thirty (30) days following the notice required in section (B) of this article, Lessee
20 shall be required to submit written, detailed reports on a monthly basis to OMR giving
21 therein a description and evidence of Lessee's diligent, reasonable and good faith efforts
22 to mitigate and eliminate the effects of the Incident and to resume Acceptable Lease
23 Operations or Production in Paying Quantities. If the reports are not timely submitted or if
24 Lessee did not attempt in good faith to mitigate the effects of the Incident, Lessor, after
25 notice and opportunity to be heard, may declare the Incident recognition to be ended and
26 that Lessee may not after such failure utilize this provision to excuse any failure to comply
27 with any obligations of this Lease relating to the particular Incident involved.
28

29 (D) A "**Force Majeure**" event, as herein utilized, shall be a fortuitous event that is beyond
30 Lessee's control and is not ultimately determined to be caused by Lessee or due to Lessee's
31 negligent or intentional commission or omission, or failure to take reasonable and timely
32 foreseeable preventative measures that would have mitigated or negated the effects of the
33 event. An example of a Force Majeure event may include, depending on the specific
34 circumstances involved (1) a major storm, major flood or other similar natural disaster, or
35 (2) a major accident such as a blowout, fire or explosion.
36

37 (E) A "**Suspending Event**", as herein utilized, shall be (1) the lack of availability, after Lessee
38 has diligently, timely and in good faith attempted to secure same, of any required
39 equipment and/or personnel, such as the specific type of rig or specific type of casing or
40 drill pipe, or (2) the unreasonable delay by any government agency or political subdivision
41 in granting permits necessary for Acceptable Lease Operations or Production in Paying
42 Quantities, or (3) an order of any federal or state court of competent jurisdiction preventing
43 Acceptable Lease Operations or Production in Paying Quantities, or (4) the act of a third
44 party, not under the control or at the instigation of Lessee, in shutting down and
45 unreasonably refusing to reopen any facility through which hydrocarbons from this Lease
46 are necessarily passed as part of production (and provided there is no other reasonably
47 economical method of carrying on production), or (5) other events not described herein
48 that are recognized by Lessor.
49

50 **ARTICLE 6 – UNITS**

51 (A) Lessee may include all or a portion of the Leased Premises within a Unit. Nonetheless,
52 Lessee must obtain Lessor's approval prior to including all or a portion of the Leased
53 Premises in a Unit through a conventional agreement.
54

55 (B) If Lessee applies for, gives notice of the intent to apply for, or receives notice of an
56 application to the Commissioner of Conservation for the creation, dissolution, or
57 modification of any Unit that includes, or is seeking to include or exclude, all or a portion
58 of the Leased Premises, Lessee shall provide Lessor with copies of same, in addition to any
59 information attached thereto. Said copies shall be furnished to Lessor either at the time the
60 application or notice is filed with the Commissioner of Conservation or at the time required
61 by applicable orders or regulations of the Commissioner of Conservation for furnishing
62

1 such information, whichever is earlier. For a Unit created by an order of the Commissioner
2 of Conservation, which includes all or a portion of the Leased Premises, Lessee shall
3 furnish Lessor a survey plat for the Unit either prior to or within ninety (90) days of initial
4 production from said Unit. The Lessor may, upon written request by the Lessee, extend
5 the time period to furnish Lessor the survey plat or waive this requirement.
6

- 7 (C) Lessee agrees to pay the royalty required by this Lease from the effective date of a Unit
8 that includes all or a portion of the Leased Premises, regardless of whether or not
9 development and operating costs chargeable to the Leased Premises have been paid. ***
10

11 **ARTICLE 7 – PROTECTION AGAINST DRAINAGE**

- 12
13 (A) Lessee agrees to protect the Leased Premises from drainage of oil, gas or other liquid or
14 gaseous minerals by a well producing from adjacent or nearby property (“*Adjacent Well*”)
15 not owned by Lessor and not included in a Unit containing all or a portion of the Leased
16 Premises (“*Drainage*”). It shall be presumed, subject to rebuttal by Lessee, that Drainage
17 is occurring if the Adjacent Well is producing within six hundred and sixty feet (660’) of
18 the Leased Premises or the boundary of any Unit containing all or a portion of the Leased
19 Premises. This presumption shall not serve to limit or preclude Lessee’s obligation to
20 protect the Leased Premises from Drainage in cases where the facts giving rise to the
21 presumption do not exist, but Lessor is otherwise able to demonstrate that drainage is
22 occurring, such that a reasonable prudent operator would drill an offset well or take other
23 appropriate action to protect against such drainage.
24

- 25 (B) In order to satisfy its obligation to protect from Drainage, Lessee shall, within one hundred
26 twenty (120) days after the completion date of the Adjacent Well, begin Actual Drilling
27 Operations for a well drilled to a depth necessary to protect the Leased Premises from
28 Drainage, if a reasonable prudent operator would drill such a well (“*Offset Well*”).
29

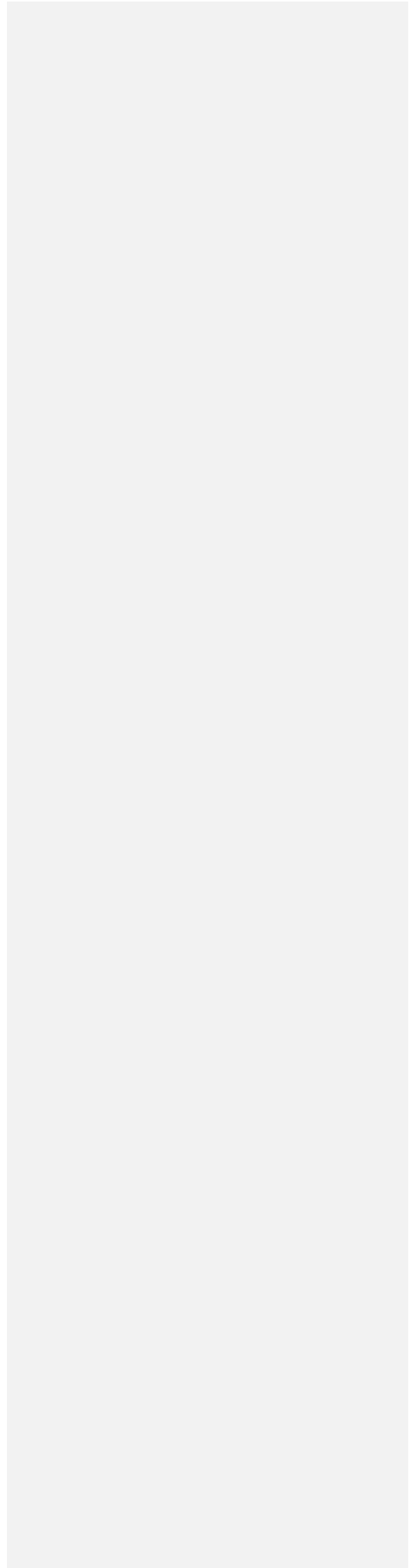
- 30 (C) Lessee may delay the drilling of an Offset Well for a period not to exceed one (1) year by
31 making payments to Lessor in the same manner and amount equal to one half of the
32 royalties Lessee would have to pay pursuant to this Lease, as if the production being
33 obtained from the Adjacent Well was being obtained from a well producing from the
34 Leased Premises (“*Offset Royalties*”). Offset Royalties are intended to permit Lessee time
35 to further evaluate the producing Adjacent Well, and the payment of Offset Royalties shall
36 not of itself serve to maintain this Lease if not otherwise maintained.
37

- 38 (D) The obligation to protect the Leased Premises from Drainage and the requirements of this
39 article shall be satisfied with respect to a particular Adjacent Well on the date that all or a
40 portion of the Leased Premises is included within a Unit in which the particular Adjacent
41 Well is serving as the Unit well. Any damages from Drainage occurring prior to the date
42 such a Unit is created are owed by the Lessee to the Lessor.
43

44 **ARTICLE 8 – LESSEE REPORTING**

- 45 (A) Lessee shall furnish Lessor, upon request, well and survey data reasonably available to
46 Lessee relating to the Leased Premises or lands pooled therewith including, but not limited to:
47 (1) all wire line surveys and all (open and cased hole) logs run in the well in paper and
48 digital formats to be determined by Lessor; (2) directional surveys; (3) mud logs and core
49 descriptions of both sidewall samples and conventional cores; (4) drill stem and production
50 test data; (5) daily drilling reports (to be supplied weekly); and (6) production data, current
51 and cumulative, including oil, gas and water production, surface and subsurface pressures.
52 Upon request, Lessee also shall furnish Lessor with any and all other information
53 reasonably available to Lessee to keep Lessor informed of Lessee’s compliance with the
54 provisions of this Lease and operations on the Leased Premises. To the extent allowed by
55 law, Lessor agrees to keep confidential any information submitted under this article that is
56 not already part of the public domain.
57

- 58 (B) Nothing in this article shall require Lessee to furnish or permit inspection of Lessee’s
59 interpretation of the information referred to above. Lessor’s representatives shall have
60 access, at reasonable times and intervals, to examine and inspect Lessee’s information and
61 operations being conducted on the Leased Premises or lands pooled or unitized.



1 **ARTICLE 9 – ROYALTY**

2 (A) Unless Lessor elects to take in-kind all or any part of the portion due Lessor as royalty on
3 minerals produced, saved, sold, utilized or severed hereunder pursuant to La. R.S.
4 30:127(C), which option may be exercised at any time and for any duration upon written
5 notice to Lessee, Lessee shall pay royalty to the Lessor as follows:
6

7 (B) ROYALTY ON OIL

8 (1) [^]Percent of the value, as hereinafter provided, of all oil, including condensate or
9 other liquid mineral, produced, saved, sold, utilized or severed from, or attributable
10 to, the Leased Premises. When such oil is sold by Lessee to a Non-Affiliate
11 purchaser under an arms' length contract prudently negotiated under the facts and
12 circumstances existing at the time of its execution, the value of such oil shall be the
13 price received by Lessee for such oil under the contract. If such oil is sold by Lessee
14 to an Affiliate purchaser or the contract is not an arms' length contract, but the
15 contract would have been considered prudently negotiated under the facts and
16 circumstances existing at the time of its execution, then the value of the oil shall be
17 the price received by Lessee under the contract; if such contract would not have
18 been considered prudently negotiated at the time of its execution, the value of such
19 oil, including all premiums and consideration in whatever form, shall not be less
20 than the market value of such oil, based on the available data, including applicable
21 indices, average of the prices paid for oil of like kind and quality from the field
22 from which such oil is being produced, or if no oil is being sold from that field, the
23 average of prices paid for oil of like kind and quality in the three nearest fields in
24 which oil of like kind and quality is being sold, all comparisons to be with contracts
25 made in the same market (either interstate or intrastate) and for the sale of similar
26 kinds, qualities and quantities of oil. [We don't know what other parties are selling
27 their oil for, and it would be violation of the antitrust laws for us to attempt to find
28 out.]
29

30 (2) Lessee must exercise due diligence and make reasonable efforts to market all
31 production from the Leased Premises to obtain the best price reasonably available
32 for the oil. Lessee shall place oil produced, saved, sold, utilized or severed from
33 the Leased Premises in marketable condition and Lessee cannot deduct from the
34 value of said oil any costs associated with putting the oil into a marketable
35 condition, except as specifically allowed elsewhere in this article. Marketable
36 condition for oil means sufficiently free from impurities and otherwise in a
37 condition that it will be acceptable by a Non-Affiliate purchaser under a sales
38 contract typical for the field or area.
39

40 (3) Lessee shall not make any deduction whatsoever for the cost of any operation,
41 process, facility, or other item considered to be a function of production,
42 exploration, development, primary or enhanced recovery or abandonment at the
43 time such oil is run. Without limiting the foregoing sentence, the following costs
44 are not to be deducted from the value of oil: (a) costs incurred for gathering, whether
45 inside or outside the field; (b) costs incurred for transportation within the field; (c)
46 costs incurred for pumping, lifting, recycling, handling, treating, separating,
47 dehydrating, removing contaminants, or in any way processing oil production to
48 put it in marketable condition; (d) the cost of storage on the Leased Premises or in
49 the field; (e) any marketing fees. The performance of any non-deductible function
50 at a commingled facility in or outside the field in which the Leased Premises is
51 situated, shall not make the cost of any such function deductible.
52

53 (4) If Lessee delivers such oil at a point outside the field in which the Leased Premises
54 is situated, Lessee may deduct from the value of such oil the reasonable, actual,
55 unreimbursed costs of transportation from the field boundary to the point of
56 delivery by means of facilities belonging to a Non-Affiliate party. If such
57 transportation is by means of facilities owned or co-owned by the Lessee or an
58 Affiliate, Lessee may deduct from the value of oil a reasonable sum for such
59 services, computed as follows: the amount deductible shall include only (1) the
60 direct cost of operation and maintenance, including cost of labor, direct supervision,

1 fuel, supplies, ordinary repairs, and ad valorem taxes; and (2) depreciation of the
2 facility computed over the estimated life of the field.
3

1 (C) ROYALTY ON GAS

- 2 (1) ~~^^ Percent~~ of the value, as hereinafter provided, of all gas, including casinghead
3 gas, produced, saved, sold, utilized, or severed from, or attributable to, the Leased
4 Premises. When such gas is sold by Lessee to a Non-Affiliate purchaser under an
5 arms' length contract prudently negotiated under the facts and circumstances
6 existing at the time of its execution, the value of such gas shall be the price received
7 by Lessee for such gas under the contract. If such gas is sold by Lessee to an
8 Affiliate purchaser or the contract is not an arms' length contract, but the contract
9 would have been considered prudently negotiated under the facts and circumstances
10 existing at the time of its execution, then the value of the gas shall be the price
11 received by Lessee under the contract; if such contract would not have been
12 considered prudently negotiated at the time of its execution, the value of such gas,
13 including all premiums and consideration in whatever form, shall not be less than
14 market value of such gas, based on the available data, including applicable indices,
15 the average of the prices paid for gas of like kind and quality from the field from
16 which such gas is being produced, or if no gas is being sold from that field, the
17 average of prices paid for gas of like kind and quality in the three nearest fields in
18 which gas of like kind and quality is being sold, all comparisons to be with contracts
19 made in the same market (either interstate or intrastate) and for the sale of similar
20 kinds, qualities and quantities of gas. [See above]
21
22 (2) Lessee must exercise due diligence and make reasonable efforts to market all gas
23 production from the Leased Premises to obtain the best price reasonably available
24 for the gas. Lessee shall place gas produced, saved, sold, utilized or severed from
25 the Leased Premises in marketable condition and Lessee cannot deduct from the
26 value of said gas any costs associated with putting the gas into a marketable
27 condition, except as specifically allowed elsewhere in this article. Marketable
28 condition for gas means sufficiently free from impurities and otherwise in a
29 condition that it will be acceptable by a Non-Affiliate purchaser under a sales
30 contract typical for the field or area, or when the gas meets the location, quality and
31 pressure specifications for transmission into an interstate pipeline or processing
32 facility. [We would prefer that the gas be valued at the well, but could probably live
33 with this]
34
35 (3) Except as expressly permitted herein, Lessee shall not make any deduction
36 whatsoever for the cost of any operation, process, facility, or other item considered
37 to be a function of production, exploration, development, primary or enhanced
38 recovery or abandonment at the time such gas is produced. Without limiting the
39 foregoing sentence, the following costs are not to be deducted from the value of
40 gas: (a) costs incurred for gathering, whether inside or outside the field; (b) costs
41 incurred for transportation within the field; (c) costs incurred for lifting, recycling,
42 separating, treating, dehydrating, removing contaminants, amine treating, glycol,
43 methanol and chemical injection, or in any way processing gas production to put it
44 in marketable condition; (d) any marketing fees. The performance of any non-
45 deductible function at a commingled facility in or outside the field in which the
46 Leased Premises is situated shall not make the cost of any such function deductible.
47 Lessee may deduct costs incurred for compression of gas at a point in or adjacent
48 to the field for insertion into a purchaser's line or into a line owned by Lessee or a
49 carrier for transportation to a point of delivery outside the field.
50
51 (4) If Lessee delivers such gas at a point outside the field in which the Leased Premises
52 is situated, Lessee may deduct from the value of such gas the reasonable, actual,
53 unreimbursed costs for transportation from the field boundary to the point of
54 delivery by means of facilities belonging to a Non-Affiliate. If such transportation
55 is by means of facilities owned by the Lessee or an Affiliate, Lessee may deduct
56 from the value of gas a reasonable sum for such services, computed as follows: the
57 amount deductible shall include only (1) the direct cost of operation and
58 maintenance, including cost of labor, direct supervision, fuel, supplies, ordinary
59 repairs, and ad valorem taxes; and (2) depreciation of the facility computed over
60 the estimated life of the field.
61

1 (D) ROYALTY ON NGLS

2
3 (1) Gas produced hereunder, including casinghead gas, may be processed in a gasoline
4 or other extraction plant in or serving the field; and natural gasoline, natural gas
5 liquids or other products ("NGLs), may be recovered therefrom either directly by
6 Lessee or under contracts executed by Lessee. Lessor shall be paid a royalty on all
7 residue gas remaining after such processing or extraction pursuant to the amount
8 and terms set forth in section (C) of this article. Lessee shall pay the Lessor
9 ^{^^^^^}% as royalty on the value, as hereinafter provided, of NGLs processed or
10 extracted from all gas, including casinghead gas, produced, saved, sold, utilized, or
11 severed from, or attributable to, the Leased Premises. If Lessee enters into an arm's
12 length contract with a Non-Affiliate for the processing of gas, which is prudently
13 negotiated under the facts and circumstances existing at the time of execution, and
14 under which such party retains in kind a portion of the NGLs recovered from or
15 attributed to such gas as consideration for processing, Lessee shall pay such royalty
16 on the NGLs allocated to Lessee under such contract. If Lessee enters into a
17 contract for processing gas with an Affiliate, or if the contact is not arm's length or
18 is not prudently negotiated under the facts and circumstances existing at the time
19 of execution, Lessee shall pay the royalty on the total NGLs recovered, less only
20 the Lessor's proportionate part of (1) the direct cost of operating and maintaining
21 the plant, computed annually, including cost of labor and on-site supervision,
22 materials, supplies, and ordinary repairs; (2) plant fuel and shrinkage; (3)
23 depreciation of the plant computed over the life or lives of the field or fields served
24 by the plant, or by such other method as is agreed upon by Lessor and Lessee; and
25 (4) ad valorem taxes.
26

27
28
29 (2) The value of the NGLs shall be the price received by Lessee if sold to a Non-
30 Affiliate purchaser under an arm's length contract prudently negotiated under the
31 facts and circumstances existing at the time of execution. If the NGLs are sold by
32 Lessee to an Affiliate purchaser or the contract is not an arms' length contract, but
33 the contract would have been considered prudently negotiated under the facts and
34 circumstances existing at the time of its execution, then the value of the NGLs shall
35 be the price received by Lessee under the contract; if such contract would not have
36 been considered prudently negotiated at the time of its execution, or if the NGLs
37 are not sold under any contract, the value of NGLs, including all premiums and
38 consideration in whatever form, shall be calculated on the basis of Oil Price
39 Information Service (OPIS) at Mont Belvieu, Texas on the date sold. If at a future
40 date, an industry recognized and accepted index posting changes to something other
41 than OPIS at Mont Belvieu, Texas, a new standard may be agreed to by the parties
42 to this Lease.
43

44 (3) ~~If the gas is processed by a Non-Affiliate under an arm's length contract prudently~~
45 ~~negotiated under the facts and circumstances existing at the time of execution, the~~
46 ~~charges deducted shall be those provided in such contract, and those charges may~~
47 ~~include, but are not limited to, a combination of processing and retention of NGLs~~
48 ~~by the processor. If the gas is processed at a facility owned or co-owned by an~~
49 ~~Affiliate, or is processed pursuant to a non-arm's length contract with an Affiliate,~~
50 ~~or if the contract was not prudently negotiated under the facts and circumstances~~
51 ~~existing at the time of execution, [The above seems duplicative of 9.C(1) above]~~
52 ~~the charges to be deducted shall include only the Lessor's proportionate part of (1)~~
53 ~~the direct cost of operating and maintaining the plant, computed annually, including~~
54 ~~cost of labor and on-site supervision, materials, supplies, and ordinary repairs; (2)~~
55 ~~plant fuel and shrinkage; (3) depreciation of the plant computed over the life or~~
56 ~~lives of the field or fields served by the plant, or by such other method as is agreed~~
57 ~~upon by Lessor and Lessee; and (4) ad valorem taxes.~~
58

59 (E) GENERAL PROVISIONS APPLICABLE TO ALL ROYALTY

60 (1) Lessee shall report all production of hydrocarbons and associated liquid or gaseous
61 minerals from, or attributable to, this Lease to the Production Audit Division of the
62 Office of Conservation and to the Mineral Income Division of the Office of Mineral

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1 Resources by appropriate forms containing both LeaseUnitWell (LUW) code and,
2 beginning January 1, 2013, well serial number. Failure to report production as
3 herein specified shall be deemed "improper reporting" which shall subject Lessee
4 to the penalty as allow by law or this Lease.
5

- 1 (2) If Lessee receives compensation for any function, process or liability related to
2 production from the Leased Premises without the right given herein to deduct the
3 costs related to such compensation, such compensation amount shall be included in
4 the value for such production type when computing royalties.
5
- 6 (3) Lessor's royalty shall be calculated and paid after deduction of all severance or
7 production taxes.
8
- 9 (4) The first payment of royalty shall be made within one hundred twenty (120) days
10 following commencement of production. In the case of any production which has
11 occurred prior to the Effective Date, but which is deemed to be covered by this
12 Lease, Lessee hereby agrees to pay Lessor's royalty on all such prior production
13 within one hundred twenty (120) days from the Effective Date. Thereafter, royalty
14 on oil, including condensate or other liquid mineral, shall be paid by the 25th of
15 each month for production of the previous month; and royalty on gas, including
16 NGLs extracted or processed from gas, shall be paid on or before the 25th day of
17 the second month following that in which such gas was produced or extracted or
18 processed. In the event any royalty payment is not correctly or timely made, the
19 remedies provided by La..R.S. 31:137 through 142 and La. R.S. 30:136 relative to
20 notice, damages, penalty, interest, attorney fees, and dissolution shall be applicable,
21 except that interest shall be payable thereon until paid without any requirement for
22 prior written notice by Lessor to Lessee.
23
- 24 (5) Lessee may recycle gas or liquid hydrocarbons produced from the Leased Premises
25 for gas and/or oil lift purposes on the Leased Premises or for injection into any oil
26 or gas producing formation underlying the Leased Premises for stimulating the
27 production of oil or for secondary recovery purposes and no royalties shall be
28 payable on the gas or liquid hydrocarbon so recycled until such time as the same
29 may thereafter be severed from, produced, saved, sold, or utilized by Lessee in such
30 manner as to entitle Lessor to a royalty thereon under the royalty provisions of this
31 Lease.
32

ARTICLE 10 – AUDIT RECORDS

33 Lessee shall establish and maintain in an organized manner all records, reports and other
34 information reasonably relevant to its calculation of royalties, deductions and/or other sums due
35 by Lessee under the terms of this Lease. Upon reasonable notice, Lessor, through OMR, shall
36 have the right to access such records in the manner and format they are regularly maintained in the
37 ordinary course of business for the purpose of review, duplication and/or audit. To the extent
38 allowed by law, all such records, reports and other information provided for review, duplication
39 or audit shall be maintained by OMR personnel in strict confidence.
40
41
42

ARTICLE 11 – LEASE ACCESS

- 43
44
- 45 (A) Lessee shall maintain and preserve the public's access to public waterways throughout the
46 State lands covered by this Lease.
47
- 48 (B) Lessor or Lessor's representatives shall have access at all reasonable times to examine and
49 inspect Lessee's operations being conducted on, or records pertaining to, the Leased
50 Premises or lands pooled or unitized therewith, to ensure compliance with all Lease
51 requirements or to exercise any right of Lessor under this Lease.
52
- 53 (C) Lessor retains the right to sell, exchange, transfer, or otherwise dispose of all or any portion
54 of the Leased Premises and all rights in the Leased Premises not expressly granted to
55 Lessee or necessarily implied by this Lease. Further, Lessor shall have the right to use any
56 and all portions of the Leased Premises for any purpose or to issue rights-of-ways and
57 servitudes upon the Leased Premises provided doing so does not unreasonably interfere
58 with the rights of Lessee.
59

1 **ARTICLE 12 – LESSOR’S RIGHTS**

2 The mention of any express obligation of Lessee herein shall never be construed as affecting any
3 implied obligation which Lessee may otherwise owe Lessor hereunder, but shall be considered as
4 being in addition thereto. Similarly, the mention of any right or remedy of Lessor herein shall not
5 preclude Lessor from exercising any other right or remedy to which Lessor might otherwise be
6 entitled; and no failure of Lessor to enforce any provision of this lease shall operate as a waiver of
7 Lessor’s right to thereafter enforce such provision or any other provision.

8 **ARTICLE 13 – SURFACE USE AND RESTORATION**

9
10 (A) SURFACE USE

- 11
12 (1) Lessee shall comply with and be subject to all applicable state and federal laws and
13 regulations, in effect now and as amended, and all laws and regulations enacted
14 after the effective date of this Lease which govern: exploration and production (or
15 where applicable, hazardous or industrial) waste disposal, storage, treatment,
16 transportation, or management; environmental quality (regardless of the
17 environmental media involved); oil and gas conservation; navigation; archeological
18 resources; cemeteries; coastal resource management; and wetlands protection and
19 restoration.
20
21 (2) Lessee shall conduct operations with the highest degree of care using standard
22 industry practices and procedures and proper safeguards and take all reasonably
23 necessary preparations and precautions to prevent pollution, fire, explosion, and
24 environmental damage to the Leased Premises. Lessee shall use all means at its
25 disposal to recapture all escaped hydrocarbon minerals or other pollutants. Lessee
26 shall be responsible, without limitation, for all damage to the Leased Premises
27 caused by its operations including, but not limited to loss or damage to timber,
28 crops, roads, buildings, fences, bridges, soil, surface and subsurface water, aquifers
29 and vegetation, and also all environmental damage as that term is defined in La.
30 R.S. 30:29. This responsibility shall be irrespective of whether such damage is due
31 to negligence, or to the inherent nature of Lessee's activities or operations or other
32 reason(s).
33
34 (3) Within sixty (60) days following the completion of each operation under this Lease,
35 Lessee shall remove all materials and equipment no longer necessary for
36 exploration or production (including without limitation all submerged materials,
37 equipment or debris) that were placed on the Leased Premises by or for the account
38 of Lessee and may impede commercial fishing and trawling.
39
40 (4) Lessee shall report all unpermitted and reportable discharges on the Leased
41 Premises as required by applicable state and federal environmental and
42 conservation statutes and regulations to the Lessor and any other legally required
43 entity.
44
45 (5) Lessee shall, at its sole cost and expense, keep and maintain the Leased Premises,
46 all improvements thereon utilized, owned, placed and/or caused to be placed by
47 Lessee and all facilities appurtenant to such improvements in good order and repair
48 and in the appropriate condition for the safe conduct of any activities or enterprises
49 conducted on the Leased Premises pursuant to the rights granted hereunder, and
50 any applicable state or federal laws.

51
52 (B) RESTORATION

- 53
54 (1) Lessee shall be obligated to plug and abandon all wells on the Leased Premises no
55 longer producing or utilized for operations or production on the Leased Premises,
56 to remove from the Leased Premises all structures and facilities owned, utilized,
57 placed or caused to be placed by Lessee which are no longer utilized for operations
58 or production on the Leased Premises, and to restore the Leased Premises, as near
59 as practicable, to the condition existing on the Effective Date of this Lease (
60 ***“Restoration Obligations”***), all at Lessee’s sole risk, cost and expense and subject

1 to compliance with laws, rules and regulations. Lessee shall complete the
2 Restoration Obligations within one (1) year commencing on the earliest of the
3 following dates: (a) the date said wells, structures or facilities are no longer actually
4 producing or no longer actually utilized for operations or production on the Leased
5 Premises; or (b) the date this Lease has expired, terminated or been released
6 (whichever occurs first) as to all or a portion of the Leased Premises. The failure of
7 the Lessee to timely complete the Restoration Obligations shall subject Lessee to
8 and make Lessee liable for any and all costs or expenses of any kind incurred by
9 the State for plugging said wells or removing said structures or facilities, but in no
10 instance shall title to or ownership of said facilities automatically vest in or transfer
11 to the State nor shall said wells, structures or facilities be deemed "improvements"
12 to the Leased Premises for purposes of vesting title in same to the State.
13

- 14 (2) Lessor recognizes Lessee's right and obligation to draw and remove casing from
15 wells and further, to remove any structures and facilities no longer utilized in
16 operations or production on the Leased Premises. However, unless otherwise
17 approved by Lessor, Lessee or its agent shall not be permitted to salvage and/or
18 remove from the Leased Premises equipment, machinery, structures or facilities no
19 longer utilized by any wells until the said wells on the Leased Premises are first
20 plugged and abandoned in accordance with all applicable laws, rules and
21 regulations.
22

23 **ARTICLE 14 - FINANCIAL SECURITY**

- 24
25 (A) In accepting this Lease and its terms, Lessee agrees that Lessee or an operator drilling on
26 the Leased Premises shall provide financial security for the plugging and abandoning, and
27 associated site restoration of each well drilled. Lessee's obligation to provide financial
28 security also is required upon a change of operatorship of a well on the Leased Premises.
29
30 (B) Lessee's obligation under this Lease to provide financial security for the plugging and
31 abandoning, and associated site restoration, of each well, drilled shall be satisfied by fully
32 establishing and maintaining financial security of a nature, to the extent, and in the amount
33 required to comply with the applicable statutes, rules and regulations of the Louisiana
34 Office of Conservation.
35
36 (C) Lessee shall furnish to Lessor, upon request, evidence of the financial security so provided
37 to the Louisiana Commissioner of Conservation.
38

39 **ARTICLE 15 - GENERAL LIABILITY INSURANCE**

- 40
41 (A) Lessee, at its sole expense, shall purchase and maintain in full force and effect, throughout
42 the Operational Term and continuing until all Lease obligations are fulfilled, a policy(s) of
43 commercial general liability insurance having a minimum limit per occurrence of One
44 Million (\$1,000,000.00) Dollars and excess liability insurance having a minimum limit per
45 occurrence of Two Million (\$2,000,000.00) Dollars (or other such limits as deemed
46 reasonably appropriate and necessary by Lessor after notice and Board review). This
47 policy(s) shall identify Lessor as an additional insured, be applicable to the Leased
48 Premises and provide coverage, except as may be limited by law, to Lessor and Lessee
49 against claims for bodily injury, death and property damage, and for pollution incidents of
50 a sudden and accidental nature causing such harm that may arise from or in connection
51 with the development and production activities and operations conducted pursuant to this
52 Lease by Lessee, its operators, contractors, employees, agents, representatives and their
53 successors and assigns.
54

55 Documents evidencing satisfaction of the requirements of this section shall be provided to
56 Lessor prior to commencement of the Operational Term, with the Certificate Holder listed
57 as:
58
59

1 State of Louisiana
2 Office of Mineral Resources
3 LaSalle Building – 8th Floor
4 617 North Third Street
5 Baton Rouge, Louisiana 70802
6 Ref: State Lease No. _____
7

8 For purposes of this Article, the “*Operational Term*” shall commence thirty (30) days prior
9 to any surface activity on the Leased Premises in furtherance of the development and
10 production of oil and gas including, but not limited, to surveying, mobilization, location
11 preparation and other such activities preliminary to development of this Lease.
12

- 13 (B) At the discretion of Lessor, Lessee may be authorized to satisfy the requirements of this
14 Article by means of self-insurance. Such authorization will not be unreasonably withheld
15 if Lessee is able to demonstrate sustained financial stability and satisfy all other
16 requirements of Lessor.
17
- 18 (C) The insurance coverage required hereby shall be provided at Lessee’s sole expense and the
19 insurer shall have no recourse against Lessor for payment of premiums or any assessments
20 required by the policy(s). Deductibles and/or self-insured retentions must be reasonable,
21 within industry standards and, upon request, disclosed by Lessee to Lessor, with Lessee
22 solely responsible for paying all such deductibles and/or self-insured retentions.
23
- 24 (D) The insurance coverage required hereby of Lessee shall be provided by a company
25 authorized to do business in the State of Louisiana having an A.M. Best’s rating of A-:VI
26 or higher. At any time, if an insurer issuing such policy(s) does not meet the minimum
27 A.M. Best rating, Lessee shall obtain a substitute policy(s) with an insurer possessing such
28 rating and submit a substitute Certificate of Insurance in compliance herewith.
29
- 30 (E) Lessee shall furnish to Lessor, on an annual basis within thirty (30) days of the policy’s
31 annual renewal date, a Certificate(s) of Insurance fully completed and signed by the
32 insurer’s authorized representative evidencing satisfaction of the insurance coverage
33 requirements of this Article. Additionally, upon request, Lessee shall provide to Lessor
34 the Declaration Page and the Cancellation Endorsement for the policy(s), along with any
35 additional endorsements that may be requested by Lessor.
36

37 **ARTICLE 16 – TITLE DISPUTES**
38

- 39 (A) Notwithstanding any provision herein to the contrary, this Lease is granted and accepted
40 without any warranty of title and without any recourse against Lessor whatsoever, either
41 express or implied. It is expressly agreed that Lessor shall not be required to return any
42 payments received hereunder or be otherwise responsible to Lessee therefor. Lessee
43 represents that it has investigated title to the Leased Premises and is satisfied with such
44 title as Lessor may have. Lessor hereby disclaims any covenant of quiet enjoyment or
45 peaceful possession of the Leased Premises.
46
- 47 (B) In the event of a bona fide dispute or litigation involving Lessor’s ownership or title to any
48 portion of the Leased Premises, Lessee agrees to promptly notify Lessor, in writing, and
49 provide any information and/or documentation in Lessee’s possession or to which Lessee
50 has access regarding such dispute, including the identity of the adverse claimant(s) and the
51 nature of the dispute.
52
- 53 (C) During the pendency of and through resolution of the dispute or litigation, Lessee shall
54 comply with all terms, provisions and requirements of this Lease, including the payment
55 of royalty, and shall be deemed in default of payment of royalty if Lessee suspends or stops
56 making royalty payments. However, in lieu of making said payments directly to Lessor,
57 Lessee may:
58
- 59 (1) Request and obtain authorization from Lessor to suspend the direct payment of
60 royalty due on the production attributable to the disputed acreage, deposit the
61 royalty payments into an interest bearing escrow account at a FDIC insured

1 financial institution having a presence within the State and fully comply with the
2 title dispute protocol approved by Lessor; or

3
4 (2) Initiate a concursus proceeding and deposit the royalty payments attributable to the
5 disputed acreage into the court registry; or

6
7 (3) Take other action as authorized by Lessor.

8 (D) Nothing herein is intended to waive, release, relinquish or in any way diminish any rights
9 Lessor may have to review, examine, audit, dispute, challenge or contest any payments
10 made or not made by or on behalf of Lessee on the production attributable to the disputed
11 acreage. In the event an audit or other examination should reveal that the sums deposited
12 into an escrow account or into the registry of the court are incorrect, Lessee shall remain
13 fully responsible for all royalty amounts determined to be due and owing, and may be
14 subject to payment of interest and penalties as required by law or the terms of this Lease.

15
16 (E) Upon termination of any escrow authority, concursus proceeding or other action authorized
17 by Lessor, royalty payments due on the production attributable to the disputed acreage shall
18 be made directly to Lessor in accordance with the provisions of this Lease or the terms of
19 any settlement or final unappealable judgment that resolves the title dispute.

20
21 **ARTICLE 17 - TERMINATION AND RELEASE**

22
23 (A) Lessee may release all or any portion or portions of the Leased Premises at any time this
24 Lease is in effect and thereby be relieved of all obligations thereafter accruing under this
25 Lease as to the portions surrendered; however, no partial release shall reduce or otherwise
26 affect the amount of Rentals required to maintain this Lease during the Primary Term
27 thereof. Nor shall any release of this Lease, in whole or in part, relieve the Lessee or any
28 of its successors or assigns of any obligations to plug and abandon wells, restore the Leased
29 Premises, or any other obligations arising under Louisiana Commissioner of Conservation
30 orders, decisions, or regulations pertaining to the remediation of well sites.

31
32 (B) Within ninety (90) days after termination of this Lease as to any portion of the Leased
33 Premises, either during or after the Primary Term hereof, Lessee shall execute and record
34 an appropriate release evidencing such expiration or termination, and shall also supply
35 Lessor with a copy or copies thereof properly certified by the recorder or recorders of the
36 parish or parishes in which the Leased Premises are located. In the event Lessee fails to
37 timely comply therewith, Lessee shall be liable for reasonable attorney fees and court costs
38 incurred in bringing suit for such cancellation, and for all damages resulting therefrom. It
39 is agreed, however, that damages to be paid by Lessee to Lessor shall be One Hundred
40 Dollars (\$100.00) per day for each day of non-compliance after expiration of said ninety
41 (90) day period, regardless of whether suit is filed for cancellation, and for such additional
42 compensatory damages as Lessor may prove. Lessee its successors or assigns, hereby
43 waives any further notice of default or otherwise and confesses judgment as regards the
44 liquidated damages accruing as herein set forth. [\[Do you think we could get them to insert
45 a provision that the \\$100/day only begins once we've gotten a notice from them that they
46 believe the lease has terminated? I have some concern about a lessee simply being unaware
47 that a lease has terminated and a large penalty running up\]](#)

48
49 (C) Within ninety (90) days after termination of this Lease as to any portion of the Leased
50 Premises, either during or after the Primary Term, Lessee shall submit to OMR a listing of
51 all unplugged wells and facilities owned, or placed and/or caused to be placed by Lessee
52 on the acreage released and a written preliminary plan which sets forth the Lessee's
53 schedule for complying with its Restoration Obligations of the Leased Premises.

54
55 **ARTICLE 18 – NOTICES**

56
57 A) All notices required by this Lease or by law to be served on, given to, or delivered shall be
58 in writing and shall be properly addressed to the Lessee(s) at the last address provided to
59 OMR pursuant to La. R.S. 30:123.1 or section (B) of this article or to OMR at 617 N. 3rd
60 Street, LaSalle Building, 8th Floor, Baton Rouge, Louisiana 70802 or P.O. Box 2827 Baton
61 Rouge, Louisiana 70821-2827. Such notices shall be deemed effective and delivered (i)

1 upon receipt if delivered personally; or (ii) if properly addressed, upon deposit in the U.S.
2 mail, registered or certified, postage prepaid, return receipt requested; or (iii) if properly
3 addressed, one (1) business day after it is sent by recognized commercial overnight courier
4 service.
5

6 B) Each Lessee(s) desiring to change its physical and/or mailing address shall be responsible
7 for providing OMR with the new address. Written notice pursuant to this section is
8 required ten days prior to the effective date of the address change and must be transmitted
9 in accordance with section (A) of this article.
10

11 C) Upon an Assignment, Lessee(s)/Assignor(s) and/or the Assignee(s) shall ensure that the
12 information required pursuant to La. R.S. 30:123.1 for the Assignee(s) is current for
13 purposes of notice herein.
14

15 D) Failure of Lessee to update and/or maintain accurate contact information shall not
16 invalidate any notice given by OMR.
17

18 **ARTICLE 19 – INDEMNITY AND HOLD HARMLESS**

19
20 Lessee unconditionally agrees to respond to, investigate, defend, protect, save, indemnify, and hold
21 free and harmless the State, the Department of Natural Resources, the Board and OMR from any
22 and all demands, claims, causes of action, damages, judgments, costs, fees, expenses and attorney
23 fees arising from any harm, loss, injury or death to any person, or any harm, loss, damage or
24 destruction of any property resulting from any act, omission, fault or negligence of Lessee or any
25 of Lessee’s officers, employees, agents, representatives, contractors, subcontractors, licensees and
26 invitees in conducting or failing to conduct activities or operations pursuant to the rights granted
27 by this Lease. The protections afforded by this provision equally apply to the officers, employees,
28 agents and representatives of Lessor, including the referenced governmental entities.
29

30 This general indemnity provision is in addition to and shall not be limited in any way by any
31 specific indemnity provision contained elsewhere within this Lease.
32

33 **ARTICLE 20 - EXECUTORY CONTRACTS**

34
35 Lessor and Lessee herein agree that for so long as this Lease remains in full force and effect, it is
36 deemed to be an executory contract and an unexpired lease within the meaning of Section 365 of
37 the United States Bankruptcy Code.
38

39 **ARTICLE 21 – LAW AND FORUM**

40
41 Lessee agrees that the terms and provisions of this Lease shall be construed in accordance with the
42 laws of the State of Louisiana. Lessee further agrees that any litigation arising in connection with
43 this Lease shall be instituted before the Nineteenth Judicial District Court in the Parish of East
44 Baton Rouge, unless such litigation is required to be filed in or is removed to a federal court of
45 this State.
46

47 Lessee further agrees that the rule of construction requiring that the terms and provisions of an
48 instrument be construed against the drafting party is not and shall not be applicable to this Lease.
49

50 **ARTICLE 22 – SEVERABILITY**

51
52 This Lease sets forth the full terms of the agreement between the parties. If any provision hereof
53 is found to be invalid for any reason, by final judgment of a court of competent jurisdiction or
54 pursuant to any applicable law, such provision shall be severed from the agreement and the
55 remaining terms and provisions shall be fully binding upon the parties. The parties agree that the
56 Lease shall then be reformed to replace such severed provision with a valid, lawful and enforceable
57 provision that comes as close as possible to expressing the intent of the severed provision.
58

59 **ARTICLE 23 –MULTIPLE ORIGINALS**

60
61 This Lease may be executed in multiple originals, each of which is intended to have the same force
62 and effect.

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State Lease No. ^^

THUS READ, ACCEPTED AND SIGNED by Lessor on this ____ day of _____, 20XX,
but effective as of the Effective Date, in the presence of the undersigned competent witnesses who sign
their names below.

WITNESSES: LESSOR: STATE MINERAL AND ENERGY BOARD
for and on behalf of the STATE OF LOUISIANA

By: _____

Print: _____ Print Name: _____

Title: _____

Print: _____

**Witness Form of Acknowledgment
For State Mineral and Energy Board**

State of Louisiana
Parish of East Baton Rouge

Before me, the undersigned authority in and for the foregoing jurisdiction, personally appeared
_____ who, upon being duly sworn by me, did state that said appearer was
one of the two witnesses to the execution of the foregoing instrument and saw _____
execute said instrument as _____ of the State Mineral and Energy Board
for and on behalf of the State of Louisiana as the free act and deed of said Board and the State of Louisiana
in the presence of said appearer and _____, the other subscribing witness.

Sworn to and signed before me on this
____ day of _____, 20____.

Print Name: _____
WITNESS

Print Name: _____
NOTARY PUBLIC

1 State Lease No. ^^

2
3 [The Lessee may execute this Lease either with a witness acknowledgment using the first signature block
4 below or in authentic form using the second signature block below.]

5
6 **THUS READ, ACCEPTED AND SIGNED** by Lessee on this ____ day of _____, 20XX, but
7 effective as of the Effective Date, in the presence of the undersigned competent witnesses, who sign their
8 names below.

9
10 WITNESSES: LESSEE:
11 _____ By: _____

12
13 Print: _____ Print Name: _____
14 _____ Title: _____

15
16
17 Print: _____

18
19
20 **Witness Form of Acknowledgment**
21 **For Individual or Corporate Lessee**

22 State of _____

23
24 Parish/County of _____

25
26 Before me, the undersigned authority in and for the foregoing jurisdiction, personally appeared
27 _____ who, upon being duly sworn by me, did state that said appearer was one
28 of the two witnesses to the execution of the foregoing instrument and saw _____
29 execute said instrument (circle one)

- 30
31 1) as his/her individual free act and deed
32
33 2) in the duly authorized capacity of _____ of _____
34 as the free act and deed of said corporation

35
36 in the presence of said appearer and _____, the other subscribing witness.

37
38 Sworn to and signed before me on this
39 ____ day of _____, 20____. _____

40
41 _____ Print Name: _____
42 _____ WITNESS

43
44 Print Name: _____
45 NOTARY PUBLIC

46 Bar/Notary # _____
47 Commission Expires: _____

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49 *****
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**Authentic Act Form
For Individual or Corporate Lessee**

THUS READ, ACCEPTED AND SIGNED by Lessee on this ____ day of _____, 20XX at _____, State of _____, but effective as of the Effective Date, in the presence of the undersigned competent witnesses who sign their names below with Lessee and me, Notary Public, after due reading of the whole.

WITNESSES:		LESSEE:
_____		By: _____
Print: _____		Print Name: _____
_____		Title: _____
Print: _____		

 Print Name: _____
 NOTARY PUBLIC
 Bar/Notary # _____
 Commission Expires: _____