

July 7, 2025

Natalie Haddix
Jay-Bee Royalty, LLC
429 Simonton Road
Ellenboro, WV 26346

Re: Oil & Gas Leasing Rights
(1) 103.76 Acres, 3.88 Acres
Underlying a portion of The Ohio River, Bens Run & Engle Run
Union Districts
Tyler & Pleasants County, West Virginia

Dear Ms. Haddix:

This letter is to inform you that the West Virginia Division of Natural Resources (DNR) has chosen Jay-Bee Royalty's bid of \$5000.00 per acre to develop the Oil & Gas underlying 107.64 acres underlying a portion of The Ohio River, Bens Run and Engle Run in Union Districts Tyler County and Pleasants County West Virginia, as the highest responsible bid.

These bid awards are subject to the execution of an Oil & Gas Lease Agreement acceptable to DNR. DNR will draft the Oil & Gas Lease Agreements.

DNR desires to close the Oil & Gas Lease transaction as soon as possible. Once the Oil & Gas Lease Agreement is drafted and agreed upon, then a Closing date will be set.

For the Closing, DNR would like to know the following for each property:

(1) Will your Earnest Money check of \$5,000.00 be used as part of the Bonus Money payment for each property?

Or

Will DNR be returning the Earnest Money check to Jay-Bee Royalty, LLC?

(2) Will you or a representative of the Company be attending the Closing at DNR's offices located at 112 California Avenue, Charleston, West Virginia?

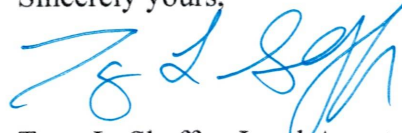
Or

Will everything be transacted through mail and email?

(3) The name of the Well (or pad) for each lease property.

DNR looks forward to working with you and Jay-Bee Royalty, LLC on this matter. If you have any questions or concerns, please contact this office.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'T. L. Shaffer', with a stylized flourish at the end.

Tony L. Shaffer, Land Agent
Office of Land & Streams