

March 26, 2026

Kelley Ryan
Expand Appalachia LLC
10000 Energy Drive
Spring, TX 77389

Re: Oil & Gas Leasing Rights
(1) 131.7 acres
Underlying a portion of The Ohio River
Buffalo District
Brooke County, West Virginia

Dear Ms. Ryan:

This letter is to inform you that the West Virginia Division of Natural Resources (DNR) has chosen Expand Appalachia LLC's bid of \$2,500.00 per acre to develop the Oil & Gas underlying 131.7 acres underlying a portion of The Ohio River, commencing at a point within mile marker 78 at Latitude: 40.221462° Longitude: -80.661843°, concluding at a point within mile marker 79 at Latitude: 40.210514° Longitude: -80.664339°, in Buffalo District, Brooke 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 Expand Appalachia 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?

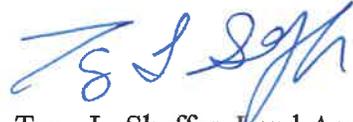
Or

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 Expand Appalachia 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', written in a cursive style.

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