



May 9, 2024

Town of Johnstown
P.O. Box 609, 101 W. Charlotte St.
Johnstown, CO 80534

**RE: Request for Amendment of Oil and Gas Lease related to:
Paid-up Oil and Gas Lease at Rec. No. 4892233 (“subject lease”)**

Dear Lessor,

Upon review of the subject lease, PDC Energy, Inc. (“PDC”) would like to request an Amendment of Oil and Gas Lease (“Amendment”) related to the following items:

1. PDC is requesting the inclusion of five (5) additional tracts totaling 7.2236 gross acres and 3.1710 net acres located in 4N-67W 05 Part of the NE/4, 4N-67W 08 Part of the NE/4 and 4N-67W 09 Part of the NW/4. See the tracts below.

Tract 1

The West 10 feet of Lot 5, Block 4, Mary C. Parish Addition to the Town of Johnstown as reflected on the map recorded at Reception No. 469022 on September 14, 1925, being a part of the NW/4SE/4 of Section 5, T4N, R67W, 6th P.M., containing 0.1203 acres, more or less

Tract 2

The North 35 feet of Lots 1 through 11, Block 1, Second Addition to Parish Heights, as reflected on map recorded at Reception No. 333967 on August 30, 1920, being part of the S/2SE/4 of Section 5, T4N, R67W, 6th P.M., containing 0.6858 acres, more or less

Tract 3

Lot 1, Block 1, Johnstown Farms Filing No. 1 as depicted in that plat recorded at Reception No. 2974635 on August 2, 2002, located in the S/2NE/4 of Section 8, T4N, R67W, 6th P.M., containing 3.7991 acres, more or less

Tract 4

The North 250 feet of Lot 1 Block 2, Johnstown Farms Filing No. 1 as depicted in that plat recorded at Reception No. 2974635 on August 2, 2002, located in the SE/4NE/4 of Section 8, T4N, R67W, 6th P.M., containing 2.2798 acres, more or less

Tract 5

Lots 5 and 6, Johnstown Colony, as depicted in that Plat recorded at Reception No. 708516 on March 23, 1935, located in the NW/4NW/4 of Section 9, T4N, R67W, 6th P.M., containing 0.3386 acres, more or less

2. Revise the Addendum of the lease to include the ACTUAL agreed upon addendum version. It appears the broker that was working on the original lease did not record the addendum that all parties agreed upon.
3. Revise the term length in the addendum from March 20, 2024, to March 20, 2026. It appears the date was incorrectly drafted in the recorded addendum and PDC would like to correct the date to represent the agreed upon 3-year term of the lease agreement.

Enclosed is the proposed Amendment for your review. If acceptable, kindly execute same in the presence of a notary public. Keep one original for your records and return one to the undersigned in the enclosed



envelope along with the completed Order for Payment. Upon receipt PDC shall review and confirm your ownership. Upon ownership confirmation and final management approval PDC shall forward a check for the applicable bonus payment in full in the amount of \$3,500.00 per mineral acre.

For purposes of this Amendment request, PDC has agreed to reimburse Lessor its actual, reasonable legal fees actually incurred in the preparation, drafting, and negotiation of the Amendment, which are not to exceed an amount equal to \$2,500.00. A copy of the attorney’s invoice, itemized and reasonably detailed, can be provided to PDC together with a written request for reimbursement of such attorney’s fees actually incurred. On approval of said attorney invoice and in no event prior to Town of Johnstown’s execution of this letter and the Amendment, PDC will make payment to Town of Johnstown by check within thirty (30) business days of receipt of invoice. Payment is deemed complete upon mailing or dispatch. Please acknowledge your consent to this letter by signing and dating below.

Thank you for your time and consideration of this request. If you have any questions, we can be reached at 817-550-3756 or by email at Shane.Garza@pdce.com or contact Taylor Hulbert at 303-381-9368 or by email at Taylor.Hulbert@chevron.com.

Kind Regards,

Shane Garza

Shane Garza
Consulting Landman for PDC Energy, Inc.

I/we recognize the attorney fee reimbursement structure, and I/we consent to those terms.

LESSOR(S):

TOWN OF JOHNSTOWN, COLORADO

By: _____

Name: _____

Title: _____

Date: _____

PDC ENERGY, INC.

By: _____

Name: _____

Title: _____

Date: _____