



P.O. Box 13120 • Oklahoma City, Oklahoma 73113

June 25, 2026

Oklahoma County Commissioners
320 Robert S Kerr Avenue
Oklahoma City, OK 73102

Re: Offer to Lease — Oklahoma County, Oklahoma
27-12N-01W

Dear Oklahoma County Commissioners,

Highpointe Heights, LLC ("**Highpointe**" or "**Lessee**") is actively pursuing Oil & Gas Leases ("**Lease**") from mineral owners in Oklahoma County, Oklahoma. Our initial title review indicates that you own approximately **0.660000** net mineral acres ("**Net Mineral Acres**") in the lands described in the enclosed Oil & Gas Lease (the "**Subject Lands**"), subject to final title verification and receipt of all required documentation.

Please consider this a formal offer from Highpointe Heights, LLC, through its duly authorized agent, to lease your mineral interest in the Subject Lands on the following terms:

- **Primary Term:** three (3) years from the effective date of the Lease.
 - **Bonus & Royalty Election:** Lessor shall elect **one** of the following options by marking the corresponding box:
 - ☐ **Offer A:** An upfront bonus payment of **\$100.00** per Net Mineral Acre, for a total upfront bonus of **\$66.00**, with a **One-eighth (1/8)** royalty. Extension bonus of **\$125.00** per Net Mineral Acre, for a total extension bonus of **\$82.50**.
 - ☐ **Offer B:** An upfront bonus payment of **\$50.00** per Net Mineral Acre, for a total upfront bonus of **\$33.00**, with a **Three-sixteenths (3/16)** royalty. Extension bonus of **\$62.50** per Net Mineral Acre, for a total extension bonus of **\$41.25**.
- The elected upfront bonus is payable within thirty (30) days of Lessee's receipt of all fully executed documents and successful completion of title curative. Lessee shall have the option to extend the primary term by an additional two (2) years upon payment of the extension bonus corresponding to the elected offer above.
- **Title Curative:** Should any defect, encumbrance, or error in title arise, we may request your reasonable assistance in resolving the issue prior to disbursement of the bonus consideration.

Highpointe Heights, LLC may also be interested in leasing or acquiring additional oil & gas interests you own in our area of interest, which includes Eastern Oklahoma County and surrounding counties. If you believe you own additional mineral or oil & gas interests, please describe the properties on the reverse side of this letter. If they fall within our area of interest, we will follow up directly with you.

If you are interested in an outright sale of all or any portion of your mineral interest, please let us know and we may present you with a separate purchase offer for your consideration.



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Acceptance & Return Instructions

If the terms outlined above are acceptable, please complete the following steps:

- Sign the enclosed Oil & Gas Lease and Memorandum of Oil & Gas Lease in the presence of a notary public. Please sign your name exactly as it appears on the Lease and Memorandum.
 - (Offer A – Sign OGL with 1/8th royalty; Offer B – Sign OGL with 3/16th royalty)
- Complete the indicated fields on the enclosed Form W-9.
- Sign and return this Offer Letter to confirm your acceptance of the terms outlined herein.
- Return all signed documents using the postage-paid envelope provided.

Important: Please ensure your return envelope contains all of the following: the fully executed and notarized Oil & Gas Lease, the notarized Memorandum of Oil & Gas Lease, the completed W-9, and this signed Offer Letter. Bonus payment will be processed within thirty (30) days following Lessee's receipt of all required documents and completion of any title curative requirements.

To ensure our records are current, please provide your preferred contact information below:

Phone: _____

Email: _____

We appreciate the opportunity to work with you and look forward to your response. Should you have any questions or wish to discuss any of the terms, please do not hesitate to contact me using the information below.

Sincerely,

Jesse Auwen

Agent on behalf of Highpointe Heights, LLC

P.O. Box 13120 • Oklahoma City, OK 73113

Jesse.auwen@highpointeheights.com • (405) 833-2679

LESSOR ACCEPTANCE

Agreed to and accepted in its entirety this _____ day of _____, 2026.

Oklahoma County Commissioners:

Signature: _____

Printed Name: _____

Title: _____

This offer shall not be valid within thirty (30) days from the date of the letter ("the Expiration Date"). Highpointe Heights reserves the right to revoke or withdraw the offer at any time before the Expiration Date. Any executed lease is subject to a title review. If it is determined that the addressed party does not own minerals, then the offer shall be null and void.