

EXHIBIT A

To be made part of exclusive right to sell agreement

1. Excepted from the sale will be an oil and gas lease with Drillers, LLC dated October 1, 2011 as amended and the owner will reserve to herself, her heirs and assigns, the 1/8 oil and gas royalty to be paid on the said lease.
2. The conveyance will be subject to the right-of-way of Drillers, LLC, its successors and assigns, across the property for ingress and egress to the leased premises referenced in Paragraph 1 for the development of oil, gas and its constituents.
3. The conveyance will be subject to the right of Drillers, LLC, its successors and assigns to use the location of two tank batteries containing four oil tanks and one brine tank on the property together with the right to lay pipeline to said tank batteries as set forth in the amendment to the said October 1, 2011 oil and gas lease.
4. Excepted from the sale will be an oil and gas lease with Vertical Energy, Inc. dated December 26, 2012 and the owner will reserve to herself, her heirs and assigns, the 13.5% oil and gas royalty to be paid on the said lease.
5. The sale shall be subject to all restrictions, exceptions, reservations, easements and rights of way affecting the premises, visible or of record as of the date of the contract of sale, to the extent, if any, that the same are valid and subsisting.

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