OIL, GAS AND MINERAL RIGHTS/INTERESTS ADDENDUM TO AGREEMENT OF SALE **OGM** This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR). PROPERTY 301 Birch Avenue, Pittsburgh, PA 15228 ² SELLER Lieberman Group, Inc. 3 BUYER ⁴ This Property is (select one): $5 \square$ subject to a lease affecting subsurface rights. 6 ☑ not subject to a lease affecting subsurface rights. TITLE Notwithstanding the default language of the Agreement of Sale regarding title to the Property, Seller will not warrant title to any oil, gas and/or mineral rights/interests regardless of whether they are conveyed, excepted or reserved. Buyer is advised to conduct an investigation as to the history of the ownership rights/interests and status of the oil, gas and/or mineral rights/interests pertaining to 10 11 the Property. **EXCEPTION (IF APPLICABLE)** 12 **2.** 13 (A) Buyer is aware that the following oil, gas and/or mineral rights/interests have been previously leased, assigned, sold or otherwise 14 conveyed by Seller or a previous owner of the Property (exceptions) and cannot be transferred to Buyer: 15 17

(B) Buyer acknowledges that Seller may not own 100% of all oil, gas and/or mineral rights/interests to the Property and agrees that, notwithstanding the default language of the Agreement of Sale regarding title to the Property, Buyer will accept only the rights/ interests and title that Seller is able to convey, free and clear of all other liens, encumbrances, and easements, subject to the exceptions referenced above.

23 **3.** TITLE SEARCH CONTINGENCY

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- (A) Buyer understands and acknowledges that the warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests that have been excepted. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these rights/interests.
- (B) Buyer may elect, at Buyer's expense, to conduct an investigation of the history of the ownership rights/interests and status of the oil, gas and/or mineral rights/interests to the Property to be performed by a properly licensed or otherwise qualified professional.
 - ☐ WAIVED. Buyer understands and acknowledges that Seller may not own all oil, gas and/or mineral rights/interests to the Property and that Buyer has the option to make this Agreement contingent on receiving a certain interest in the oil, gas and/or mineral rights/interests. BUYER WAIVES THIS OPTION and agrees to the RELEASE in the Agreement of Sale.
 - ☐ ELECTED. Investigation Period: _____ days (60 if not specified) from the Execution Date of the Agreement of Sale.
 - 1. Within the Investigation Period, Buyer will have completed an investigation of the ownership rights/interests and status of the oil, gas and/or mineral rights/interests to the Property. Buyer will pay for any and all costs associated with the title search.
 - 2. If the result of the investigation demonstrates terms that are unsatisfactory to Buyer, Buyer will, within the stated Investigation Period:
 - a. Accept the Property and agree to the RELEASE in the Agreement of Sale, OR
 - b. Terminate the Agreement of Sale by written notice to Seller, with all deposit monies returned to Buyer according to the terms contained in the Agreement of Sale, OR
 - c. Enter into a mutually acceptable written agreement with Seller as acceptable to the lender(s), if any.

If Buyer and Seller do not reach a written agreement before the conclusion of the Investigation Period, and Buyer does not terminate the Agreement of Sale by written notice to Seller within that time, Buyer will accept the Property and agree to the terms of the RELEASE in the Agreement of Sale.

45 **4**. RESERVATION OF RIGHTS/INTERESTS (IF APPLICABLE)

6	(A) Buyer acknowledges that Seller is reserving and retaining ownership of the following oil, gas and/or mineral rights/interests and
7	royalties and is not transferring them to Buyer. The rights/interests being reserved and retained by Seller include the right to receive
8	royalties regarding the same, unless otherwise stated below. This reservation will be executed in its entirety at settlement.
9	Oil
0	☐ Gas
1	☐ Minerals
2	□ Coal
3	Other
4	Buyer Initials: OGM Page 1 of 2 Seller Initials: O7/28/20

108 BUYER DATE 109 BUYER DATE 110 SELLER Lieberman Group, Inc. 07/28/20 7:44 AM EDT DATE	indititle to these rights/interests or royalties and does not covenant that Buyer will have is, ply to domestic free gas and surface damage rights/interests, which are set forth below. non-excepted oil, gas and/or mineral rights/interests and royalties, within					
have been reserved. Seller will not defend title to these rights/interests or royalties and does not quiet enjoyment of these rights/interests. (C) Seller's reservation, if any, does not apply to domestic free gas and surface damage rights/interests to the Seltement Date. 30 if not specified) Seller will deliver to Buyer the proposed reservation language does to the Settlement Date. 30 if not specified) Seller will deliver to Buyer the proposed reservation language does to 4(A) above, or if Seller fails to provide the proposed reservation language within the time provided within the stated time. Buyer will notify Seller's proposed reservation language, accept the Agreement of Sale. (E) Within days (15 if not specified) of receiving Seller's proposed reservation language, accept the Property, and agree to the RFL OR 2. Terminate the Agreement of Sale by written notice to Seller with all deposit monies returned of the Agreement of Sale, OR 3. Enter into a mutually acceptable written agreement during the time stated in this Paragrical within the time provided for Buyer's response in Paragraph 4(1) above, or fails to terminate the Agreement of Sale, OR 3. Enter into a mutually acceptable written agreement during the time stated in this Paragrical within the time, Buyer will accept the Property and agree to the RELEASE in the Agree to Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Agree (F) If Seller fails to deliver the proposed reservation language as specified in Paragraph 4(D), and Buy this Agreement as a result, all deposit monies shall be returned to Buyer according to the terms termination, Seller will reimbuse Buyer for any investigative costs incurred by Buyer to verify the oil, gas and/or mineral rights/interests underlying the Property. 5. DOMESTIC FREE GAS 5. Seller will convev to Buyer 100% of the domestic free gas rights unless otherwise stated here 6. SURFACE DAMAGES In the event Seller is reserving and retaining oil, gas and/or mineral rights/i	indititle to these rights/interests or royalties and does not covenant that Buyer will have is, ply to domestic free gas and surface damage rights/interests, which are set forth below. non-excepted oil, gas and/or mineral rights/interests and royalties, within	55	(B) The warranty of title in the Agreement of Sale does not pertain to the oil	gas and/or mineral rights/interests and royalties that		
quiet enjoyment of these rights/interests. (C) Seller's reservation, if any, does not apply to domestic free gas and surface damage rights/interests and the Settlement Date (30 if not specified) Seller will deliver to Buyer the proposed reservation lang that conveys title to the Property to Buyer for Buyer's review. If this reservation language does 14(A) above, or if Seller fails to provide the proposed reservation language within the time proven the Agreement of Sale. (E) Within days (15 if not specified) of receiving Seller's proposed reservation language, or provided within the stated time, Buyer will notify Seller of Buyer's choice to: 1. Agree to Seller's proposed reservation language, accept the Property, and agree to the REL OR 2. Terminate the Agreement of Sale by written notice to Seller with all deposit monies returned of the Agreement of Sale, OR 3. Enter into a mutually acceptable written agreement during the time stated in this Paragray within the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate the Agreement during the time stated in this Paragray within the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate the Agreement as a result, all deposit monies shall be returned to Buyer according to the terms termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the oil, gas and/or mineral rights/interests underlying the Property. 5. DOMESTIC FREE GAS Seller will convev to Buver 100% of the domestic free gas rights unless otherwise stated here 6. SURFACE DAMAGES In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in the ragrees to convey, assign amd/or transfer to Buyer: i) the exclusive right to receive compensation include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing in all surface consent or surface remediation rights sel forth in the applicable oil, gas, and/or mineral rights lea	by to domestic free gas and surface damage rights/interests, which are set forth below. non-excepted oil, gas and/or mineral rights/interests and royalties, within	56				
(D) If Seller is reserving an interest in any non-excepted oil, gas and/or mineral rights/interests and the Settlement Date (30 if not specified) Seller will deliver to Buyer the proposed reservation language does in 4(A) above, or if Seller fails to provide the proposed reservation language within the time prove the Agreement of Sale. (E) Within	con-excepted oil, gas and/or mineral rights/interests and royalties, within	57				
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1. Agree to Seller's proposed reservation language, accept the Property, and agree to the REL OR 2. Terminate the Agreement of Sale by written notice to Seller with all deposit monies returned of the Agreement of Sale, OR 3. Enter into a mutually acceptable written agreement with Seller. If Buyer and Seller do not reach a written agreement during the time stated in this Paragrization of the Agreement of Sale, OR 3. Enter into a mutually acceptable written agreement during the time stated in this Paragrization of the Seller within the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate the Agreement during the time stated in this Paragrization to Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Agreement as a result, all deposit monies shall be returned to Buyer according to the termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the oil, gas and/or mineral rights/interests underlying the Property. 5. DOMESTIC FREE GAS Seller will convev to Buyer 100% of the domestic free gas rights unless otherwise stated here 6. SURFACE DAMAGES In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in ther agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing in all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights agreement or other surface use agreement pertaining to the Property. A copy of the applicable langua Addendum or will be provided to Buyer within	written notice to Seller with all deposit monies returned to Buyer according to the term with seller. Titten agreement with Seller. Titten agreement with Seller. Titten agreement during the time stated in this Paragraph, and Buyer fails to respond tonse in Paragraph 4(E) above, or fails to terminate the Agreement of Sale by written notice to the Property and agree to the RELEASE in the Agreement of Sale. Paragraph 4(E) and Buyer exercises the right to terminate nonies shall be returned to Buyer according to the terms of the Agreement of Sale. Don for any investigative costs incurred by Buyer to verify the title, status and ownership of the derlying the Property. The seller fure to Buyer according to the terms of the Agreement of Sale. Upon for any investigative costs incurred by Buyer to verify the title, status and ownership of the derlying the Property. The seller fure to Buyer: i) the exclusive right to receive compensation for any and all damages, which so the seller in the applicable oil, gas, and/or mineral rights lease, pipeline right-of-way retraining to the Property. A copy of the applicable language of the lease is attached to this in days (10 if not specified). To any written leases, addenda, surface use agreements, pipeline easements, or other does signments, or transfers of the oil, gas and/or mineral rights/interests to the Property. Or pipes of all written oil, gas and/or mineral rights leases, addenda, surface use agreements is (e.g., royalty agreements) within Seller's possession having to do with prior conveyance the singular properties of the oil, gas and/or mineral rights leases in writing of the assign terests to Buyer. This paragraph will survive settlement. The same advised to contact legal counsel experienced in oil, gas and/or mineral rights/interests of the Property. Buyer and Seller have been give a Agreement, including the reservation of oil, gas and/or mineral rights/interests. All of Sale remain unchanged and in full force and effect. DATE DATE DATE DATE DATE	64	(E) Within days (15 if not specified) of receiving Seller's proposed	reservation language, or if no reservation language i		
2. Terminate the Agreement of Sale by written notice to Seller with all deposit monies returned of the Agreement of Sale, OR 3. Enter into a mutually acceptable written agreement with Seller. If Buyer and Seller do not reach a written agreement during the time stated in this Paragrawithin the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate the Agreement of Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Agreement as a result, all deposit monies shall be returned to Buyer according to the terms termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the oil, gas and/or mineral rights/interests underlying the Property. 5. DOMESTIC FREE GAS 5. Seller will convey to Buyer 100% of the domestic free gas rights unless otherwise stated here 6. SURFACE DAMAGES 6. In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in the ragrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing in all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights/interests as set forth in the applicable oil, gas, and/or mineral rights agreement or other surface use agreement pertaining to the Property. A copy of the applicable langua Addendum or will be provided to Buyer within	written notice to Seller with all deposit monies returned to Buyer according to the terms itten agreement with Seller. itten agreement during the time stated in this Paragraph, and Buyer fails to respond sonse in Paragraph 4(E) above, or fails to terminate the Agreement of Sale by written notice cept the Property and agree to the RELEASE in the Agreement of Sale. Bervation language as specified in Paragraph 4(D), and Buyer exercises the right to terminate nonies shall be returned to Buyer according to the terms of the Agreement of Sale. Upon for any investigative costs incurred by Buyer to verify the title, status and ownership of the iderlying the Property. In goil, gas and/or mineral rights/interests as set forth in Paragraph 4(A), then Seller fures to Buyer: i) the exclusive right to receive compensation for any and all damages, which so-of-way, well pad sites, compressor sites, and standing marketable timber, and ii) any angits set forth in the applicable oil, gas, and/or mineral rights lease, pipeline right-of-wayertaining to the Property. A copy of the applicable language of the lease is attached to this him days (10 if not specified). to any written leases, addenda, surface use agreements, pipeline easements, or other doe seignments, or transfers of the oil, gas and/or mineral rights/interests to the Property. opies of all written oil, gas and/or mineral rights leases, addenda, surface use agreements is (e.g., royalty agreements) within Seller's possession having to do with prior conveyance this/interests, as follows: ent will be responsible for promptly notifying any and all lessees in writing of the assign terests to Buyer. This paragraph will survive settlement. s and mineral ownership, leasing and transfer in the Commonwealth of Pennsylvania, ennsylvania Department of Environmental Protection's Bureau of Oil and Gas of Conservation and Natural Resources, or the Penn State Institute for Natural Gas s are advised to contact legal counsel experienced in oil, gas and/or mineral rights/inte	65	provided within the stated time, Buyer will notify Seller of Buyer's cho	oice to:		
2. Terminate the Agreement of Sale by written notice to Seller with all deposit monies returned of the Agreement of Sale, OR 3. Enter into a mutually acceptable written agreement with Seller. If Buyer and Seller do not reach a written agreement during the time stated in this Paragray within the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate he to Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Agreement as a result, all deposit monies shall be returned to Buyer according to the terms termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the oil, gas and/or mineral rights/interests underlying the Property. 5. DOMESTIC FREE GAS Seller will convey to Buyer 100% of the domestic free gas rights unless otherwise stated here 6. SURFACE DAMAGES In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in ther agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights/interests as set forth in the applicable oil, gas, and/or mineral rights addendum or will be provided to Buyer within	itten agreement with Seller. itten agreement during the time stated in this Paragraph, and Buyer fails to respond tonse in Paragraph 4(E) above, or fails to terminate the Agreement of Sale by written notice the Property and agree to the RELEASE in the Agreement of Sale. By written notice the Property and agree to the RELEASE in the Agreement of Sale. Upon for any investigative costs incurred by Buyer to verify the title, status and ownership of the derlying the Property. In the Property. In the exclusive right to receive compensation for any and all damages, which is often any investigative costs incurred by Buyer to verify the title, status and ownership of the derlying the Property. In the Buyer: i) the exclusive right to receive compensation for any and all damages, which is often and the applicable oil, gas, and/or mineral rights lease, pipeline right-of-ware training to the Property. A copy of the applicable language of the lease is attached to this in days (10 if not specified). In to any written leases, addenda, surface use agreements, pipeline easements, or other doe ssignments, or transfers of the oil, gas and/or mineral rights/interests to the Property. Spies of all written oil, gas and/or mineral rights leases, addenda, surface use agreements is (e.g., royalty agreements) within Seller's possession having to do with prior conveyance with solutions. In the property of the applicable and all lesses in writing of the assign terests to Buyer. This paragraph will survive settlement. In the component of Environmental Protection's Bureau of Oil and Gas of Conservation and Natural Resources, or the Penn State Institute for Natural Gas are advised to contact legal counsel experienced in oil, gas and/or mineral rights to transfer of these rights. Broker(s) and/or Licensee(s) will not provide legal advice as and/or mineral rights/interests of the Property. Buyer and Seller have been give a Agreement, including the reservation of oil, gas and/or mineral rights/interests. All of Sale remain unchange	66	1. Agree to Seller's proposed reservation language, accept the Property	, and agree to the RELEASE in the Agreement of Sale		
of the Agreement of Sale, OR 3. Enter into a mutually acceptable written agreement with Seller. If Buyer and Seller do not reach a written agreement during the time stated in this Paragra within the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate the Agree to Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Agreement in the Agreement as a result, all deposit monies shall be returned to Buyer according to the terms termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the oil, gas and/or mineral rights/interests underlying the Property. 5. DOMESTIC FREE GAS Seller will convev to Buver 100% of the domestic free gas rights unless otherwise stated here 16. SURFACE DAMAGES In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in the agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing in all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral agreement or other surface use agreement pertaining to the Property. A copy of the applicable langua Addendum or will be provided to Buyer within days (10 if not specified). 7. DOCUMENTATION Seller has no documentation pertaining to any written leases, addenda, surface use agreements, uments relating to prior conveyances, assignments, or transfers of the oil, gas and/or mineral rights/interests as follows: Seller has attached to this Addendum copies of all written oil, gas and/or mineral rights leases, a pipeline easements, and other documents (e.g., royally agreements) within Seller's possession has es, assignments, or transfers of these rights/interests, as follows: Seller/Seller's agent Buyer/Buyer's agent will be responsible for promptly notifying any and all ment of any oil, gas and/or mineral rights	itten agreement with Seller. itten agreement during the time stated in this Paragraph, and Buyer fails to respond tonse in Paragraph 4(E) above, or fails to terminate the Agreement of Sale by written notice the Property and agree to the RELEASE in the Agreement of Sale. By written notice the Property and agree to the RELEASE in the Agreement of Sale. Upon for any investigative costs incurred by Buyer to verify the title, status and ownership of the derlying the Property. In the Property. In the exclusive right to receive compensation for any and all damages, which is often any investigative costs incurred by Buyer to verify the title, status and ownership of the derlying the Property. In the Buyer: i) the exclusive right to receive compensation for any and all damages, which is often and the applicable oil, gas, and/or mineral rights lease, pipeline right-of-ware training to the Property. A copy of the applicable language of the lease is attached to this in days (10 if not specified). In to any written leases, addenda, surface use agreements, pipeline easements, or other doe ssignments, or transfers of the oil, gas and/or mineral rights/interests to the Property. Spies of all written oil, gas and/or mineral rights leases, addenda, surface use agreements is (e.g., royalty agreements) within Seller's possession having to do with prior conveyance with solutions. In the property of the applicable and all lesses in writing of the assign terests to Buyer. This paragraph will survive settlement. In the component of Environmental Protection's Bureau of Oil and Gas of Conservation and Natural Resources, or the Penn State Institute for Natural Gas are advised to contact legal counsel experienced in oil, gas and/or mineral rights to transfer of these rights. Broker(s) and/or Licensee(s) will not provide legal advice as and/or mineral rights/interests of the Property. Buyer and Seller have been give a Agreement, including the reservation of oil, gas and/or mineral rights/interests. All of Sale remain unchange	67	OR			
3. Enter into a mutually acceptable written agreement with Seller. If Buyer and Seller do not reach a written agreement during the time stated in this Paragra within the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate the Agree to Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Agree (F) If Seller fails to deliver the proposed reservation language as specified in Paragraph 4(D), and Buye this Agreement as a result, all deposit monies shall be returned to Buyer according to the terms termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the oil, gas and/or mineral rights/interests underlying the Property. 5. DOMESTIC FREE GAS 5. Seller will convev to Buver 100% of the domestic free gas rights unless otherwise stated here 6. SURFACE DAMAGES In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in ther agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing in all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights/agreement or other surface use agreement pertaining to the Property. A copy of the applicable langua Addendum or will be provided to Buyer within days (10 if not specified). 7. DOCUMENTATION 2 Seller has no documentation pertaining to any written leases, addenda, surface use agreements, uments relating to prior conveyances, assignments, or transfers of the oil, gas and/or mineral rights/interests in the seases, and of the property will be responsible for promptly notifying any and all ment of any oil, gas and/or mineral rights/interests to Buyer. This paragraph will survive settlement. 9 ADDITIONAL RESOURCES For additional information regarding oil, gas and mineral ovnership, leasing and transfer in the Comboth parties are enco	itten agreement during the time stated in this Paragraph, and Buyer fails to responsions in Paragraph 4(E) above, or fails to terminate the Agreement of Sale by written notice ocept the Property and agree to the RELEASE in the Agreement of Sale. Evation language as specified in Paragraph 4(D), and Buyer exercises the right to terminate monies shall be returned to Buyer according to the terms of the Agreement of Sale. Upon for any investigative costs incurred by Buyer to verify the title, status and ownership of the iderlying the Property. In the property of the exclusive right to receive compensation for any and all damages, which is softway, well pad sites, compressor sites, and standing marketable timber, and ii) any and ghts set forth in the applicable oil, gas, and/or mineral rights lease, pipeline right-of-wayertaining to the Property. A copy of the applicable language of the lease is attached to this him days (10 if not specified). It oany written leases, addenda, surface use agreements, pipeline easements, or other does signments, or transfers of the oil, gas and/or mineral rights/interests to the Property. Opies of all written oil, gas and/or mineral rights leases, addenda, surface use agreements (s.e.g., royalty agreements) within Seller's possession having to do with prior conveyance this/interests, as follows:	68	2. Terminate the Agreement of Sale by written notice to Seller with all	deposit monies returned to Buyer according to the terms		
If Buyer and Seller do not reach a written agreement during the time stated in this Paragra within the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate the At to Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Agreement as a result, all deposit monies shall be returned to Buyer according to the terms termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the oil, gas and/or mineral rights/interests underlying the Property. 5. DOMESTIC FREE GAS Seller will convev to Buver 100% of the domestic free gas rights unless otherwise stated here SURFACE DAMAGES In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in ther agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing a all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights accepted to the property. A copy of the applicable langua Addendum or will be provided to Buyer within	itten agreement during the time stated in this Paragraph, and Buyer fails to responsions in Paragraph 4(E) above, or fails to terminate the Agreement of Sale by written notice ocept the Property and agree to the RELEASE in the Agreement of Sale. Evation language as specified in Paragraph 4(D), and Buyer exercises the right to terminate monies shall be returned to Buyer according to the terms of the Agreement of Sale. Upon for any investigative costs incurred by Buyer to verify the title, status and ownership of the iderlying the Property. In the property of the exclusive right to receive compensation for any and all damages, which is softway, well pad sites, compressor sites, and standing marketable timber, and ii) any and ghts set forth in the applicable oil, gas, and/or mineral rights lease, pipeline right-of-wayertaining to the Property. A copy of the applicable language of the lease is attached to this him days (10 if not specified). It oany written leases, addenda, surface use agreements, pipeline easements, or other does signments, or transfers of the oil, gas and/or mineral rights/interests to the Property. Opies of all written oil, gas and/or mineral rights leases, addenda, surface use agreements (s.e.g., royalty agreements) within Seller's possession having to do with prior conveyance this/interests, as follows:	69	of the Agreement of Sale, OR			
within the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate the Age to Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Ager (F) If Seller fails to deliver the proposed reservation language as specified in Paragraph 4(D), and Buy this Agreement as a result, all deposit monies shall be returned to Buyer according to the terms termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the oil, gas and/or mineral rights/interests underlying the Property. 5. DOMESTIC FREE GAS Seller will convev to Buver 100% of the domestic free gas rights unless otherwise stated here 6. SURFACE DAMAGES In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in the ragrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing in all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights agreement or other surface use agreement pertaining to the Property. A copy of the applicable langua Addendum or will be provided to Buyer within	conse in Paragraph 4(E) above, or fails to terminate the Agreement of Sale by written notice cept the Property and agree to the RELEASE in the Agreement of Sale. ervation language as specified in Paragraph 4(D), and Buyer exercises the right to terminate monies shall be returned to Buyer according to the terms of the Agreement of Sale. Upon for any investigative costs incurred by Buyer to verify the title, status and ownership of the derlying the Property. Mestic free gas rights unless otherwise stated here ag oil, gas and/or mineral rights/interests as set forth in Paragraph 4(A), then Seller fure to Buyer: i) the exclusive right to receive compensation for any and all damages, which is of-way, well pad sites, compressor sites, and standing marketable timber, and ii) any and ghts set forth in the applicable oil, gas, and/or mineral rights lease, pipeline right-of-wayertaining to the Property. A copy of the applicable language of the lease is attached to thin days (10 if not specified). To any written leases, addenda, surface use agreements, pipeline easements, or other doc saignments, or transfers of the oil, gas and/or mineral rights/interests to the Property. Depics of all written oil, gas and/or mineral rights leases, addenda, surface use agreements is (e.g., royalty agreements) within Seller's possession having to do with prior conveyance this/interests, as follows: Menticular and transfers in the Commonwealth of Pennsylvania, ennsylvania Department of Environmental Protection's Bureau of Oil and Gas of Conservation and Natural Resources, or the Penn State Institute for Natural Gas are advised to contact legal counsel experienced in oil, gas and/or mineral rights/interests. All of Sale remain unchanged and in full force and effect. DATE	70	3. Enter into a mutually acceptable written agreement with Seller.			
to Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Agre (F) If Seller fails to deliver the proposed reservation language as specified in Paragraph 4(D), and Buy the Agreement as a result, all deposit monies shall be returned to Buyer according to the terms termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the oil, gas and/or mineral rights/interests underlying the Property. 5. DOMESTIC FREE GAS Seller will convev to Buver 100% of the domestic free eas rights unless otherwise stated here 8. SURFACE DAMAGES In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in the agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing n all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights agreement or other surface use agreement pertaining to the Property. A copy of the applicable langua Addendum or will be provided to Buyer within	cept the Property and agree to the RELEASE in the Agreement of Sale. ervation language as specified in Paragraph 4(D), and Buyer exercises the right to terminate nonies shall be returned to Buyer according to the terms of the Agreement of Sale. Upon for any investigative costs incurred by Buyer to verify the title, status and ownership of the aderlying the Property. In the Property of the exclusive right to receive compensation for any and all damages, which is off-way, well pad sites, compressor sites, and standing marketable timber, and ii) any and gights set forth in the applicable oil, gas, and/or mineral rights lease, pipeline right-of-wayertaining to the Property. A copy of the applicable language of the lease is attached to this him days (10 if not specified). It oany written leases, addenda, surface use agreements, pipeline easements, or other doc saignments, or transfers of the oil, gas and/or mineral rights/interests to the Property. Depics of all written oil, gas and/or mineral rights leases, addenda, surface use agreements is (e.g., royalty agreements) within Seller's possession having to do with prior conveyance the will be responsible for promptly notifying any and all lessees in writing of the assign terests to Buyer. This paragraph will survive settlement. Is and mineral ownership, leasing and transfer in the Commonwealth of Pennsylvania, ennsylvania Department of Environmental Protection's Bureau of Oil and Gas of Conservation and Natural Resources, or the Penn State Institute for Natural Gas are advised to contact legal counsel experienced in oil, gas and/or mineral rights/interests. All of Sale remain unchanged and in full force and effect. DATE	71	If Buyer and Seller do not reach a written agreement during the time	e stated in this Paragraph, and Buyer fails to respond		
(F) If Seller fails to deliver the proposed reservation language as specified in Paragraph 4(D), and Buy this Agreement as a result, all deposit monies shall be returned to Buyer according to the terms termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the oil, gas and/or mineral rights/interests underlying the Property. 5. DOMESTIC FREE GAS Seller will convev to Buver 100% of the domestic free gas rights unless otherwise stated here SURFACE DAMAGES In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in the ragrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing mall surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rigargement or other surface use agreement pertaining to the Property. A copy of the applicable language addendum or will be provided to Buyer within	ervation language as specified in Paragraph 4(D), and Buyer exercises the right to terminate to nonies shall be returned to Buyer according to the terms of the Agreement of Sale. Upon for any investigative costs incurred by Buyer to verify the title, status and ownership of the iderlying the Property. mestic free gas rights unless otherwise stated here ag oil, gas and/or mineral rights/interests as set forth in Paragraph 4(A), then Seller fur to Buyer: i) the exclusive right to receive compensation for any and all damages, whicles-of-way, well pad sites, compressor sites, and standing marketable timber, and ii) any any extraining to the Property. A copy of the applicable language of the lease is attached to this him days (10 if not specified). to any written leases, addenda, surface use agreements, pipeline easements, or other doc ssignments, or transfers of the oil, gas and/or mineral rights/interests to the Property. Or opics of all written oil, gas and/or mineral rights leases, addenda, surface use agreements is (e.g., royalty agreements) within Seller's possession having to do with prior conveyance this/interests, as follows: ent will be responsible for promptly notifying any and all lessees in writing of the assign terests to Buyer. This paragraph will survive settlement. Is and mineral ownership, leasing and transfer in the Commonwealth of Pennsylvania, ennsylvania Department of Environmental Protection's Bureau of Oil and Gas of Conservation and Natural Resources, or the Penn State Institute for Natural Gas s are advised to contact legal counsel experienced in oil, gas and/or mineral rights/interests. All of Sale remain unchanged and in full force and effect. DATE	72	within the time provided for Buyer's response in Paragraph 4(E) above, or f	fails to terminate the Agreement of Sale by written notice		
this Agreement as a result, all deposit monies shall be returned to Buyer according to the terms termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the oil, gas and/or mineral rights/interests underlying the Property. 5. DOMESTIC FREE GAS Seller will convev to Buver 100% of the domestic free gas rights unless otherwise stated here SURFACE DAMAGES In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in ther agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing n all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights agreement or other surface use agreement pertaining to the Property. A copy of the applicable languary Addendum or will be provided to Buyer within	monies shall be returned to Buyer according to the terms of the Agreement of Sale. Upon for any investigative costs incurred by Buyer to verify the title, status and ownership of the iderlying the Property. mestic free gas rights unless otherwise stated here go oil, gas and/or mineral rights/interests as set forth in Paragraph 4(A), then Seller fur to Buyer: i) the exclusive right to receive compensation for any and all damages, which is of-way, well pad sites, compressor sites, and standing marketable timber, and ii) any and ights set forth in the applicable oil, gas, and/or mineral rights lease, pipeline right-of-way retaining to the Property. A copy of the applicable language of the lease is attached to this hin days (10 if not specified). to any written leases, addenda, surface use agreements, pipeline easements, or other doc ssignments, or transfers of the oil, gas and/or mineral rights/interests to the Property. opics of all written oil, gas and/or mineral rights leases, addenda, surface use agreements is (e.g., royalty agreements) within Seller's possession having to do with prior conveyance this/interests, as follows:	73	to Seller within that time, Buyer will accept the Property and agree to the	e RELEASE in the Agreement of Sale.		
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