
Release Clause**Bill McCauley, CPL** <billmccauleycpl@gmail.com>

Tue, Feb 2, 2021 at 3:10 PM

To: Gena Turner <doublegt.ranch@gmail.com>

Mrs. Turner,

My crew chief stated that until you agree to the basic terms of \$375, 1/5th and 5 years, we can't continue to review requests to make revisions to the Lease. We are working on over 20,000 acres right now and we want to be fair but the client expects results. Also, there are just some things they will not approve. For instance, they are not paying any penalties, there will be no language regarding termination of the Lease, we will not accept the language in the vertical Pugh as to "deepest depth to which production casing is set", etc. In addition, the Leases all need to have some sense of conformity. We can't allow language that will be contrary to language in other Leases in the same tracts/area so that's why we are only allowing major changes to be outlined in the Addendum and not to the body of the Lease. Allowing such language would really put the client's back to the wall when they actually drill some wells. Most importantly, I'm not an attorney so I can't necessarily be advising you as to the language. If you'd like to get an attorney to attempt to negotiate a better deal for you, we're happy to work with them but I want to give you a heads up....I can guarantee that the client will hold firm as to the majority of your requests so you may end up paying attorney's fees and not get the desired results. Let me know how you'd like to proceed.

Bill

Bill McCauley, CPL
Independent Certified Petroleum Landman
Right-of-Way Agent; State of Texas
P. O. Box 30374
Corpus Christi, Texas 78463
cell: 361-774-5222

[Quoted text hidden]

Release Clause

Gena Turner <doublegt.ranch@gmail.com>

Sun, Feb 7, 2021 at 1:38 PM

To: "Bill McCauley, CPL" <billmccauleycpl@gmail.com>

Mr. McCauley,


The tone of your 02/02/2021 email comes across as abusive and even threatening. Your "advice" on seeking the counsel of an attorney makes me think there is something hidden within the verbiage of the lease that either the crew chief or the client doesn't want discovered. I am merely attempting to negotiate a lease in good faith, at least on my part, that will be beneficial to both your client, Comstock Resources, and myself. Maybe you aren't used to someone like me being so cognizant and questioning of the details within a mineral lease. For that I won't apologize.

Even your landman's Code of Conduct stipulates, "the Land Professional, in his dealings with landowners [and I would think mineral owners as well]. . . shall conduct himself in a manner consistent with fairness and honesty, such as to maintain the respect of the public".

As you clearly pointed out in your message regarding any revisions or review of the lease, I am reluctantly accepting the basic lease terms of \$375/net acre bonus, 1/5th royalty, and 5 year primary term as reflected in your 02/02/2021 email plus those items previously accepted and noted in your 01/29/2021 email. Also attached to this email are the items I want added to the Lease Addendum.

Gena A. Turner

[Quoted text hidden]

 GAT Addendums.docx
18K



Gena Turner <doublegt.ranch@gmail.com>

Release Clause

Gena Turner <doublegt.ranch@gmail.com>

Thu, Feb 25, 2021 at 10:20 PM


To: "Bill McCauley, CPL" <billmccauleycpl@gmail.com>

Mr. McCauley,

It's been several days since I last heard from you. Hopefully you survived the freezing weather without any major damage. I'm wondering when we might be able to finalize the lease?

Gena A. Turner

[Quoted text hidden]

 GAT Addendums.docx
18K



Gena Turner <doublegt.ranch@gmail.com>

Release Clause

Gena Turner <doublegt.ranch@gmail.com>


To: "Bill McCauley, CPL" <billmccauleycpl@gmail.com>

Wed, Mar 17, 2021 at 6:33 PM

Mr. McCauley,

It has now been 42 days since your last email. What is the status of my lease negotiations?

[Quoted text hidden]

 **GAT Addendums.docx**
18K