 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule A</b>	

**Transaction Identification Data for reference only:**

Issuing Agent: American Abstract Company of McClain County, Inc.  
 Issuing Office: 138 W. Main St, Purcell, OK 73080  
 Issuing Office's ALTA® Registry ID: 0002360  
 Loan ID No.:  
 Commitment No.: 20201342-1  
 Issuing Office File No.: 20201342  
 Property Address:

**SCHEDULE A**

1. Commitment Date: July 27, 2020 at 07:59 AM
2. Policy to be issued:
  - (a)  ALTA Owners Policy (06/17/06)  
 Proposed Insured:  
 Proposed Policy Amount: \$0.00
  - (b)  ALTA Loan Policy (06/17/06)  
 Proposed Insured: Lender with contractual obligations under a loan agreement with the Proposed Insured identified at item 2a above, its successors and/or assigns as their respective interests may appear.  
 Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title, at the Commitment Date, vested in:  
 Vendera Management III, LLC and Vendera Resources III, LP and Trapezsium Cluster Holdings, LLC, by virtue of a Deed filed March 18, 2019 in Book 3289 at Page 223.
5. The Land is described as follows:  
 All of Lots 8 and 9 of Section 26, Township 5 North, Range 7 East, Pontotoc County, Oklahoma.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**SCHEDULE A**  
(Continued)

*Gayle Helton*

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Authorized Signature or Signatory


Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

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	ALTA Commitment for Title Insurance
Schedule A (Continued)	ISSUED BY First American Title Insurance Company

File No.: 20201342

**LEGAL DESCRIPTION**

The Land referred to in this policy is described as follows:

All of Lots 8 and 9 of Section 26, Township 5 North, Range 7 East, Pontotoc County, Oklahoma.

 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule BI &amp; BII</b>	

Commitment No.: 20201342-1

**SCHEDULE B, PART I**

**Requirements**


All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the premiums, fees, and charges for the Policy to the Company.
3. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
4. The General Partner of Vendera Resources III, LP, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
5. The manager of Vendera Management III LLC and Trapezium Cluster Holdings, LLC, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
6. Lien Affidavit and Indemnity executed by seller(s), mortgagor(s) and/or contactor (if any) stating that all bills are paid for labor and/or materials which might form the basis for a materialman's or mechanic's lien. Or in the case of a non-builder seller, obtain a Seller's affidavit stating that there does not exist any outstanding court judgments, contracts, or liens, which may affect subject property.
7. In the event the proposed insured requires deletion of the general survey exception set forth in Schedule B- Part II, we must be provided a satisfactory survey of the subject premises made in accordance with the Oklahoma Minimum Standards for Land Surveying as set for the by Oklahoma State Board of Licensure for Professional Engineers and Surveyors.
8. Obtain unmatured special assessment certificate and obtain full payment of all assessments listed; if certificate is not ordered, an exception will be taken in policy.
9. Obtain a Final Report for issuance of title policy.
10. If subject transaction does not close AND the instruments to be insured are not filed of record within 180 days from the abstract certification date, abstract must be extended to date, resulting in additional charges, before final policy can be issued.
11. Obtain a Uniform Commercial Code search as to Vendera Management III LLC and Vendera Resources III, LP

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<b>Schedule BI and BII (Cont.)</b>	

Commitment No.: 20201342-1

and Trapezium Cluster Holdings, LLC in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.


12. Obtain a court search as TO BE DETERMINED in Pontotoc County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
13. With respect to Vendera Management III LLC and Trapezium Cluster Holdings, LLC (the Company), furnish a satisfactory affidavit, executed by a Manager which establishes the identity of certain properly appointed Manager(s) or Member(s)/Manager(s) who is/are authorized to execute all instruments necessary to consummate the proposed insured transaction and which establishes that all required consents and authorizations to said transaction have been given or properly waived by all requisite parties, TOGETHER WITH true and correct copies of the Articles of Organization, and all amendments thereto, with evidence of filing in the appropriate governmental office of the state in which the Company was formed.
14. With respect to Vendera Resources III, LP, a limited partnership, furnish:  
A copy of the certificate of limited partnership;  
A full copy of the partnership agreement and any amendments;  
Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
15. At page 67 of the abstract is a conveyance from the prior owner to his tract establishing an adverse claim. Submit for examination a valid recorded conveyance from the Trustee to the Record title owners.
16. File a satisfactory affidavit as provided in Title 16 Okl. St. §76(b)(2) to extinguish any claim to the "surface" title arising under the following "stray" instrument(s):

<u>Instrument</u>	<u>Date Filed</u>	<u>Recording Info</u>
QCD	10/27/06	2127/193

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<b>Schedule BI and BII (Cont.)</b>	

Commitment No.: 20201342-1

**SCHEDULE B, PART II**

**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Statutory easement for roadway along Section line.
2. Right of Way Agreement filed May 2, 1941 in Book 290 at Page 136.

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# Right of Way Agreement

THIS AGREEMENT made and entered into on this 18 day of January 1939 by and between Nettie Chandler hereinafter called the Grantor, and Ideal Cement Company Co., a corporation, hereinafter called the Grantee.

WITNESSETH that said Grantor for and in consideration of the sum of \$33.25 Dollars to him in hand paid by said Grantee, the receipt of which is hereby acknowledged, and for and in consideration of the agreements and covenants hereinafter contained, does hereby grant to the said Grantee, the Right of Way to lay, maintain, operate, relay and remove pipe lines and telephone lines

135 rods long, and located in accordance with plat of definite location on the back hereof, with right of transportation through said lines, with right of ingress and egress to and from the same, on, over through certain lands situated in the County of Pontotoc State of Oklahoma, described as follows, to-wit:

Across the SW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> Section 26, Twpn 5, Range 7 East

### IT IS HEREBY MUTUALLY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That said Grantor is to fully use and enjoy the said premises, except the easement for the purpose hereinafter granted to said Grantee.
2. That said Grantee hereby covenants to bury its lines of pipe so that the same will not interfere with the cultivation of said premises.
3. That the Grantee shall have the right at any time to change the size of its line of pipe.
4. That the Grantee shall pay all damage to fences, crops and premises, which may be suffered by reason of laying, maintenance, operation or alteration of said lines of pipe. If not mutually agreed upon, said damages are to be ascertained and determined by three disinterested persons, one thereof to be appointed by the owner of the premises, one by the Grantee, and the third by the two so appointed as aforesaid, and the award of two of such three persons shall be final and conclusive.

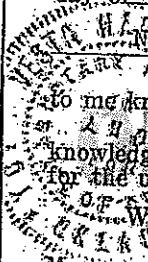
This contract shall bind and run in favor of the respective parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and affixed their seals, the day and year first above written.

Nettie Chandler (Seal)

STATE OF OKLAHOMA,  
COUNTY OF Pontotoc } ss.

Before me, the undersigned, a Notary Public, in and for the county aforesaid, on this 18th day of January, 1939, personally appeared Nettie Chandler



to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes herein set forth.

H. H. Berger Notary Public.

My commission expires October 16, 1939

STATE OF OKLAHOMA, PONTOTOC COUNTY, No. 1980  
Filed for record May 27 1941 at 9 o'clock A. M., and  
recorded in Book 290 Page 136, Tom B. Grant, County Clerk. By H. H. Berger Deputy