

STATE OF ALABAMA

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COUNTY OF SHELBY

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20231205000351180 1/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
12/05/2023 12:14:49 PM FILED/CERT

**MEMORANDUM OF LEASE**

KNOW ALL MEN BY THESE PRESENTS, that CAMELLIA MET MINING, LLC, a Delaware limited liability company (the "Lessee") by virtue of a Coal Mining Lease dated July 18<sup>th</sup>, 2023 (the "Lease") did lease certain rights to recover coal from coal gob and coal slurry as may exist in certain lands located in Shelby County, Alabama shown on Exhibit "A" and Exhibit "B", both attached hereto and made a part of this Memorandum of Lease, from RGGS LAND & MINERALS, LTD., L.P., a Delaware limited liability company, successors to United States Steel Corporation who was successor by conversion to United States Steel LLC and remote successor to USX Corporation. RGGS LAND & MINERALS, LTD., L.P. (the "Lessor") succeeded to the rights of United States Steel Corporation in said Lease and to the ownership of the Premises by Special Warranty Deed dated February 26, 2004 recorded in the Deed records of Shelby County, Alabama, instrument #20031118000759410. The Lease provides for a term commencing upon the date of execution hereof and continuing in effect until September 6, 2026.

This Memorandum of Lease is placed of record by Lessor and Lessee to serve as notice of the execution and existence of said Lease, and is in no way to supersede, abrogate, change or modify any of the terms, conditions, rights or obligations of any of the parties, all of which are set forth in detail in said Lease. The terms and conditions of said Lease are made a part hereof by reference for all purposes, to be the same effect as though written in extenso herein.

This is the 18<sup>th</sup> day of July, 2023.

LESSOR: RGGS LAND & MINERALS, LTD., L.P.

By: Gordy Oil Company, a Texas corporation

Its: General Partner

By: Shannon A. Scott

Its: CFO & Treasurer

Date: July 18, 2023

LESSEE: CAMELLIA MET MINING, LLC

By: Brian O'Brien

Its: President

Date: 10/31/2023

STATE OF TEXAS

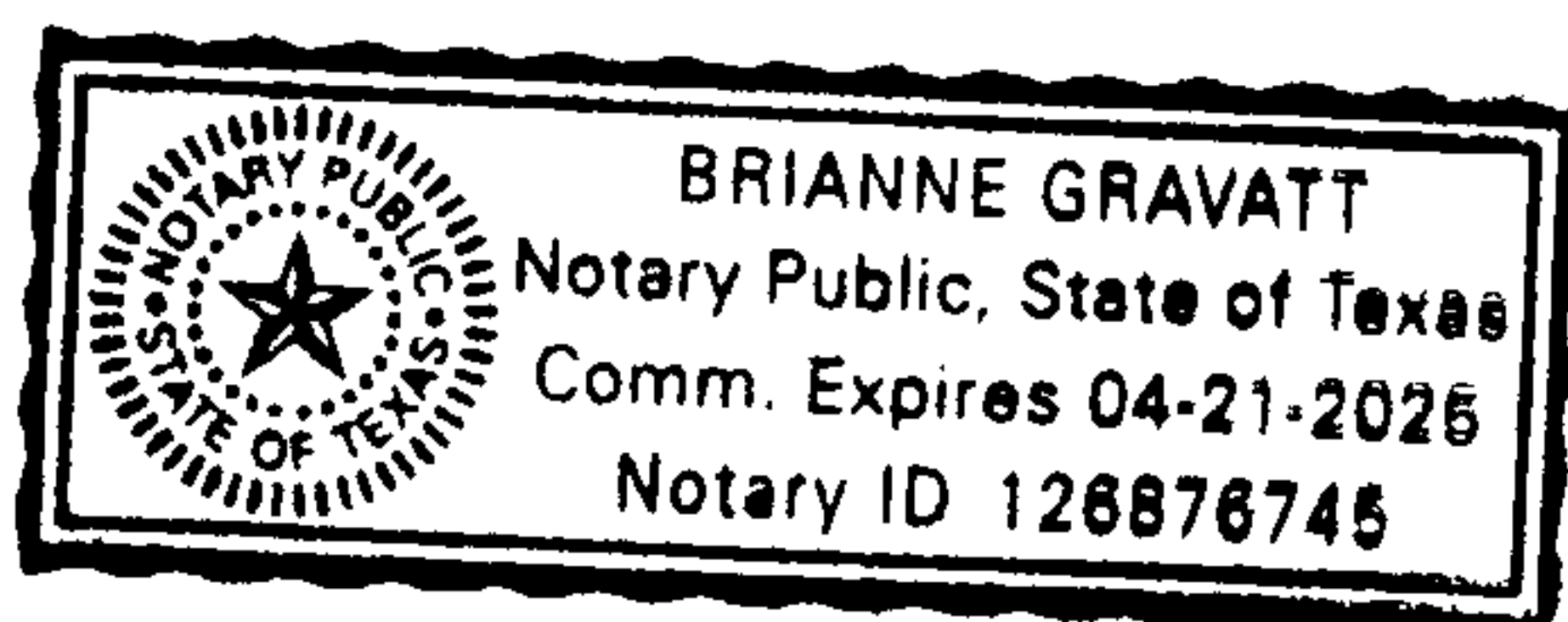
COUNTY OF HARRIS



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Shelby Cnty Judge of Probate, AL  
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I, Brianne Gravatt, a Notary Public, in and for said County in said State, hereby certify that Sharia A. Scott, whose name as CFO + Treasurer of Gordy Oil Company, a Texas Corporation, general partner of RGGS Land & Minerals, Ltd., L.P., a Delaware Limited Partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such officer and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and seal this 18<sup>th</sup> day of July, 2023.



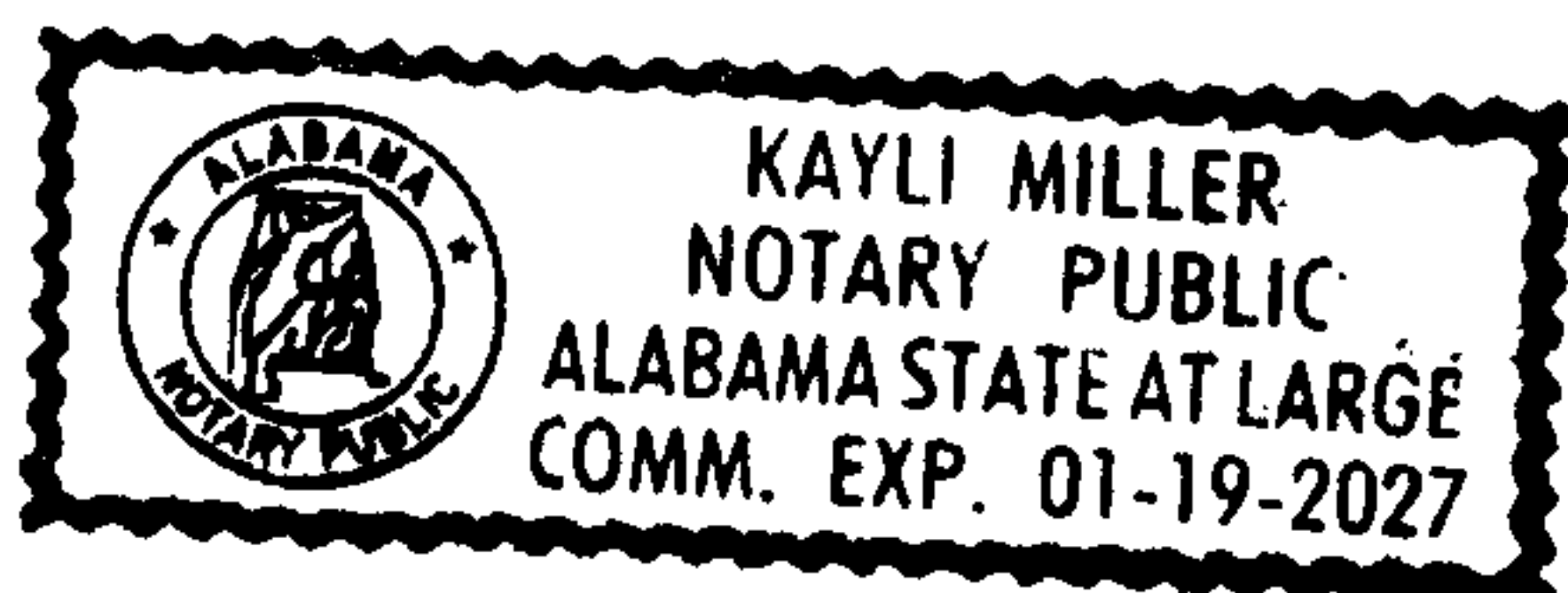
Brianne Gravatt  
Notary Public  
State of Texas  
County of Harris  
My Commission Expires 4/21/25

STATE OF ALABAMA

COUNTY OF Shelby

Before me, the undersigned, a Notary Public in and for said County and State, on this 31 day of October, 2023, personally appeared Brian Odea, known to me to be the identical person who subscribed the name of CAMELLIA MET MINING, LLC to the foregoing instrument as its officer and acknowledged to me that he executed the same as his free and voluntary act and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 31 day of October, 2023.



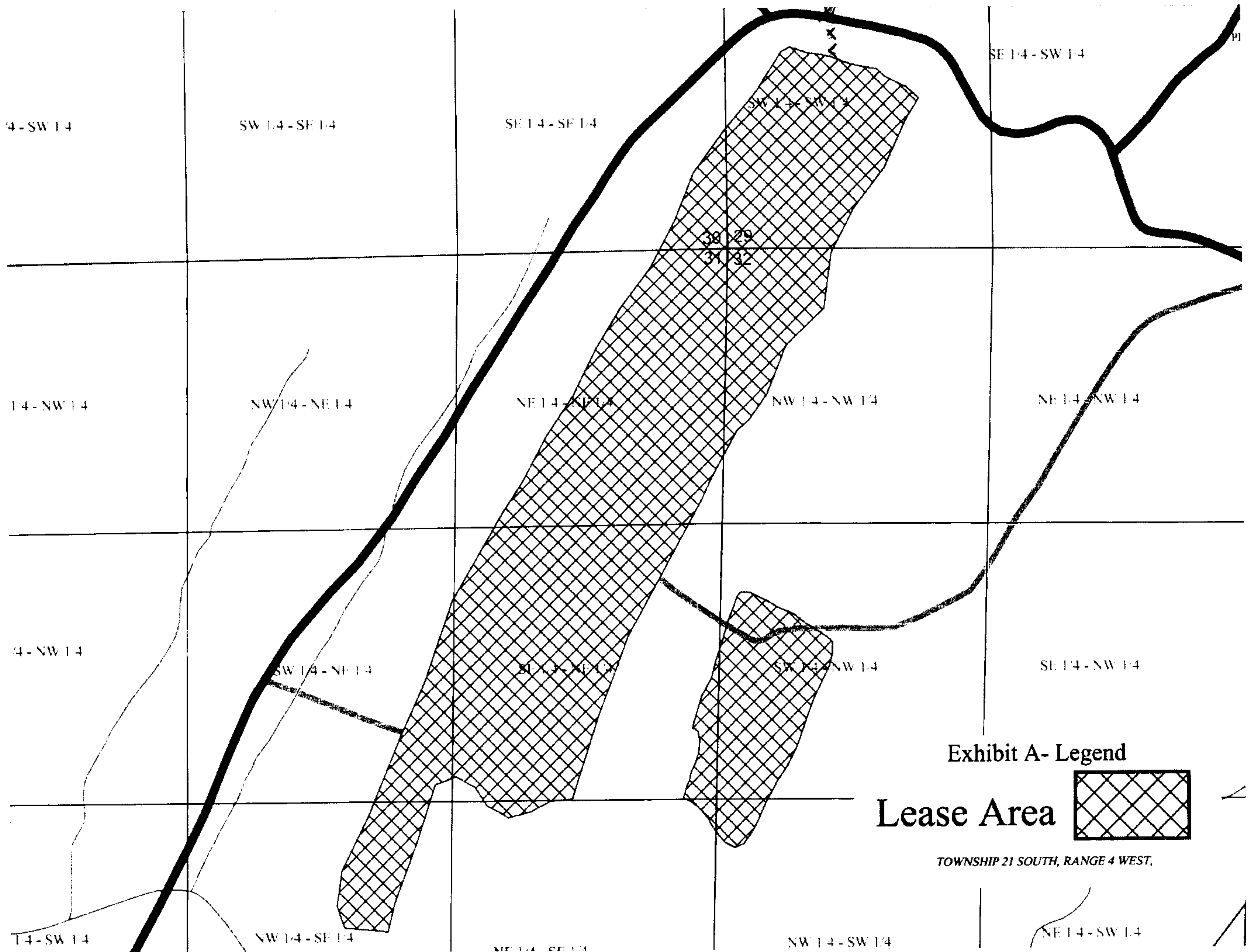
Kayli Miller  
Notary Public  
State of Alabama  
County of Shelby  
My Commission Expires 01-19-2027



**Exhibit A**



20231205000351180 3/4 \$31.00  
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**Exhibit B**



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