LEASE AGREEMENT

This Lease Agreement is made on August 03, 2025 by and between:

LESSOR: VERTEX REFINING NV, LLC

LESSEE: OMEGA REFINING, LLC

PROPERTY: Fallon, Nevada

1. TERM OF LEASE

The term of this lease shall commence on May 1, 2015 and terminate on May 1, 2020.

2. RENT

The Tenant agrees to pay the Landlord a rent of $220,000/month.