COMMERCIAL LEASE AGREEMENT

This Lease Agreement ("Agreement") is entered into on June 30, 2015, by and between:

LESSOR: GRAND ISLE CORRIDOR, LP, a Delaware limited partnership ("Landlord") LESSEE: ENERGY XXI GIGS SERVICES, LLC, a Delaware limited liability company ("Tenant")

PROPERTY: The Landlord hereby leases to the Tenant the commercial property located at: Liquids Transportation System, including pipelines, storage tanks, and related facilities in the Gulf of Mexico, extending from specific oil platforms to the Grand Isle terminal facility

1. TERM OF LEASE The initial term of this lease shall be for 132 months (11 years) commencing on the Effective Date, with options to extend as specified in the lease agreement.
2. RENT The Tenant shall pay Base Rent, consisting of:

* Minimum Rent: As specified in the lease agreement
* Variable Rent: Calculated based on Excess Oil Revenue Rent is payable monthly, with specific payment terms and calculations detailed in the lease.

1. SECURITY DEPOSIT No specific security deposit is required under this lease agreement.
2. USE OF PREMISES The premises shall be used for operating a liquids transportation system, including oil transportation, collection, separation, and storage facilities. The Tenant may conduct related oil and gas activities on or around the leased property.
3. UTILITIES Tenant shall contract for and pay for utility services related to the operation of the leased property.
4. MAINTENANCE AND REPAIRS Tenant shall maintain the Leased Property in good condition and repair, subject to reasonable wear and tear. Tenant is responsible for all maintenance and operating costs.
5. ALTERATIONS Tenant may make Permitted Capital Improvements and Additional Lines with specific provisions for Landlord's potential participation in financing and ownership of such improvements.
6. COMMON AREAS Tenant is granted rights to use associated rights of way and easements related to the Liquids Transportation System.
7. INSURANCE Tenant is required to maintain comprehensive commercial liability insurance and other specified insurance coverages.
8. HAZARDOUS MATERIALS Tenant is responsible for compliance with environmental laws and handling of hazardous materials, with specific indemnification provisions.
9. RIGHT OF ENTRY Landlord reserves the right to enter the premises for inspection and other specified purposes.
10. TERMINATION The lease may be terminated under specific conditions, including events of default, casualty, or condemnation.
11. DEFAULT Detailed provisions for Events of Default by either Tenant or Landlord, with specific remedies and procedures.
12. GOVERNING LAW This Agreement shall be governed by the laws of the State of Louisiana.
13. ENTIRE AGREEMENT This document constitutes the entire agreement between the parties, superseding all prior negotiations and agreements.
14. SEVERABILITY If any provision of this Agreement is found to be invalid, the remaining provisions shall continue in full force and effect.

SIGNATURES

LANDLORD: Signature: [Original signature on file] Print Name: Dwight Decker Title: Chief Executive Officer Date: June 30, 2015

TENANT: Signature: [Original signature on file] Print Name: Claudius E. Watts IV Title: President Date: June 30, 2015

ACKNOWLEDGMENT By signing above, both parties acknowledge that they have read, understood, and agree to be bound by all terms and conditions of this Lease Agreement.

Taxpayer Identification Number: To be provided by Tenant