

SUBLEASE AGREEMENT OF OIL AND GAS LEASE

THE STATE OF TEXAS
COUNTY OF DEWITT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE GEORGE R. BROWN PARTNERSHIP, whose address is 4700 First City Tower, Houston, Texas, 77002-6708, hereinafter referred to as "Assignor" (whether one or more), is the owner of the Oil, Gas and Mineral Leases and mineral estate described in Exhibit "A" attached hereto and made a part hereof.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, Assignor does hereby sublease, assign, grant and convey, subject to the terms, provisions, conditions and reservations hereinafter set out, said leases scheduled on Exhibit "A" and all rights and estates thereunder, unto TANA OIL AND GAS CORPORATION, 1200 American Bank Plaza, Corpus Christi, Texas, 78475, its successors and assigns, hereinafter referred to as "Assignee", but only insofar as said lease covers the land depicted on said Exhibit "B" attached hereto and made a part hereof, and only insofar as said leases cover rights from seven thousand five hundred feet (7,500') below the surface of the ground down to a depth of 15,000 feet; and for the same consideration Assignor, for Assignor and Assignor's heirs, devisees and assigns, does covenant with Assignee and its successors and assigns that said leases are in full force and effect, that Assignor is the lawful owner of said lease and the rights and interests thereunder, that Assignor has good right and authority to sublease and convey the same, and that all rentals and royalties, if any, due and payable thereunder have been duly paid through the date hereof. If it is subsequently determined that same have not been duly paid, the obligation therefor shall remain that of Assignor.

The terms, provisions, conditions and reservations to which the interest herein subleased is subject are as follows: