Tract No. <u>LA-SC-319.01,</u> <u>LA-SC-319.25, LA-SC-323.50,</u> <u>LA-SC-334.17 & LA-SC-334.19</u>

PARISH OF ST. CHARLES

RIGHT-OF-WAY AND SERVITUDE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and adequacy of which consideration are hereby acknowledged, GRAVITY DRAINAGE DISTRICT #2 OF ST. CHARLES PARISH, herein represented by V. J. St. Pierre, Jr., its Parish President, whose mailing address is P. O. Box 302, Hahnville, Louisiana 70057, and pursuant to Ordinance No. 15-11-19, adopted by St. Charles Parish Council on November 2, 2015, a copy of which is attached hereto and made a part hereof, ("Grantor"), does hereby grant and convey unto MAUREPAS PIPELINE, LLC, a Delaware Limited Liability Company, with offices at 3030 NW Expressway, Suite 1100, Oklahoma City, Oklahoma 73112, ("Grantee"), its successors and assigns, a right-of way and servitude being twenty-five feet (25') and ten feet (10') in width respectively, with the location of the centerline of said right-of-way and servitude as depicted on Exhibit "A", , Exhibit "B", Exhibit "C", "C-1" and "C-2", Exhibit "D" and Exhibit "E" attached hereto and made a part hereof (the "Servitude") to survey, lay, construct, maintain, use, alter, inspect, operate, repair, replace, and remove one or more pipelines, and related appurtenances, for the transportation of oil, natural gas, other gases, water, liquids, or hydrocarbons together with such markers, signs, vents, cathodic protection leads, test stations, and other associated or necessary appurtenances, as deemed necessary or desirable by Grantee, upon, over, through and under lands situated in St. Charles Parish, Louisiana, to wit:

LA-SC-319.01 & LA-SC-319.25

That certain tract or parcel of land situated in Sections 6 and 21, Township 12 South, Range 8 East, St. Charles Parish, Louisiana, and being more particularly described in that certain Act of Sale and Exchange, dated March 30, 1961, recorded in Conveyance Book 31, Page 27, under Entry Number 21596 and that certain Cash Sale, dated March 29, 1961, recorded in Conveyance Book 31, Page 30, Entry Number 21597 all in the Conveyance Records for St. Charles Parish, Louisiana.

LA-SC-323.50, LA-SC-334.17 & LA-SC-334.19

That certain tract or parcel of land situated in Section 6, Township 12 South, Range 8 East, St. Charles Parish, Louisiana, designated as a 40 foot strip of land along side of Good Hope Subdivision, and being more particularly described in that certain Donation of Separate Property, dated June 30, 1961, recorded in Conveyance Book 31, Page 90, Entry Number 21641 of the Conveyance Records for St. Charles Parish, Louisiana.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns subject to the following terms and conditions:

A) Grantor and Grantee agree:

- (1) that Grantee shall pay for any damage to fences, crops or timber, that may result from Grantee's exercise of any of the rights and privileges hereby granted; but after the pipeline(s) has/have been constructed, Grantee shall not thereafter be liable for any damages resulting from trimming, removing or mowing trees, brush, or undergrowth from or within the Servitude and shall not be liable for any damage to personal property or improvements which are prohibited within the Servitude under the terms of this Right-of-Way and Servitude Agreement ("Agreement"); and
- (2) that, if the above described lands are under mortgage, the recited consideration, or any part thereof, may be made jointly to Grantor and the mortgagee(s) of record.
- B) In addition to and in furtherance of the rights stated above, Grantee has the right:
- (1) of ingress to and egress from the Servitude, as defined above, and the temporary right-of-way workspace, as defined below, in order to effect Grantee's rights granted by this Agreement, at will of Grantee; and
- (2) from time to time to mow and otherwise clear and maintain the Servitude and right-of-way area and to cut and remove all trees, undergrowth and other obstructions that may injure, endanger, or interfere with the rights of Grantee hereunder; and
- (3) subject to all of the provisions of this instrument, to use any and all roads now existing or which may hereafter be constructed on the above described land, provided, however, that if Grantee uses existing roads, Grantee will, except for normal wear and tear, repair any damage done thereto by Grantee; and
- (4) to use temporary right-of-way workspace during construction of the pipeline(s) or associated facilities as depicted on Exhibit "A", attached hereto. This temporary right-of-way workspace shall terminate three hundred sixty-five (365) days, unless extended by Force Majeure, from the date pipe stringing begins on Grantor's property.

Except as may be specifically otherwise provided in this Agreement, neither party shall be liable for delays in performance or for non-performance directly occasioned or caused by force majeure. The term "Force Majeure," as used in this Agreement, shall mean causes beyond the reasonable control of the party claiming to be affected thereby, including, without limitation, acts of God, storms, war, fire, strikes, lockouts or differences with workers, acts of the public enemy, insurrections, riots, tropical disturbances which are given names by the United States National Hurricane Center, breakage of or damage to machinery or lines of pipe, inability to obtain easements, servitudes or rights of way or pipeline tie-ins, adverse market conditions, or rules or regulations of any governmental authority asserting jurisdiction or control, compliance with which makes continuance of operations impossible. Additionally, should conditions at the Servitude, in the reasonable opinion of Grantee, become such that a continuation of operations would be unduly hazardous, Grantee may suspend operations and such suspension shall be considered a Force Majeure event.

C) Grantee must:

- (1) bury the pipeline(s), excluding appurtenant facilities that are customarily located above grade, at a minimum depth of thirty six (36) inches except in areas of consolidated rock where the minimum depth will be eighteen (18) inches; and
- (2) GRANTEE AGREES TO INDEMNIFY AND HOLD GRANTOR HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, OR LOSSES BECAUSE OF INJURY OR DAMAGE TO THIRD PARTIES CAUSED BY THE GRANTEE'S ACTIVITIES ON OR USE OF GRANTOR'S LANDS. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THIS INDEMNITY IS NOT INTENDED TO AND DOES NOT PROVIDE FOR INDEMNIFICATION ARISING FROM OR CAUSED BY GRANTOR'S NEGLIGENCE OR

WILLFUL MISCONDUCT. SPECIFICALLY EXCLUDED FROM THE FOREGOING INDEMNITY IS ANY CLAIM FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OR ANY CLAIM FOR THE DISCOVERY OF ADVERSE ENVIRONMENTAL CONDITIONS NOT CAUSED BY GRANTEE.

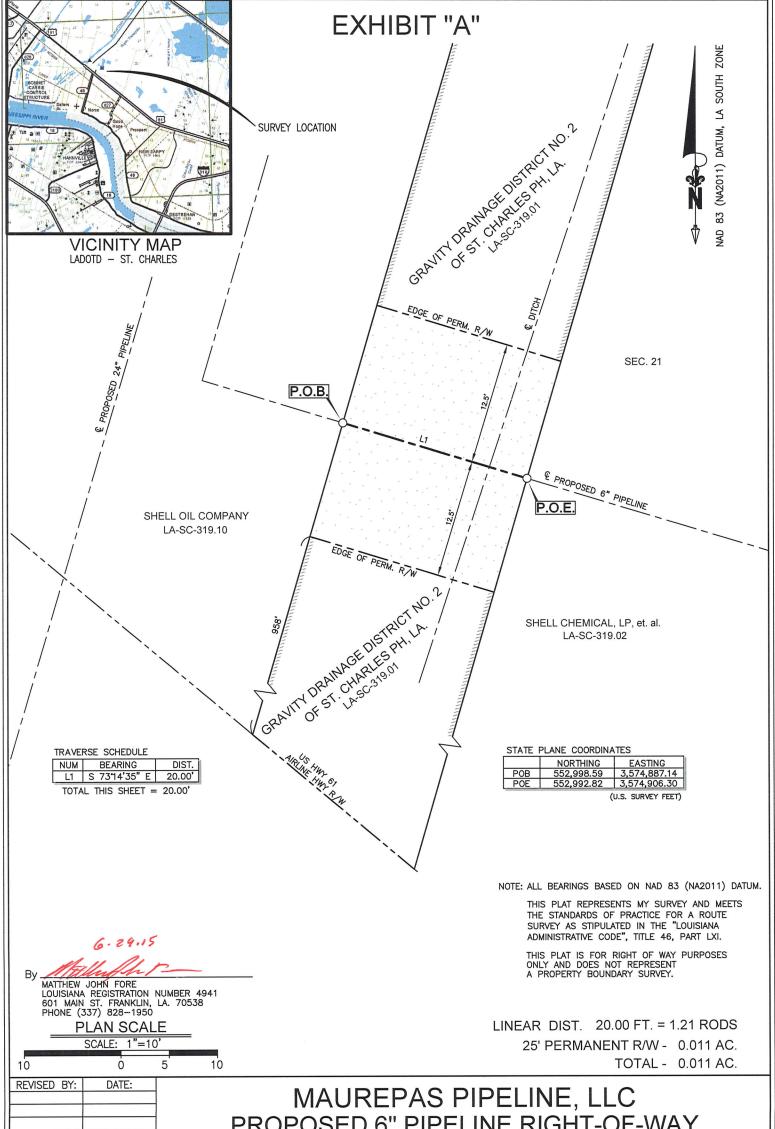
D) Grantor:

- (1) may fully use and enjoy the above described lands encumbered by this Servitude, except that such use and enjoyment shall not create hazardous situations, hinder, conflict or interfere with the exercise of Grantee's rights hereunder; but
- (2) may not construct, nor permit others to construct, any house, building, or other structure or obstructions on or over this Servitude without the prior written consent of the Grantee; or
 - (3) may not impound water or other substance, or
- (4) may not make any other use of the above described lands which will unreasonably interfere with the rights conveyed to the Grantee herein.
- (5) hereby warrants and agrees to defend title to the land on which this Servitude is given.
- E) The rights of the parties created in this Agreement constitute covenants running with the land and are binding upon and inure to the benefit of Grantor and Grantee, respectively, and their respective heirs, executors, administrators, successors, and assigns. Grantee may assign or transfer this Agreement in whole or in part, to one or more assignees.
- F) It is distinctly understood and agreed that this does not constitute a conveyance of any part of the land above described nor of the minerals therein and thereunder, but grants only the right-of-way and servitude as above provided.
- G) It is understood and agreed that Grantee shall be entitled to exercise any of the rights granted hereunder at any time and from time to time for so long as this Agreement remains in force and effect and the non-exercise of any such rights shall not be deemed to constitute a waiver of any of such rights.
- H) This Agreement may be executed by signing the original or a counterpart thereof. If this instrument is executed in counterparts, all counterparts taken together shall have the same effect as if all parties had signed the same Agreement. This Agreement shall be binding upon each party executing the original or any counterpart thereof, regardless of whether all parties with an ownership interest in the above described lands join in the execution of this instrument.
- I) This agreement shall be construed in accordance with and governed by the laws of the State of Louisiana, without regard to its conflict of law's provisions. This Agreement may not be modified orally, but only by an agreement in writing signed by the parties.
- J) In case any provision in this Agreement is held invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Agreement will not in any way be affected or impaired thereby.

****** Remainder of this page intentionally left blank ******

IN WITN	NESS WHE	REOF, GI	RANTOR ha	as executed this Right of Way and Servitude
Agreement this _	23RD	_day of	Nove	NBER, 2015.
WITNESSES:				GRANTOR:
				GRAVITY DRAINAGE DISTRICT #2 OF ST. CHARLES PARISH
Print Name: DA	LILIGO WN H	dn H160	on	BY WWW. V. J. ST. PIERRE, JR.
Huda Br	in Babin		TOTAL COLUMN TO A A COLUMN TO THE COLUMN TO	
Print Name: Jr 1570	1000000			
STATE OF LOU	ISIANA			
PARISH OF ST.		^		
oath that he/she same was signed	was one of l by V. J. S	the subscr T. PIERF	ibing witne RE, JR., PA	, 2015, before me personally who, being by me duly sworn, stated under sees to the foregoing instrument and that the arish presence of the other subscribing witness.
				Maur II Stigden
				No Palli Gut Gu
				Notary Public, State of Louisiana Printed Name: LEON C. VIAL III Notary ID No.: 13061
				My Commission Expires: AT DEATH

10 14	as executed this Right of Way and Servitude
Agreement this day of day of	, 2015.
WITNESSES:	GRANTEE:
Print Name: Design C. Kours Paula Grines - Heach Print Name: tanka Grines - Heach	MAUREPAS PIPELINE, LLC By: MAUREPAS HOLDING, LLC, Its sole member By: SemDevelopment, L.L.C BY: ALLAN L. DYE DIRECTOR LAND SERVICES
STATE OF OKLAHOMA	
On this day of DVLMU day of personally came and appeared ALLAN L. DYE sworn, did say that he is the DIRECTOR LAN LLC, and that the foregoing instrument was signed by its DIRECTOR LAND SERVICES and that free act and deed of said limited liability company.	, to me known, who, being by me first duly D SERVICES of MAUREPAS PIPELINE , ed on behalf of said limited liability company he/she acknowledged this instrument to be the
LYNNISA DUNN Notary Public State of Oklahoma Commission # 12004014 My Commission Expires Apr 24, 2016	Notary Public (typed or printed name) Notary ID No. My Commission Expires:



DATE: 06-29-15 JOB#: 13790

FILENAME: LA-SC-319.01.DWG

SHEET 1 OF 1

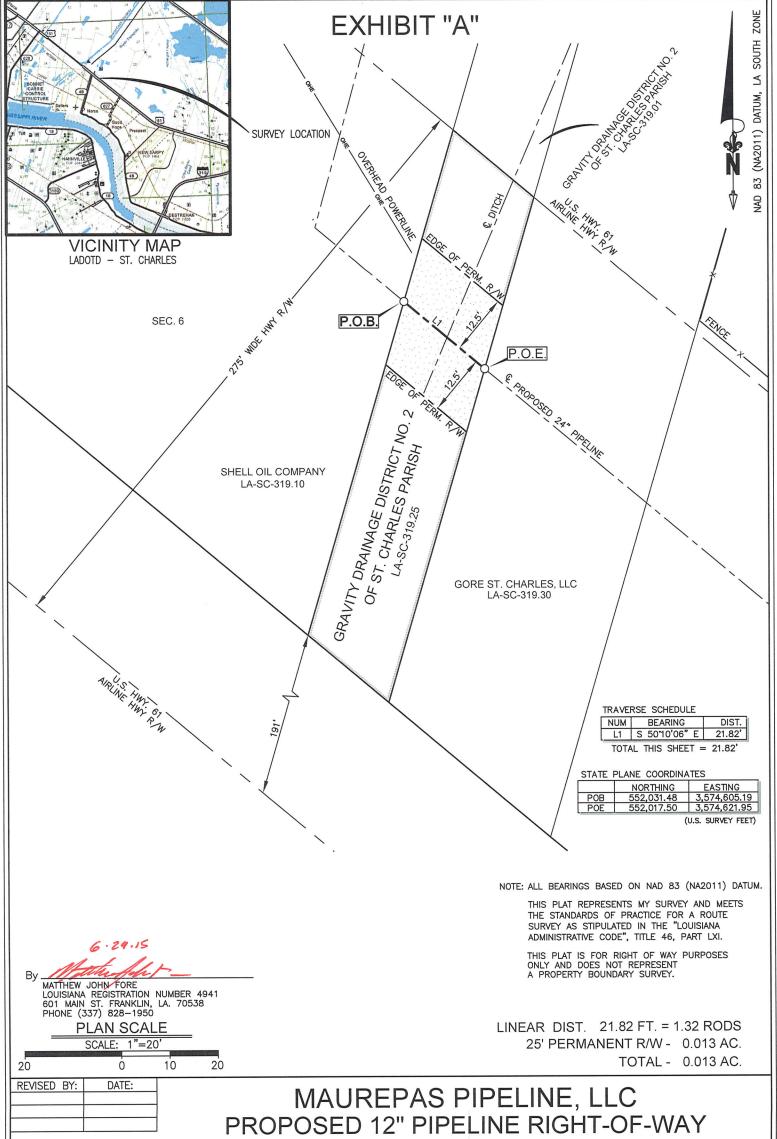
PROPOSED 6" PIPELINE RIGHT-OF-WAY

ACROSS THE PROPERTY OF GRAVITY DRAINAGE DISTRICT No. 2 OF ST. CHARLES PARISH

> LA-SC-319.01 **SECTION 21, T12S-R08E**

ST. CHARLES PARISH, LOUISIANA SOUTHEASTERN LAND DISTRICT (E. OF RIVER)

PREPARED BY: MILLER ENGINEERS & ASSOCIATES, INC. FRANKLIN, LOUISIANA 337-828-1950



06-29-15 JOB#: 13790

FILENAME: LA-SC-319.25.DWG

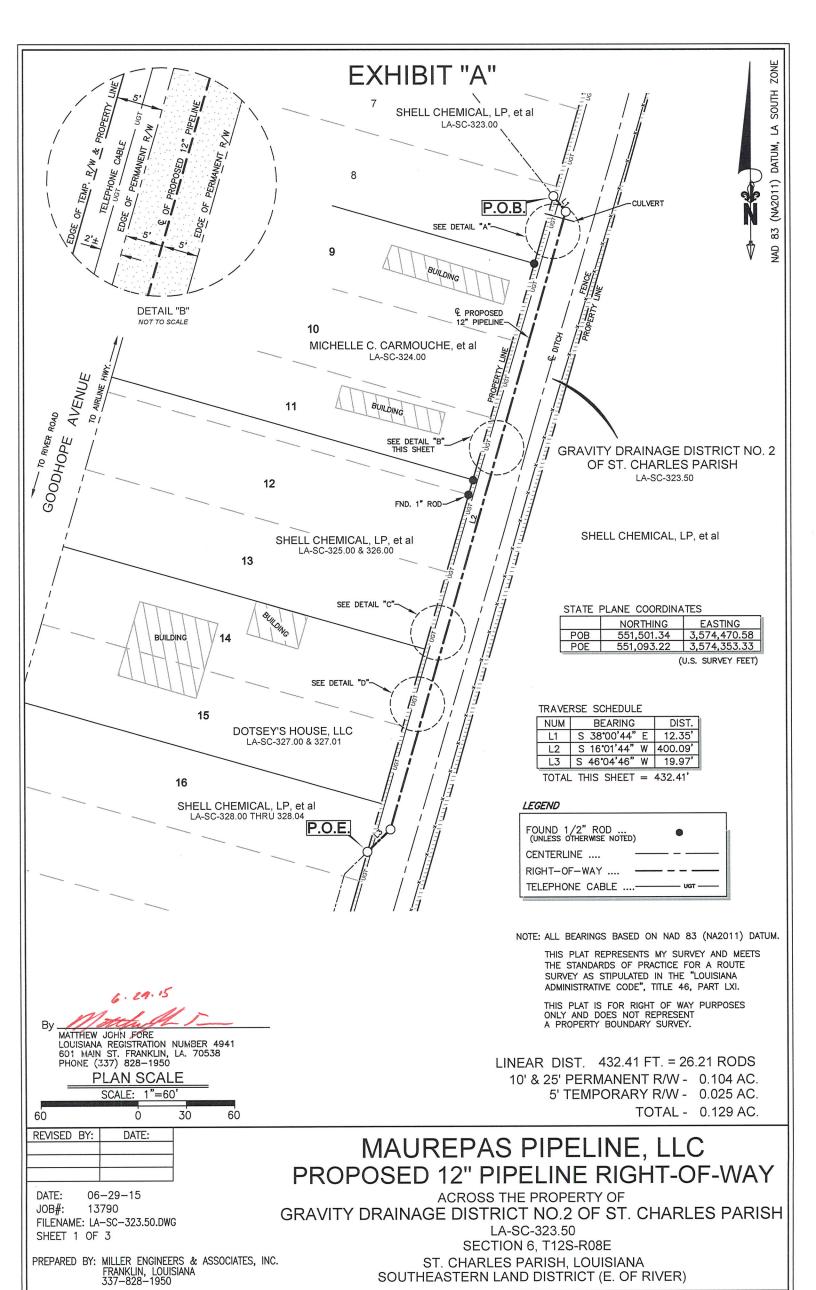
SHEET 1 OF 1

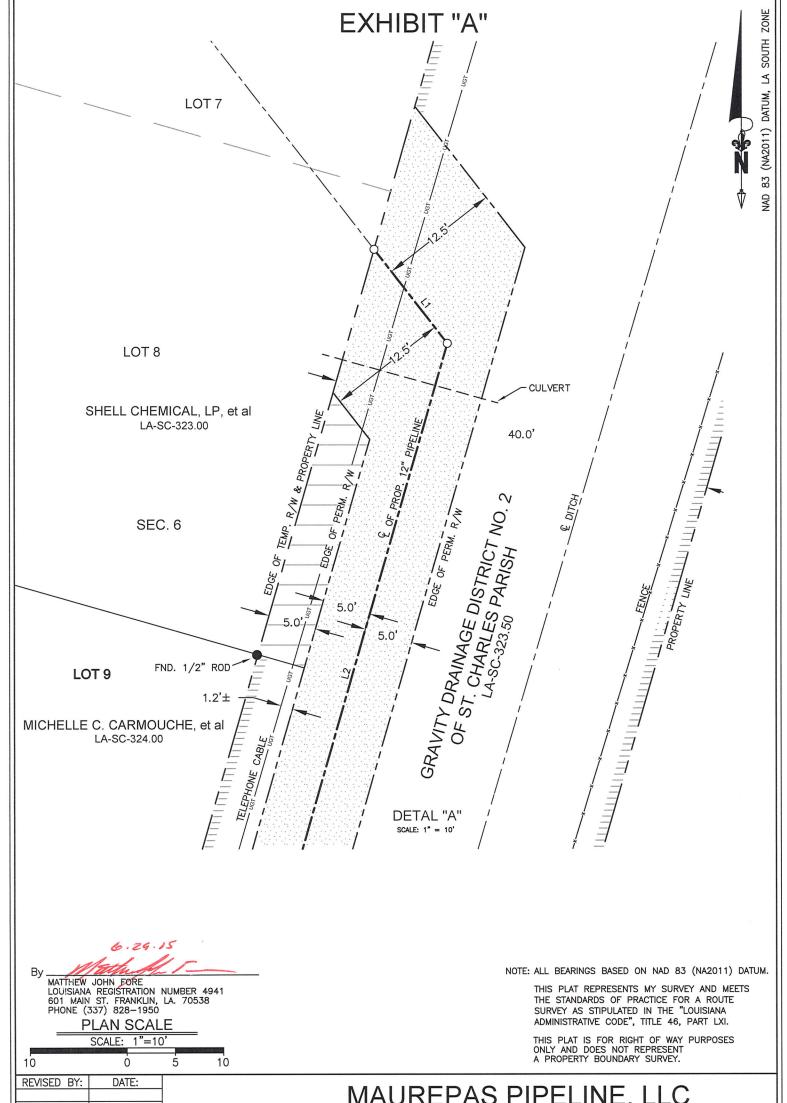
ACROSS THE PROPERTY OF GRAVITY DRAINAGE DISTRICT NO. 2 OF ST CHARLES PARISH

> LA-SC-319.25 **SECTION 06, T12S-R08E**

ST. CHARLES PARISH, LOUISIANA SOUTHEASTERN LAND DISTRICT (E. OF RIVER)

PREPARED BY: MILLER ENGINEERS & ASSOCIATES, INC. FRANKLIN, LOUISIANA 337-828-1950





MAUREPAS PIPELINE, LLC PROPOSED 12" PIPELINE RIGHT-OF-WAY

ACROSS THE PROPERTY OF GRAVITY DRAINAGE DISTRICT NO.2 OF ST. CHARLES PARISH

LA-SC-323.50 SECTION 6, T12S-R08E

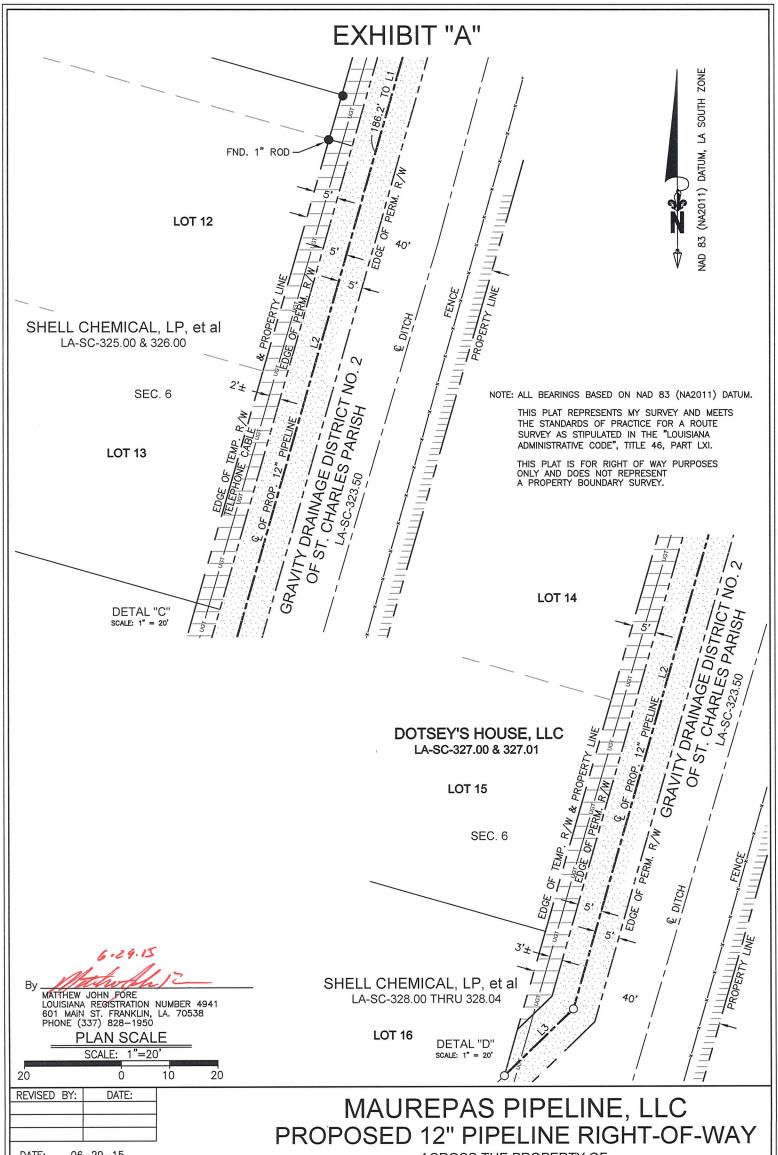
ST. CHARLES PARISH, LOUISIANA SOUTHEASTERN LAND DISTRICT (E. OF RIVER)

DATE: 06-29-15 13790 JOB#:

FILENAME: LA-SC-323.50.DWG

SHEET 2 OF 3

PREPARED BY: MILLER ENGINEERS & ASSOCIATES, INC. FRANKLIN, LOUISIANA 337-828-1950



DATE: 06-29-15 13790 JOB#:

FILENAME: LA-SC-323.50.DWG SHEET 3 OF 3

PREPARED BY: MILLER ENGINEERS & ASSOCIATES, INC. FRANKLIN, LOUISIANA 337-828-1950

ACROSS THE PROPERTY OF GRAVITY DRAINAGE DISTRICT NO.2 OF ST. CHARLES PARISH

LA-SC-323.50 SECTION 6, T12S-R08E

ST. CHARLES PARISH, LOUISIANA SOUTHEASTERN LAND DISTRICT (E. OF RIVER)

