

Table of Contents

Introduction and Definitions	3
Definitions	3
Grant of Mineral Rights	3
Property Description	4
Rights Granted	4
Minerals Included	4
Lease Term and Renewal Conditions	4
Lease Term	5
Renewal	5
Subsequent Term	5
Renewal Conditions	5
Payment Terms and Royalty Structure	5
Bonus Payment	5
Delay Rental Payments	5
Royalty Payments	6
Minimum Royalty	6
Lessee Obligations and Operational Provisions	6
Operational Standards	6
Surface Usage	7
Reporting Requirements	7
Environmental and Safety Compliance	7
Environmental Protection and Remediation	7
Safety Standards	8
Permits and Approvals	8
Assignment and Transfer of Rights	8
Transfer Restrictions	8
Required Approvals	8
Notification	8
Defaults, Remedies, and Termination	9
Default	9
Remedies	9
Termination	9
Dispute Resolution and Governing Law	9



Dispute Resolution	9
Governing Law	10
Miscellaneous Provisions	10
Force Majeure	10
Indemnification	10
Confidentiality	10
Notices	11
Waiver	11
Entire Agreement	11
Governing Law	11
Signatures and Execution	11
Execution	11
Signatures	12
Acknowledgment	12



Introduction and Definitions

This Mineral Rights Agreement (the "Agreement") is made and entered into as of August 9, 2025, by and between DocuPal Demo, LLC, a company organized and existing under the laws of United States, with an address at 23 Main St, Anytown, CA 90210 ("Lessor"), and Acme, Inc, a business organized and existing under the laws of United States, with an address at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA ("Lessee").

Definitions

For purposes of this Agreement, the following terms shall have the meanings set forth below:

- **Grant:** Refers to the rights and privileges granted by Lessor to Lessee under this Agreement, including but not limited to the right to explore, develop, and produce oil, gas, and other hydrocarbons from the Mineral Rights.
- **Mineral Rights:** The rights owned or controlled by Lessor to explore for, develop, and produce oil, gas, and other hydrocarbons and associated minerals from the property described.
- **Production:** The extraction and severance of oil, gas, and other hydrocarbons from the Mineral Rights, and all activities directly related thereto.
- **Royalty:** The compensation paid to Lessor by Lessee for the Production of oil, gas, and other hydrocarbons from the Mineral Rights, as calculated and paid according to the terms in this agreement.
- **Term:** The period for which this Agreement shall remain in effect, as specified in the agreement, including the primary term and any extensions thereof.

Grant of Mineral Rights

DocuPal Demo, LLC ("Grantor"), for good and valuable consideration, grants to ACME-1 ("Grantee") a non-exclusive right to explore for, develop, and produce oil, gas, and other hydrocarbons from the property described below (the "Property").



Property Description

The Property subject to this Mineral Rights Agreement is located in the County of Example, State of Example, and is more particularly described as follows:

Township 2 South, Range 3 East, Section 10, containing 640 acres, more or less.

Rights Granted

This Mineral Rights Agreement grants to ACME-1 the following rights, but not limited to:

- The right to conduct geological and geophysical surveys on the Property.
- The right to drill wells for the exploration and production of oil, gas, and other hydrocarbons.
- The right to construct and maintain all necessary facilities and equipment on the Property. This includes pipelines, storage tanks, and processing units, subject to all applicable laws and regulations.
- The right to extract, remove, and sell oil, gas, and other hydrocarbons produced from the Property.

Minerals Included

The minerals included in this grant are:

- Oil
- Gas
- Other Hydrocarbons

This grant is non-exclusive, meaning DocuPal Demo, LLC reserves the right to grant similar rights to other parties. ACME-1's operations must not unreasonably interfere with the operations of any other party granted rights by DocuPal Demo, LLC.

Lease Term and Renewal Conditions

Lease Term

The initial term of this Mineral Rights Agreement will be five (5) years. This term begins on the Effective Date of this agreement.



Renewal

Subsequent Term

Following the initial term, ACME-1 has the option to renew this agreement for a subsequent term of five (5) years.

Renewal Conditions

This option to renew is contingent upon ACME-1's continued production of minerals in paying quantities from the property. Should production cease to be in paying quantities at any point during the initial term, the renewal option will be void. "Paying quantities" means that income exceeds operational expenses.

Payment Terms and Royalty Structure

DocuPal Demo, LLC will receive payments from ACME-1 according to the following structure. These payments include an initial bonus, annual delay rentals, and ongoing royalties based on production.

Bonus Payment

Upon the full execution of this Mineral Rights Agreement, ACME-1 will pay DocuPal Demo, LLC a one-time bonus payment. This payment serves as consideration for granting ACME-1 the rights outlined in this agreement. The amount of this bonus will be \$[Amount].

Delay Rental Payments

ACME-1 will make annual delay rental payments to DocuPal Demo, LLC. These payments will be made each year on or before the anniversary date of this agreement. Delay rental payments compensate DocuPal Demo, LLC for deferring development and production activities. The annual delay rental payment will be \$[Amount].



Royalty Payments

DocuPal Demo, LLC will receive ongoing royalty payments based on the production of oil, gas, and other hydrocarbons from the property. The royalty will be calculated as one-eighth (1/8th) of the market value of the produced minerals. The market value will be determined at the wellhead. Royalty payments will be made by ACME-1 to DocuPal Demo, LLC on a monthly basis. Payments will be remitted no later than the last day of the month following the month of production.

Minimum Royalty

DocuPal Demo, LLC will receive a minimum annual royalty payment. This minimum royalty ensures that DocuPal Demo, LLC receives a baseline level of compensation, regardless of production levels. The minimum annual royalty is set at five dollars (\$5.00) per acre. If the calculated royalty based on production is less than the minimum annual royalty, ACME-1 will pay the difference to DocuPal Demo, LLC.

Lessee Obligations and Operational Provisions

ACME-1, as Lessee, undertakes specific obligations to ensure responsible and compliant operations. These obligations encompass operational standards, surface property usage, and reporting requirements.

Operational Standards

ACME-1 will conduct all exploration, development, and production activities according to industry best practices. This includes maintaining equipment, employing qualified personnel, and implementing safety protocols. All operations must comply with all applicable federal, state, and local laws and regulations.

Surface Usage

ACME-1's surface usage is restricted to a maximum of five (5) acres of the property. ACME-1 shall consult with DocuPal Demo, LLC regarding the location of well sites, access roads, and other surface facilities to minimize disruption to the property.



ACME-1 is responsible for restoring the surface area to its original condition, as reasonably as possible, upon completion of operations.

Reporting Requirements

ACME-1 will provide DocuPal Demo, LLC with regular reports to keep them informed of activities. These reports include:

- **Monthly Production Reports:** These reports will detail the volume of oil, gas, and other hydrocarbons produced from the property each month.
- **Annual Reserve Reports:** ACME-1 will submit an annual report estimating the remaining reserves on the property.

DocuPal Demo, LLC must receive these reports no later than thirty (30) days following the end of the reported period. ACME-1 is responsible for promptly notifying DocuPal Demo, LLC of any accidents, spills, or other incidents that may occur on the property.

Environmental and Safety Compliance

ACME-1, as Lessee, must comply with all applicable federal, state, and local environmental laws and regulations during all operations under this Agreement. This includes, but is not limited to, regulations concerning air quality, water quality, waste disposal, and the protection of natural resources.

Environmental Protection and Remediation

ACME-1 is responsible for taking all necessary precautions to prevent environmental damage, including spills, leaks, and pollution. In the event of any environmental damage, ACME-1 will be solely responsible for all remediation efforts and costs, bringing the affected area back to its original condition, as much as reasonably possible.

Safety Standards

All operations conducted by ACME-1 under this Agreement must adhere to Occupational Safety and Health Administration (OSHA) standards and any other applicable safety regulations. ACME-1 will implement and maintain comprehensive



safety protocols to protect the health and safety of its employees, contractors, and the public.

Permits and Approvals

ACME-1 is responsible for obtaining and maintaining all necessary environmental permits and approvals required for its operations, including drilling permits, discharge permits, and waste disposal permits. ACME-1 will provide Docupal Demo, LLC with copies of all such permits upon request.

Assignment and Transfer of Rights

Transfer Restrictions

ACME-1's rights and obligations under this Mineral Rights Agreement may be assigned or transferred. However, such assignment or transfer is not permitted without Docupal Demo, LLC's prior written consent.

Required Approvals

ACME-1 must obtain written approval from Docupal Demo, LLC before any assignment or transfer of rights can take effect.

Notification

ACME-1 must provide Docupal Demo, LLC with written notice of any intended assignment or transfer. This notice should include all relevant details regarding the proposed assignee or transferee.

Defaults, Remedies, and Termination

Default

A default occurs under this Mineral Rights Agreement if either party fails to meet its obligations. For DocuPal Demo, LLC, a default includes failure to provide access to the property as agreed. For ACME-1, defaults include failure to pay royalties when



due or failure to conduct operations in a workmanlike manner, consistent with industry standards.

Remedies

Upon a default, the non-defaulting party may seek remedies. These remedies include specific performance, which compels the defaulting party to fulfill its obligations under this agreement. The non-defaulting party may also seek monetary damages to compensate for losses resulting from the breach. All remedies are cumulative and may be pursued individually or concurrently.

Termination

This Mineral Rights Agreement may be terminated under specific circumstances. Both DocuPal Demo, LLC, and ACME-1 may terminate the agreement by mutual written consent. Additionally, either party may terminate the agreement if the other party commits a material breach of its obligations and fails to cure such breach within thirty (30) days after receiving written notice of the breach. Termination does not relieve either party of obligations that accrued before the termination date.

Dispute Resolution and Governing Law

Dispute Resolution

Any dispute arising from or relating to this Mineral Rights Agreement, Docupal Demo, LLC and ACME-1 will first attempt to resolve the matter through good-faith mediation. If mediation fails to produce a resolution within sixty (60) days, the parties agree to submit the dispute to binding arbitration. The arbitration shall be conducted in accordance with the rules of the American Arbitration Association. The arbitration proceedings will occur in Anytown, California, unless both parties agree to a different location. The arbitrator's decision shall be final and binding on both Docupal Demo, LLC and ACME-1. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction.



Governing Law

This Mineral Rights Agreement shall be governed by and construed in accordance with the laws of the State of Example, without regard to its conflict of laws principles. Both Docupal Demo, LLC and ACME-1 consent to the exclusive jurisdiction of the state and federal courts located within the State of Example for any legal action or proceeding arising out of or relating to this agreement that is not subject to arbitration.

Miscellaneous Provisions

Force Majeure

Neither party shall be liable for any failure to perform its obligations under this Agreement if such failure is caused by circumstances beyond its reasonable control. This includes acts of God, war, terrorism, civil unrest, labor disputes, or governmental regulations. The affected party must promptly notify the other party of the force majeure event and make reasonable efforts to mitigate its effects.

Indemnification

ACME-1 agrees to indemnify, defend, and hold harmless DocuPal Demo, LLC, its officers, directors, employees, and agents from and against any and all claims, losses, liabilities, damages, costs, and expenses (including reasonable attorney's fees) arising out of or relating to ACME-1's operations under this Agreement. This includes, but is not limited to, environmental damage, personal injury, or property damage.

Confidentiality

All information exchanged between the parties relating to this Agreement, including geological data, production information, and financial terms, shall be considered confidential. Neither party shall disclose such information to any third party without the prior written consent of the other party, except as required by law or regulation.



Notices

All notices and other communications required or permitted under this Agreement must be in writing and delivered by certified mail, return receipt requested, to the addresses set forth in the introductory paragraph of this Agreement. Notices shall be deemed effective upon receipt.

Waiver

No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom the waiver is sought to be enforced. No failure or delay by either party in exercising any right or remedy under this Agreement shall operate as a waiver of such right or remedy.

Entire Agreement

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous communications and proposals, whether oral or written.

Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflict of laws principles.

Signatures and Execution

Execution

This Mineral Rights Agreement is effective as of the last date of signing below.

Signatures

DocuPal Demo, LLC

Signature:	
Name:	John Smith



Title:	
Date:	

Acme, Inc

Signature:	
Name:	Jane Doe
Title:	
Date:	

Acknowledgment

This agreement requires a notary public acknowledgment to be valid. Please ensure both parties have their signatures notarized, providing verification of identity and consent to this Mineral Rights Agreement. Notarization confirms that the signatures are genuine and were made willingly.

