



I-2025-007703 Book 2791 Pg 189
09/16/2025 8:07am Pg 0189-0193
Fee: \$26.00 Doc: \$0.00
Hope Trammell - Pittsburg County Clerk
State of OK JK

RETURN AFTER RECORDING TO:

Chicago Title Oklahoma
Attn.: Kevin O'Shields
210 Park Avenue, Suite 210
Oklahoma City, OK 73102

Chicago Title Oklahoma
210 Park Ave, Ste 210
Oklahoma Tower
Oklahoma City, OK 73102
File #: 710702461053

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MEMORANDUM OF OPTION AGREEMENT
(Pittsburg County)

THIS MEMORANDUM OF OPTION AGREEMENT ("Memorandum") is executed effective August 28, 2025, by and between PAKE McENTIRE, an individual, and ARTEMIS COMMERCIAL GROUP, LLC, an Oklahoma limited liability company (collectively, "Assignor"), whose notice address is Attn.: Shannon Wells, Artemis Commercial Group, LLC, 3013 NW 160th Street, Edmond, OK 73013, Email: Shannon@acgooo.com; and BLACK MOUNTAIN ENERGY STORAGE II, LLC, a Texas limited liability company (herein "Assignee"), whose notice address is Attn.: 425 Houston Street, Suite 400, Fort Worth, TX 76102.

R E C I T A L S :

- A. Contemporaneously with the execution hereof, ASSIGNOR and ASSIGNEE have entered into that certain Option Agreement (the "Option Agreement") relating to Assignee's right to acquire the ASSIGNOR'S rights as contract purchaser pursuant to a December 6, 2024 Purchase and Sale Agreement (the "Purchase Contract") between ASSIGNOR and William Dewayne Drake ("Seller") relating to the real property described on Exhibit A hereto (the "Property").
- B. This Memorandum is being executed and recorded to place of record certain information relating to the Option Agreement.

A G R E E M E N T :

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ASSIGNOR and ASSIGNEE agree as follows:

1. ASSIGNOR and ASSIGNEE acknowledge that the Option Agreement has been executed contemporaneously herewith and that it covers the Property. ASSIGNOR and ASSIGNEE place this

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Memorandum of record in the real property records of the Pittsburg County Clerk to place third parties on notice of the following terms of the Repurchase Option:

- a. The Option Agreement is effective as of its execution.
- b. The option embodied in the Option Agreement will be exercisable by ASSIGNEE no later than March 1, 2026 under the terms of that Option Agreement.
- c. In the event that ASSIGNEE fails to exercise its option prior to the Option Expiration Date, as defined in Section 1.1 of the Option Agreement, ASSIGNEE agrees to promptly execute and record a release of this Memorandum in the real property records of Pittsburg County, Oklahoma.

Executed and delivered as of the date first above written.

[Executions appear on following page]

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Signature Page to
MEMORANDUM OF OPTION AGREEMENT
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ASSIGNEE:

PAKE McENTIRE
PAKE McENTIRE

ARTEMIS COMMERICAL GROUP, LLC,
an Oklahoma limited liability company

By:

Shannon Wells
Name: Shannon Wells

Title: President

STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

Acknowledged before me this 15 day of September, 2025 by **PAKE MCENTIRE** and by Shannon Wells, President on behalf of **ARTEMIS COMMERICAL GROUP, LLC**, an Oklahoma limited liability company.

[Signature]

Notary Public

[SEAL]



My Commission Number: _____

My Commission Expires: _____

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Signature Page to
MEMORANDUM OF OPTION AGREEMENT
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ASSIGNOR:

BLACK MOUNTAIN ENERGY STORAGE II, LLC,
a Texas limited liability company

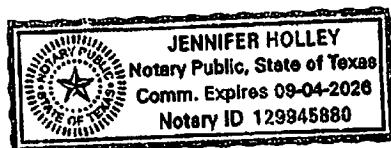
By: [Signature]
Printed Name: Rhett Bennett
Title: CEO

STATE OF TEXAS)
COUNTY OF Tarrant)

Acknowledged before me this 28th day of August, 2025 by Rhett Bennett, as
CEO on behalf of **BLACK MOUNTAIN ENERGY STORAGE II, LLC**, a Texas limited
liability company

[Signature]
Notary Public

[SEAL]



My Commission Number: 129945880
My Commission Expires: 09-04-2026

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

A tract in the North Half (N/2) of Section Thirty-four (34), Township Three (3) North, Range Thirteen (13) East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, more particularly described as follows:

COMMENCING at the Northwest Corner of Section Thirty-four (34);

Thence **South 1320.00 feet** along the West Line of Section Thirty-four (34) to the Southwest Corner of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4);

Thence **East along the South Line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) a distance of 465.04 feet**, more or less, to the East Right-of-Way Line of the County Gravel Road for a **TRUE POINT OF BEGINNING**;

Thence **N39°13'01"E** along the Easterly Right-of-Way Line of the Road a distance of **1342.92 feet**;

Thence **N89°59'03"E** a distance of **1843.99 feet** to the Westerly Right-of-Way Line of the MK & T Railroad;

Thence **S29°33'58"W** a distance of **2713.90 feet** to a Point on the South Line of the Northwest Quarter (NW/4);

Thence **West along the South Line of the Northwest Quarter (NW/4) a distance of 1207.13 feet**, more or less, to the Southwest Corner of the East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4);

Thence **North a distance of 1320.00 feet** along the West Line of the East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4);

Thence **West along the South Line of the West Half of the Northwest Quarter of the Northwest Quarter (W/2 NW/4 NW/4) a distance of 143.88 feet** to the **POINT OF BEGINNING**.