

RECEIVED

DEC 27 1990

Minerals Management Service  
Leasing & Environment

**THIRD AMENDMENT TO DEED OF TRUST  
SECURITY AGREEMENT, ASSIGNMENT OF SECURITY  
INTERESTS AND LIENS, ASSIGNMENT OF PRODUCTION  
AND FINANCING STATEMENT**

This Third Amendment to Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement ("Amendment") is entered into effective as of the 1st day of September, 1990, by and between WALTER OIL & GAS CORPORATION, a Texas corporation ("Debtor") and CITIBANK, N.A. ("Secured Party").

Debtor has heretofore executed a Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement dated December 12, 1988 (the "Original Deed of Trust"), amended by (i) a First Amendment to Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement dated April 1, 1990 (the "First Amendment"), and a (ii) Second Amendment to Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement dated July 20, 1990 (the "Second Amendment"), each filed of record in (a) the counties and records in the State of Texas, and (b) the Minerals Management Service lease files in Metairie, Louisiana, and (c) with the General Land Office of the State of Texas, all as more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (collectively, and as amended, the "Deed of Trust").

Debtor and Secured Party now desire to amend and supplement the Deed of Trust so as to amend the Obligations secured thereby and to cover and include additional properties located offshore Brazoria, Chambers and/or Galveston County, Texas. All capitalized terms used herein shall have the same meaning as in the Deed of Trust, unless otherwise defined herein.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Debtor and Secured Party do hereby agree as follows:

1.1 Article I, Section 1.7(a).

Article I, Section 1.7(a) of the Deed of Trust is hereby amended in its entirety to read as follows:

- (a) All obligations of Debtor to Secured Party pursuant to the terms and conditions of that certain Credit Agreement dated December 12, 1988 between Debtor and Secured Party, as amended from time to time (the "Credit Agreement"), including, but not limited to (i) all obligations under that certain Promissory Note dated December 12, 1988 in the original principal amount of \$9,000,000.00 executed by Debtor, payable to the order of Secured Party, and any note given in substitution, replacement, amendment, renewal or extension thereof, including, but not limited to (x) that certain Promissory Note dated April 12, 1990, in the original principal amount of \$10,150,000.00 executed by Debtor payable to the order of Secured Party, (y) that certain Promissory Note dated as of April 12, 1990, in the original principal amount of \$13,200,000.00 executed by Debtor payable to the order of Secured Party, and (z) that certain Promissory Note dated as of September 1, 1990, in the original principal amount of \$13,200,000.00 which Note is due and payable in full on or before September 1, 1993 and (ii) all other "Obligations" as defined in the Credit Agreement;

**1.2 Exhibit "A".**

Exhibit "A" to the Deed of Trust is hereby amended to include all of the properties, contracts and other information contained in Exhibit "B" attached hereto and incorporated herein for all purposes (the "Additional Properties"). Each and every reference to Contracts and/or Oil and Gas Property or Properties in the Deed of Trust shall include and incorporate the Additional Properties to the full extent as if said properties were described in full on Exhibit "A" as attached to the Deed of Trust.

**2.1 Conveyance and Grant of Lien.**

In consideration of the advance or extension by Secured Party to Debtor of the funds or credit constituting the Obligations, and in further consideration of the mutual covenants contained herein and in the Deed of Trust, Debtor by this instrument grants, sells and conveys unto Trustee for the benefit of Secured Party the Additional

Properties, to the extent such Additional Properties constitutes Realty Collateral and Fixture Collateral.

TO HAVE AND TO HOLD the Additional Properties unto the Trustee and his successors or substitutes in this Trust and his and their assigns in accordance with the terms of the Deed of Trust, together with all and singular the rights and appurtenances thereto in any wise belonging, to secure payment of the Obligations and the performance of the covenants of Debtor contained in this instrument and the Deed of Trust. Debtor does hereby bind itself, its successors and permitted assigns to warrant and forever defend all and singular the Additional Properties unto the Trustee and his successors or substitutes in this Trust, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

**2.2 Security Interest.**

For the same consideration and to further secure the Obligations, Debtor hereby grants to Secured Party a security interest in and to the Additional Properties to the extent such Additional Properties constitute Personalty Collateral and Fixture Collateral.

**2.3 Assignment of Liens and Security Interests.**

For the same consideration and to further secure the Obligations, Debtor, to the extent it has the power to do so, hereby assigns and conveys to Secured Party the security interests held by Debtor arising under Section 9.319(a) of the Texas Business & Commerce Code and the liens granted to Debtor pursuant to Section 9.319(d) attributable to the interest of Debtor in the Hydrocarbons constituting part of the Additional Properties.

**2.4 Interest Not Covered.**

It is not the intention of the Deed of Trust nor this Amendment to cover or to include hereunder or thereunder, any interest in the Additional Properties other than the undivided percentage interest of Debtor identified as the "Mortgaged Interest" in Exhibit "B" in and to the Additional Properties, plus any and all interests the Debtor may hereafter acquire in and to the Additional Properties mortgaged hereunder; and it is expressly agreed that any third party whose interests are identified in Exhibit "B" as "Third Party Interests",

whether such interests have heretofore been assigned, delivered or recorded shall not be subject to this instrument, the liens and security interests created hereby, nor shall any further action be required by Debtor or Secured Party to evidence such fact; and Secured Party hereby releases all such "Third Party Interests" from the lien and security interests evidenced hereby, provided that, should Debtor hereafter acquire any such "Third Party Interests" then, but at no time prior, such interest shall be subject hereto.

### 3.1 Assignment of Production.

(a) Debtor, in order to further secure the Obligations effective as of the date hereof at 7:00 a.m. local time at the location of each of the respective Additional Properties, has assigned, transferred, conveyed and delivered and does hereby assign, transfer, convey and deliver unto Secured Party, all of Debtor's interest, now owned or hereafter acquired, in and to all of the Hydrocarbons (or the proceeds therefrom) attributable to the Additional Properties, the same to be delivered into pipelines connected to the Additional Properties, or to any other purchaser thereof to the credit of the Secured Party.

(b) All parties producing, purchasing, taking, possessing, processing or receiving any production from the Additional Properties, or having in their possession any such production or the proceeds of runs for which they or others are accountable to Secured Party by virtue of the provisions of this Article 3.1, are authorized and directed by the Debtor to treat and regard Secured Party as the assignee and transferee of Debtor and entitled in its place and stead to receive all of Debtor's interest, now owned or hereafter acquired, in and to the Hydrocarbons attributable to the Additional Properties and the proceeds thereof.

(c) Debtor directs and instructs each purchaser of production from the Additional Properties to pay to Secured Party all of the proceeds of all of Debtor's interest, now owned or hereafter acquired, in and to the Hydrocarbons attributable to the Additional Properties until such time as such purchaser has been furnished evidence that all of the Obligations have been paid and that the lien evidenced hereby has been released. Debtor authorizes Secured Party to receive and collect all sums

of money derived from the proceeds of all of Debtor's interest, now owned or hereafter acquired, in and to the Hydrocarbons attributable to the Additional Properties, and no purchaser of any production from the Additional Properties shall have any responsibility for the application of any funds paid to Secured Party.

(d) Secured Party may endorse and cash any and all checks and drafts payable to the order of Debtor or Secured Party for the account of Debtor, received from or in connection with the proceeds of the Hydrocarbons affected hereby, and the same may be applied as provided herein. Secured Party may execute any transfer or division orders in the name of Debtor or otherwise, with reasonable and customary warranties and indemnities binding on Debtor; provided that Secured Party shall not be held liable to Debtor for, nor be required to verify the accuracy of, Debtor's interests as represented therein.

(e) Secured Party shall have the right at Secured Party's election and in the name of Debtor, or otherwise, to prosecute and defend any and all actions or legal proceedings deemed advisable by Secured Party in order to collect such funds and to protect the interests of Secured Party and/or Debtor, with all costs, expenses and attorneys fees incurred in connection therewith being paid by Debtor. In addition, should any purchaser taking production from the Additional Properties fail to pay promptly to Secured Party in accordance with this Article and the Deed of Trust, Secured Party shall have the right to demand a change of connection and to designate another purchaser with whom a new connection may be made without any liability on the part of Secured Party in making such election, so long as ordinary care is used in the making thereof.

(f) The foregoing provisions of this Section 3.1 shall constitute an absolute and present assignment of all Debtor's interest in the Hydrocarbons attributable to the Additional Properties. Secured Party, however, grants to Debtor a conditional license to receive and sell such Hydrocarbons, and the proceeds therefrom, and to use the same until the occurrence of an Event of Default at which time such conditional license shall automatically terminate. The existence or exercise of the conditional license shall not operate to subordinate the assignment contained in this Section 3.1, in whole

or in part, to any subsequent assignment by Debtor permitted hereunder or under the Deed of Trust, and any such subsequent assignment by Debtor shall be subject to the rights of Secured Party hereunder.

4. Incorporation.

All other terms and conditions of the Deed of Trust are incorporated herein to the full extent and as if stated herein in full and shall be applied to and applicable to the Additional Properties to the full extent as if the Additional Properties were described in full on Exhibit "A" attached thereto. Secured Party shall have all the rights and remedies with regard to the Additional Properties as set forth in the Deed of Trust with regard to all other Collateral described therein and herein, including the right to nonjudicial foreclosure in accordance with and pursuant to the terms and conditions of Section 51.002 of the Texas Property Code.

5. Ratification.

Debtor does hereby ratify and affirm the Deed of Trust, all terms and conditions contained therein, and all the rights, privileges, and liens of Secured Party pursuant to the terms and conditions of the Deed of Trust, as amended and supplemented hereby, and does hereby reaffirm and restate the security interest and grant and conveyance in trust of the property mortgaged thereunder, as amended and supplemented hereby.

**DEBTOR:**

**WALTER OIL & GAS CORPORATION**

By: J.C. Walter, III  
Name: J.C. Walter, III  
Title: President

**SECURED PARTY:**

**CITIBANK, N.A.**

By: Lydon  
Name: JAMES P. LYDON  
Title: Vice President

**(Signature Page to Third Amendment to Deed of Trust  
Security Agreement, Assignment of Security Interests  
and Liens, Assignment of Production and Financing Statements)**

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on Dec. 10,  
1990 by J.C. Walker, III, President  
of Walter Oil & Gas Corporation, a Texas corporation, on  
behalf of said corporation.



Diane L. Bailey  
Notary Public in and for the  
State of Texas  
Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

THE STATE OF NEW YORK §  
§  
COUNTY OF NEW YORK §

This instrument was acknowledged before me on DEC 14,  
1990 by JAMES P. LYDON, VICE PRESIDENT  
of Citibank, N.A., a national banking association, on behalf  
of said association.

Mary Taylor  
Notary Public in and for the  
State of Texas  
Printed Name: MARY TAYLOR

My Commission Expires: 3-6-91

LA:DPK/16951/2012  
08460017.A)

MARY TAYLOR  
Notary Public, State of New York  
No. 41-4847988  
Qualified in Queens County  
Certificate filed in New York County  
Commission Expires March 6, 1991



**EXHIBIT "A"**

**Original Deed of Trust**

1. **State of Texas**

<b><u>County</u></b>	<b><u>Date Filed</u></b>	<b><u>File No.</u></b>	<b><u>Recordation</u></b>
Aransas	12/15/88	164703	Image No. 95509
Brazoria	12/15/88	38567	Vol. 622, P. 788 Official Records
Calhoun	12/15/88	13658	Vol. 25, P. 923 Official Records
Chambers	12/15/88	5237-B	Vol. 65, P. 289 Official Records
Galveston	12/15/88	8843565	Film Code No. 006-20-1935
Matagorda	12/15/88	7851	Vol. 207, P. 199 Official Records

2. **Minerals Management Service:**

OC 137  
OC 4138  
OCS 4259  
OCS-G 4721  
OCS-G 6055  
OCS-G 8132  
OCS-G 9047

3. **General Land Office, State of Texas:**

Under State Lease Nos: M-90571  
M-92454

**First Amendment**

1. **State of Texas**

<b><u>County</u></b>	<b><u>Date Filed</u></b>	<b><u>File No.</u></b>	<b><u>Recorded</u></b>
Aransas	4/15/90	172212	Image No. 121190 Real Property Records
Brazoria	4/18/90	10018	V. 90778, P. 487 Official Records
Calhoun	4/18/90	18446	V.45, P.666 Official Records
Chambers	4/18/90	1545-B	Film Code No. 90-109-334
Galveston	4/23/90	9012290	Film Code No. 006-93-2075
Matagorda	4/19/90	2295	V. 253, P. 561 Official Records

2. **Minerals Management Service:**

OCS-G 4137  
OCS-G 4138  
OCS-G 4259  
OCS-G 4721  
OCS-G 6055  
OCS-G 8132  
OCS-G 9047

**Second Amendment**

1. **State of Texas**

<b><u>County</u></b>	<b><u>Date Filed</u></b>	<b><u>File No.</u></b>	<b><u>Recorded</u></b>
Aransas	8/06/90	173864	Image No. 126751 Real Property Records
Brazoria	8/03/90	21605	V. 90815, P. 563 Official Records
Calhoun	8/03/90	19469	V. 49, P. 998 Official Records
Chambers	8/03/90	3036-B	Film Code No. 90-118-212
Galveston	8/03/90	9025107	Film Code No. 007-11-0099
Matagorda	8/03/90	4616	V. 262, P. 44 Official Records

2. **Minerals Management Service:**

OCS-G 4137  
OCS-G 4138  
OCS-G 4259  
OCS-G 4721  
OCS-G 6055  
OCS-G 8132  
OCS-G 9047

# EXHIBIT B

## GALVESTON 319 PROSPECT

Lease: Oil and Gas Lease of Submerged Lands bearing Serial No. OCS-G 11315 dated as of November 1, 1989, between the United States of America, as Lessor, and Walter Oil & Gas Corporation, as Lessee, covering all of Block 319, Galveston Area, OCS Leasing Map, Texas Map No. 6, containing approximately 5,760.00 acres.

Limitations: None.

### Contract List:

- (a) The Lease.
- (b) Assignment of Overriding Royalty Interest made effective as of November 2, 1989, from Walter Oil & Gas Corporation, as Assignor, in favor of Robert D. Jolly, David A. Pustka, and Rodney L. Cottrell, as Assignees, being the conveyance of the "Walter Employees Override", as provided for in documents (c), (d), (e), and (g) herein.
- (c) Only as to those parties named in this subparagraph, that certain 1989-91 Program Agreement dated as of January 1, 1989, between Walter Oil & Gas Corporation, as Program Manager, and St. Paul Oil and Gas Corporation, as Participant.
- (d) Only as to those parties named in this subparagraph, that certain 1989 Exploration Program Agreement dated as of January 1, 1989, between Walter Oil & Gas Corporation, as Program Manager, and J. F. Howell, as Participant.
- (e) Only as to those parties named in this subparagraph, that certain 1989 Exploration Program Agreement dated as of January 1, 1989, between Walter Oil & Gas Corporation, as Program Manager, and Walter Offshore, Inc., as Participant.
- (f) Only as to those parties named in this subparagraph, that certain Development Agreement dated as of January 1, 1989, between Walter Oil & Gas Corporation and Walter Offshore, Inc.
- (g) Only as to those parties named in this subparagraph, that certain Participation Agreement dated March 6, 1990, between Walter Oil & Gas Corporation and Apache Corporation.
- (h) That certain Operating Agreement dated effective November 1, 1989 by and among Walter Oil & Gas Corporation, as Operator, and St. Paul Oil and Gas Corporation, et al, as Non-Operators.
- (i) Assignment made effective as of March 6, 1990, between Walter Oil & Gas Corporation, as Assignor, and St. Paul Oil and Gas Corporation, Apache Corporation, J. F. Howell, and Walter Offshore, Inc., as Assignees.

- (j) Only as to those parties named in this subparagraph, that certain Conveyance of Overriding Royalty Interest made effective as of March 7, 1990, from Walter Offshore, Inc., as Assignor, in favor of Leeway & Co., et al, as Assignees.

Ownership Interests:

<u>Owner</u>	<u>Working Interest (%)</u>	<u>Net Revenue Interest %</u>
<b><u>MORTGAGED INTEREST:</u></b>		
Walter Oil & Gas Corporation (1)	19.59742	15.92290
<b><u>THIRD PARTY INTERESTS:</u></b>		
Apache Corporation	23.50000	19.09375
Walter Offshore, Inc. (Exploration)	16.87500	13.71094
Walter Offshore, Inc. (1) (Development)	14.77758	12.00679
J. F. Howell	1.50000	1.21875
St. Paul Oil and Gas Corporation	23.75000	19.29687
Robert D. Jolly	-	0.69444
David A. Pustka	-	0.69445
Rodney L. Cottrell	-	0.69444
United States of America	-	16.66667
Total	<u>100.00000</u>	<u>100.00000</u>

(1) Estimated interest to be adjusted pursuant to Development Agreement effective January 1, 1989 between Walter Oil & Gas Corporation and Walter Offshore, Inc.

## HIGH ISLAND A-21 PROSPECT

Lease: Oil and Gas Lease of Submerged Lands bearing Serial No. OCS-G 11365 dated as of December 1, 1989, between the United States of America, as Lessor, and Walter Oil & Gas Corporation, as Lessee, covering all of Block A-21, High Island Area, OCS Leasing Map, Texas Map No. 7, containing approximately 5,760.00 acres.

Limitations: None.

### Contract List:

- (a) The Lease.
- (b) Assignment of Overriding Royalty Interest made effective as of December 2, 1989, from Walter Oil & Gas Corporation, as Assignor, in favor of Robert D. Jolly, David A. Pustka, Rodney L. Cottrell and James M. Dick, as Assignees, being the conveyance of the "Walter Employees Override" as provided for in documents (c), (d), (e) and (f).
- (c) Only as to the parties named in this subparagraph, that certain 1989-91 Program Agreement dated as of January 1, 1989, between Walter Oil & Gas Corporation, as Program Manager, and St. Paul Oil and Gas Corporation, as Participant.
- (d) Only as to the parties named in this subparagraph, that certain 1989 Exploration Program Agreement dated as of January 1, 1989, between Walter Oil & Gas Corporation, as Program Manager, and Zilkha Energy Company, as Participant.
- (e) Only as to the parties named in this subparagraph, that certain 1989 Exploration Program Agreement dated as of January 1, 1989, between Walter Oil & Gas Corporation, as Program Manager, and J. F. Howell, as Participant.
- (f) Only as to those parties named in this subparagraph, that certain 1989 Exploration Program Agreement dated as of January 1, 1989 between Walter Oil & Gas Corporation, as Program Manager, and Walter Offshore, Inc., as Participant.
- (g) Only as to those parties named in this subparagraph, that certain Development Agreement dated as of January 1, 1989, between Walter Oil & Gas Corporation and Walter Offshore, Inc.
- (h) Only as to those parties named in this subparagraph, that certain Operating Agreement dated August 23, 1989, executed by Walter Oil & Gas Corporation, as Operator, and St. Paul Oil and Gas Corporation, as Non-Operator.

- (i) Assignment made effective as of December 3, 1989, between Walter Oil & Gas Corporation, as Assignor, and Zilkha Energy Company, St. Paul Oil and Gas Corporation, J. F. Howell, and Walter Offshore, Inc., as Assignees.
- (j) Only as to those parties named in this subparagraph, that certain Conveyance of Overriding Royalty Interest made effective as of December 4, 1989, from Walter Offshore, Inc., in favor of Leeway & Co., et al.



**Ownership Interests:**

<u>Owner</u>	<u>Working Interest (%)</u>	<u>Net Revenue Interest %</u>
<b><u>MORTGAGED INTEREST:</u></b>		
Walter Oil & Gas Corporation (1)	17.47974	14.20229
<b><u>THIRD PARTY INTERESTS:</u></b>		
Zilkha Energy Company	25.06666	20.36666
Walter Offshore, Inc. (Exploration)	16.87500	13.71094
Walter Offshore, Inc. (1) (Development)	15.30360	12.45449
J. F. Howell	1.50000	1.21875
St. Paul Oil and Gas Corporation	23.75000	19.29687
Robert D. Jolly	-	0.58333
David A. Pustka	-	0.58333
Rodney L. Cottrell	-	0.58333
James H. Dick	-	0.33334
United States of America	-	16.66667
Total	<u>100.00000</u>	<u>100.00000</u>

(1) Estimated interest to be adjusted pursuant to Development Agreement effective January 1, 1989 between Walter Oil & Gas Corporation and Walter Offshore, Inc.

4137

**BRACEWELL & PATTERSON**

2900 SOUTH TOWER PENNZOIL PLACE  
HOUSTON, TEXAS 77002-2781  
713 223 2900  
FAX 713 221 1212  
TELEX 76 2141

GRAY H. MUZZY  
PARTNER

**RECEIVED**

**AUG 6 1990**

**Minerals Management Service  
Leasing & Environment**

**August 2, 1990**

100 CONGRESS AVENUE  
AUSTIN, TEXAS 78701-4042  
512 472 7800

4000 LINCOLN PLAZA  
500 N. AKARD  
DALLAS, TEXAS 75201-3320  
214 740 4000

2000 K STREET N.W.  
WASHINGTON, D.C. 20006-1809  
202 628 5600

43 BROOK STREET  
LONDON W1Y 2BL  
01 355 3330

**By Federal Express**

**Minerals Management Service  
1201 Elmwood Park Boulevard  
New Orleans, Louisiana 70123-2394**

**Attention: Ms. Ruby L. Boehm**

**Re: Filing of a First and Second Amendment to Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement**

**Dear Ms. Boehm:**

**Please find enclosed for filing in the records of the Minerals Management Service the following:**

**(b) Four (4) originals of a First Amendment to Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement executed by Walter Oil & Gas Corporation in favor of Gray H. Muzzy, Trustee, for the benefit of Citibank, N.A. Please file each of the above-referenced instruments in each of the following lease files:**

- (i) OCS-G 6080**
- (ii) OCS-G 10229**
- (iii) OCS-G 10228**
- (iv) OCS-G 8117**

**(b) Seven (7) originals of a Second Amendment to Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement. Please file one original of each of the above-referenced instruments in each of the following lease files:**

Matagorda County Clerk  
August 2, 1990  
Page 2

- |       |            |       |            |
|-------|------------|-------|------------|
| (i)   | OCS-G 4137 | (v)   | OCS-G 6055 |
| (ii)  | OCS-G 4138 | (vi)  | OCS-G 8132 |
| (iii) | OCS-G 4259 | (vii) | OCS-G 9047 |
| (iv)  | OCS-G 4721 |       |            |

Also enclosed is a check for \$275.00 to cover recording fees. Once recorded, please return the original recorded instrument to me at the above address.

Should you have any questions, please do not hesitate to call.

Very truly yours,

Bracewell & Patterson

  
Gray H. Muzzy

GHM/db  
Enclosure

GSM/16951/2012  
02030918.6

AUG 6 1990

Minerals Management Service  
Leasing & Environment

**SECOND AMENDMENT TO DEED OF TRUST  
SECURITY AGREEMENT, ASSIGNMENT OF SECURITY  
INTERESTS AND LIENS, ASSIGNMENT OF PRODUCTION  
AND FINANCING STATEMENT**

This Second Amendment to Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement ("Amendment") is entered into effective as of the 20th day of July, 1990, by and between WALTER OIL & GAS CORPORATION, a Texas corporation ("Debtor") and CITIBANK, N.A. ("Secured Party").

Debtor has heretofore executed a Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement dated December 12, 1988 (the "Original Deed of Trust"), amended by a First Amendment to Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement dated April 12, 1990 (the "First Amendment"), each filed of record in (i) the counties and records in the State of Texas, (ii) the Minerals Management Service lease files in Metairie, Louisiana, and (iii) with the General Land Office of the State of Texas, all as more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (collectively, and as amended, the "Deed of Trust").

Debtor and Secured Party now desire to amend certain terms and conditions of the Deed of Trust.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Debtor and Secured Party do hereby agree to amend the terms and conditions of the Deed of Trust as follows:

Article I, Sections 1.7(a) and 1.7(b) of the Deed of Trust shall be amended in their entirety to read as follows:

**1.7 "Obligations" means**

(a) All obligations of Debtor to Secured Party pursuant to the terms and conditions of that certain Credit Agreement dated December 12, 1988 between Debtor and Secured Party, as amended from time to time (the "Credit Agreement"), including but not limited to (i) all obligations under that certain Promissory Note dated

December 12, 1988 in the original principal amount of \$9,000,000.00 executed by Debtor, payable to the order of Secured Party, and any note given in substitution, replacement, amendment, renewal or extension thereof including, but not limited to, that certain Promissory Note dated April 12, 1990, in the original principal amount of \$10,150,000.00, executed by Debtor payable to the order of Secured Party, and that certain Promissory Note dated as of April 12, 1990, in the original amount of \$13,200,000, executed by Debtor payable to the order of Secured Party, which Note is due and payable in full on or before September 1, 1992 and (ii) all other "Obligations" as defined in the Credit Agreement;

(b) All promissory notes evidencing additional loans which Secured Party may hereafter make to Debtor (although it is understood that Secured Party is under no obligation to do so) other than loans made by Secured Party pursuant to Chapter 4 of the Texas Credit Code, as amended;

Debtor does hereby ratify and affirm the Deed of Trust, and all terms and conditions contained therein, and all the rights, privileges, and liens of Secured Party pursuant to the terms and conditions of the Deed of Trust, as amended hereby, and do hereby reaffirm and restate the grant and conveyance in trust of the property mortgaged thereunder. Except as specifically modified by the terms of this Amendment, all of the terms, provisions, covenants, warranties and agreements contained in the Deed of Trust (including, without limitation, exhibits thereto) remain in full force and effect.

**DEBTOR:**

**WALTER OIL & GAS CORPORATION**

By: J.C. Walter, III  
Name: J.C. Walter, III  
Title: President

**SECURED PARTY:**

**CITIBANK, N.A.**

By: James P. Lydon  
Name: JAMES P. LYDON  
Title: Vice President

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on July 26,  
1990 by J.C. Walter III, President  
of Walter Oil & Gas Corporation, a Texas corporation, on  
behalf of said corporation.

Helen Fowler  
Notary Public in and for the  
State of Texas  
Printed Name: Helen Fowler  
My Commission Expires: 9-30-92

THE STATE OF NEW YORK §  
§  
COUNTY OF NEW YORK §

This instrument was acknowledged before me on July 20,  
1990 by JAMES P. LYDO, VICE PRESIDENT  
of Citibank, N.A., a national banking association, on behalf  
of said association.

MARY TAYLOR  
Notary Public in and for the  
State of Texas  
Printed Name: MARY TAYLOR  
My Commission Expires: 3-6-91

A: DPK/16951/2012  
08050398.A

MARY TAYLOR  
Notary Public, State of New York  
No. 41-4947968  
Qualified in Queens County  
Certificate filed in New York County  
Commission Expires March 6, 1991

**EXHIBIT "A"**

**Original Deed of Trust**

**1. State of Texas**

<u>County</u>	<u>Date Filed</u>	<u>File No.</u>	<u>Recordation</u>
Aransas	12/15/88	164703	Image No. 95509
Brazoria	12/15/88		Vol. 622, P. 788 Official Records
Calhoun	12/15/88	13658	Vol. 25, P. 923 Official Records
Chambers	12/15/88	5237-B	Vol. 65, P. 289 Official Records
Galveston	12/15/88	8843565	Film Code No. 006-20-1935
Matagorda	12/15/88	7851	Vol. 207, P. 199 Official Records

**2. Minerals Management Service:**

OCS-G 4137  
OCS-G 4138  
OCS-G 4259  
OCS-G 4721  
OCS-G 6055  
OCS-G 8132  
OCS-G 9047

**3. General Land Office, State of Texas:**

Under State Lease Nos: M-90571  
M-92454

**First Amendment**

1. **State of Texas**

<b><u>County</u></b>	<b><u>Date Filed</u></b>	<b><u>File No.</u></b>	<b><u>Recorded</u></b>
Aransas	4/19/90	172212	Image No. 121190 Real Property Records
Brazoria	4/18/90	10018	V. 90778, P. 487 Official Records
Calhoun	4/18/90	18446	V.45, P.666 Official Records
Chambers	4/18/90	1545-B	Film Code No. 90-109-334
Galveston	4/23/90	9012290	Film Code No. 006-93-2075
Matagorda	4/19/90	2295	V. 253, P. 561 Official Records

2. **Minerals Management Service:**

OCS-G 4137  
OCS-G 4138  
OCS-G 4259  
OCS-G 4721  
OCS-G 6055  
OCS-G 8132  
OCS-G 9047



**UPDATE**

**8/91**

**RECEIVED**

JUN 10 1991

Minerals Management Service  
Leasing & Environment

**FOURTH AMENDMENT TO DEED OF TRUST,  
SECURITY AGREEMENT, ASSIGNMENT OF SECURITY  
INTERESTS AND LIENS, ASSIGNMENT OF PRODUCTION  
AND FINANCING STATEMENT**

This Fourth Amendment to Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement ("Amendment") is entered into effective as of the 24th day of June, 1991, by and between **WALTER OIL & GAS CORPORATION**, a Texas corporation ("Debtor") and **CITIBANK, N.A.** ("Secured Party").

Debtor has heretofore executed a Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement dated December 12, 1988 (the "Original Deed of Trust"), amended by (i) a First Amendment to Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement dated April 12, 1990 (the "First Amendment"), (ii) a Second Amendment to Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement dated July 20, 1990 (the "Second Amendment"), and (iii) a Third Amendment to Deed of Trust, Security Agreement, Assignment of Security Interests and Liens, Assignment of Production and Financing Statement dated September 1, 1990 (the "Third Amendment"), each filed of record in (a) the counties and records in the State of Texas, and (b) the Minerals Management Service lease files in Metairie, Louisiana, and (c) with the General Land Office of the State of Texas, all as more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (collectively, and as amended, the "Deed of Trust").

Debtor and Secured Party now desire to amend and supplement the Deed of Trust so as to amend the obligations secured thereby and to cover and include additional properties located offshore Galveston and/or Chambers County, Texas. All capitalized terms used herein shall have the same meaning as in the Deed of Trust, unless otherwise defined herein.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Debtor and Secured Party do hereby agree as follows:

1.1 Article I, Section 1.7(a).

Article I, Section 1.7(a) of the Deed of Trust is hereby amended in its entirety to read as follows:

- (a) All obligations of Debtor to Secured Party pursuant to the terms and conditions of that certain Credit Agreement dated December 12, 1988 between Debtor and Secured Party, as amended from time to time (the "Credit Agreement"), including, but not limited to (i) all obligations under that certain Promissory Note dated December 12, 1988 in the original principal amount of \$9,000,000.00 executed by Debtor, payable to the order of Secured Party, and any note given in substitution, replacement, amendment, renewal or extension thereof, including, but not limited to (w) that certain Promissory Note dated April 12, 1990, in the original principal amount of \$10,150,000.00 executed by Debtor payable to the order of Secured Party, (x) that certain Promissory Note dated as of April 12, 1990, in the original principal amount of \$13,200,000.00 executed by Debtor payable to the order of Secured Party, and (y) that certain Promissory Note dated as of September 1, 1990, in the original principal amount of \$13,200,000.00 executed by Debtor payable to the order of Secured Party, and (z) that certain Promissory Note dated as of June 24, 1991, in the original principal amount of \$15,000,000.00 which Note is due and payable in full on or before September 1, 1993 and (ii) all other "Obligations" as defined in the Credit Agreement.

1.2 Exhibit "A".

Exhibit "A" to the Deed of Trust is hereby amended to include all of the properties, contracts and other information contained in Exhibit "B" attached hereto and incorporated herein for all purposes (the "Additional Properties"). Each and every reference to Contracts and/or Oil and Gas Property or Properties in the Deed of Trust shall include and incorporate the Additional Properties to the full extent as if said properties were described in full on Exhibit "A" as attached to the Deed of Trust.

**2.1 Conveyance and Grant of Lien.**

In consideration of the advance or extension by Secured Party to Debtor of the funds or credit constituting the Obligations, and in further consideration of the mutual covenants contained herein and in the Deed of Trust, Debtor by this instrument grants, sells and conveys unto Trustee for the benefit of Secured Party the Additional Properties, to the extent such Additional Properties constitute Realty Collateral and Fixture Collateral.

TO HAVE AND TO HOLD the Additional Properties unto the Trustee and his successors or substitutes in this Trust and his and their assigns in accordance with the terms of the Deed of Trust, together with all and singular the rights and appurtenances thereto in any wise belonging, to secure payment of the Obligations and the performance of the covenants of Debtor contained in this instrument and the Deed of Trust. Debtor does hereby bind itself, its successors and permitted assigns to warrant and forever defend all and singular the Additional Properties unto the Trustee and his successors or substitutes in this Trust, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

**2.2 Security Interest.**

For the same consideration and to further secure the Obligations, Debtor hereby grants to Secured Party a security interest in and to the Additional Properties to the extent such Additional Properties constitute Personalty Collateral and Fixture Collateral.

**2.3 Assignment of Liens and Security Interests.**

For the same consideration and to further secure the Obligations, Debtor, to the extent it has the power to do so, hereby assigns and conveys to Secured Party the security interests held by Debtor arising under Section 9.319(a) of the Texas Business & Commerce Code and the liens granted to Debtor pursuant to Section 9.319(d) attributable to the interest of Debtor in the Hydrocarbons constituting part of the Additional Properties.

#### 2.4 Interest Not Covered.

It is not the intention of the Deed of Trust nor this Amendment to cover or to include hereunder or thereunder, any interest in the Additional Properties other than the undivided percentage interest of Debtor identified as the "Mortgaged Interest" in Exhibit "B" in and to the Additional Properties, plus any and all interests the Debtor may hereafter acquire in and to the Additional Properties mortgaged hereunder; and it is expressly agreed that any third party whose interests are identified in Exhibit "B" as "Third Party Interests", whether such interests have heretofore been assigned, delivered or recorded shall not be subject to this instrument, the liens and security interests created hereby, nor shall any further action be required by Debtor or Secured Party to evidence such fact; and Secured Party hereby releases all such "Third Party Interests" from the lien and security interests evidenced hereby, provided that, should Debtor hereafter acquire any such "Third Party Interests" then, but at no time prior, such interest shall be subject hereto.

#### 3.1 Assignment of Production.

(a) Debtor, in order to further secure the Obligations effective as of the date hereof at 7:00 a.m. local time at the location of each of the respective Additional Properties, has assigned, transferred, conveyed and delivered and does hereby assign, transfer, convey and deliver unto Secured Party, all of Debtor's interest, now owned or hereafter acquired, in and to all of the Hydrocarbons (or the proceeds therefrom) attributable to the Additional Properties, the same to be delivered into pipelines connected to the Additional Properties, or to any other purchaser thereof to the credit of the Secured Party.

(b) All parties producing, purchasing, taking, possessing, processing or receiving any production from the Additional Properties, or having in their possession any such production or the proceeds of runs for which they or others are accountable to Secured Party by virtue of the provisions of this Article 3.1, are authorized and directed by the Debtor to treat and regard Secured Party as the assignee and transferee of Debtor and entitled in its place and stead to receive all of Debtor's interest, now owned or hereafter acquired, in and to the Hydro-

carbons attributable to the Additional Properties and the proceeds thereof.

(c) Debtor directs and instructs each purchaser of production from the Additional Properties to pay to Secured Party all of the proceeds of all of Debtor's interest, now owned or hereafter acquired, in and to the Hydrocarbons attributable to the Additional Properties at such time as such purchaser has been furnished evidence that all of the Obligations have been paid and the lien evidenced hereby has been released. Debtor authorizes Secured Party to receive and collect all sums of money derived from the proceeds of all of Debtor's interest, now owned or hereafter acquired, in and to the Hydrocarbons attributable to the Additional Properties, and no purchaser of any production from the Additional Properties shall have any responsibility for the application of any funds paid to Secured Party.

(d) Secured Party may endorse and cash any and all checks and drafts payable to the order of Debtor or Secured Party for the account of Debtor, received from or in connection with the proceeds of the Hydrocarbons affected hereby, and the same may be applied as provided herein. Secured Party may execute any transfer or division orders in the name of Debtor or otherwise, with reasonable and customary warranties and indemnities binding on Debtor; provided that Secured Party shall not be held liable to Debtor for, nor be required to verify the accuracy of, Debtor's interests as represented therein.

(e) Secured Party shall have the right at Secured Party's election and in the name of Debtor, or otherwise, to prosecute and defend any and all actions or legal proceedings deemed advisable by Secured Party in order to collect such funds and to protect the interests of Secured Party and/or Debtor, with all costs, expenses and attorneys fees incurred in connection therewith being paid by Debtor. In addition, should any purchaser taking production from the Additional Properties fail to pay promptly to Secured Party in accordance with this Article and the Deed of Trust, Secured Party shall have the right to demand a change of connection and to designate another purchaser with whom a new connection may be made without any liability on the part of Secured Party in making such election, so long as ordinary care is used in the making thereof.



(f) The foregoing provisions of this Section 3.1 shall constitute an absolute and present assignment of all Debtor's interest in the Hydrocarbons attributable to the Additional Properties. Secured Party, however, grants to Debtor a conditional license to receive and sell such Hydrocarbons, and the proceeds therefrom, and to use the same until the occurrence of an Event of Default at which time such conditional license shall automatically terminate. The existence or exercise of the conditional license shall not operate to subordinate the assignment contained in this Section 3.1, in whole or in part, to any subsequent assignment by Debtor permitted hereunder or under the Deed of Trust, and any such subsequent assignment by Debtor shall be subject to the rights of Secured Party hereunder.

4. Incorporation.

All other terms and conditions of the Deed of Trust are incorporated herein to the full extent and as if stated herein in full and shall be applied to and applicable to the Additional Properties to the full extent as if the Additional Properties were described in full on Exhibit "A" attached thereto. Secured Party shall have all the rights and remedies with regard to the Additional Properties as set forth in the Deed of Trust with regard to all other Collateral described therein and herein, including the right to nonjudicial foreclosure in accordance with and pursuant to the terms and conditions of Section 51.002 of the Texas Property Code.

5. Ratification.

Debtor does hereby ratify and affirm the Deed of Trust, all terms and conditions contained therein, and all the rights, privileges, and liens of Secured Party pursuant to the terms and conditions of the Deed of Trust, as amended and supplemented hereby, and does hereby reaffirm and restate the security interest and grant and conveyance in trust of the property mortgaged thereunder, as amended and supplemented hereby.

**DEBTOR:**

**WALTER OIL & GAS CORPORATION**

By: J.C. Walter  
Name: J.C. Walter, III  
Title: President

**SECURED PARTY:**

**CITIBANK, N.A.**

By: J. Lydon  
Name: JAMES P. LYDON  
Title: Vice President

(Signature Page to Fourth Amendment to Deed of Trust,  
Security Agreement, Assignment of Security Interests  
and Liens, Assignment of Production and Financing Statement)



THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on June 26,  
1991 by J.C. Walter III, President  
of Walter Oil & Gas Corporation, a Texas corporation, on  
behalf of said corporation.



Diane L. Bailey  
Notary Public in and for the  
State of Texas  
Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

THE STATE OF NEW YORK §  
§  
COUNTY OF NEW YORK §

This instrument was acknowledged before me on JUNE 28,  
1991 by JAMES F. HYDOW, VICE PRESIDENT  
of Citibank, N.A., a national banking association, on behalf  
of said association.

Susan Monaco  
Notary Public in and for the  
State of New York  
Printed Name: SUSAN MONACO

My Commission Expires: 1/31/92

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08460184.DOC

SUSAN MONACO  
Notary Public, State of New York  
No. 03-4847963  
Qualified in Bronx County  
Certificate filed in New York County  
Commission Expires January 31, 1992

**EXHIBIT "A"**

**Original Deed of Trust**

**1. State of Texas**

<u>County</u>	<u>Date Filed</u>	<u>File No.</u>	<u>Recordation</u>
Aransas	12/15/88	164703	Image No. 95509
Brazoria	12/15/88	38567	Vol. 622, P. 788 Official Records
Calhoun	12/15/88	13658	Vol. 25, P. 923 Official Records
Chambers	12/15/88	5237-B	Vol. 65, P. 289 Official Records
Galveston	12/15/88	8843565	Film Code No. 006-20-1935
Matagorda	12/15/88	7851	Vol. 207, P. 199 Official Records

**2. Minerals Management Service:**

OCS-G 4137  
OCS-G 4138  
OCS-G 4259  
OCS-G 4721  
OCS-G 6055  
OCS-G 8132  
OCS-G 9047

**3. General Land Office, State of Texas:**

Under State Lease Nos: M-90571  
M-92454

**First Amendment**

1. **State of Texas**

<b><u>County</u></b>	<b><u>Date Filed</u></b>	<b><u>File No.</u></b>	<b><u>Recorded</u></b>
Aransas	4/19/90	172212	Image No. 121190 Real Property Records
Brazoria	4/18/90	10018	V. 90778, P. 487 Official Records
Calhoun	4/18/90	18446	V. 45, P. 666 Official Records
Chambers	4/18/90	1545-B	Film Code No. 90-109-334
Galveston	4/23/90	9012290	Film Code No. 006-93-2075
Matagorda	4/19/90	2295	V. 253, P. 561 Official Records

2. **Minerals Management Service:**

OCS-G 4137  
OCS-G 4138  
OCS-G 4259  
OCS-G 4721  
OCS-G 6055  
OCS-G 8132  
OCS-G 9047

**Second Amendment**

1. **State of Texas**

<b><u>County</u></b>	<b><u>Date Filed</u></b>	<b><u>File No.</u></b>	<b><u>Recorded</u></b>
Aransas	8/06/90	173864	Image No. 126751 Real Property Records
Brazoria	8/03/90	21605	7. 90815, P. 563 Official Records
Calhoun	8/03/90	19469	V. 49, P. 998 Official Records
Chambers	8/03/90	3036-B	Film Code No. 90-118-212
Galveston	8/03/90	9025107	Film Code No. 007-11-0099
Matagorda	8/03/90	4616	V. 262, P. 44 Official Records

2. **Minerals Management Service:**

OCS-G 4137  
OCS-G 4138  
OCS-G 4259  
OCS-G 4721  
OCS-G 6055  
OCS-G 8132  
OCS-G 9047

Third Amendment

1. State of Texas

<u>County</u>	<u>Date Filed</u>	<u>File No.</u>	<u>Recorded</u>
Aransas	12/26/90	175811	Image No. 133291 Real Property Records
Brazoria	12/26/90	36172	V. 90862, P. 276 Official Records
Calhoun	12/26/90	20807	V. 55, P. 209 Official Records
Chambers	12/26/90	5213-B	Film Code No. 90-132-7
Galveston	12/26/90	9042723	Film Code No. 007-32-2596
Matagorda	12/26/90	7829	V. 273, P. 3 Official Records

2. Minerals Management Service:

OCS-G 4137  
OCS-G 4138  
OCS-G 4259  
OCS-G 4721  
OCS-G 6055  
OCS-G 8132  
OCS-G 9047  
OCS-G 11315  
OCS-G 11365

# EXHIBIT B

## HIGH ISLAND A-22 PROSPECT

Lease: Oil and Gas Lease of Submerged Lands bearing Serial No. OCS-G 6180 dated as of October 1, 1983, between the United States of America, as Lessor, and Amoco Production Company, as Lessee, covering all of Block A-22, High Island Area, OCS Leasing Map, Texas Map No. 7, containing approximately 5,760 acres.

Limitations: Operating Rights covering the NE/4 of NW/4 of SW/4 of Block A-22; and further limited to depths within said area encountered between the log depths of 11000' TVD (11329' MD) and 11400' TVD (12293' MD) as seen in the Walter Oil & Gas Corporation, High Island Block A-22, OCS-G 6180 Well No. 4.

### Contracts:

- (a) The Lease.
- (b) Farmout Agreement dated October 1, 1990, between Amoco Production Company, as Farmor, and Walter Oil & Gas Corporation, as Farmee.
- (c) Letter Agreement dated October 16, 1990, between Walter Oil & Gas Corporation, on the one hand, and Zilkha Energy Company, St. Paul Oil and Gas Corporation, J. F. Howell and Walter Offshore, Inc., on the other.

**END**

**UPDATE**