

SUPPLEMENT TO LEASE PACKET

IMPORTANT NOTICE/DISCLAIMER TO GROUP MEMBERS REGARDING MORASCYZK AND POLOCHAK, ATTORNEYS AT LAW, AND THE INFORMATION THAT YOU ARE RECEIVING FROM MORASCYZK AND POLOCHAK REGARDING THE OIL AND GAS LEASE OFFER FROM CHESAPEAKE APPALACHIA

1. Morascyzk and Polochak's ("M&P") role in the Mt. Jackson Group ("group") is as follows:
 - a.) Act as original organizers of the group
 - b.) Educate group members about the oil and gas industry and oil and gas leases in general
 - c.) Assist the group's marketing firm, Co-eXprise Inc., in negotiations with interested bidders
 - d.) Assist Co-eXprise Inc. with drafting lease terms and addendum clauses
 - e.) Provide all group members with M&P's legal interpretation of lease language and terms, as described below
 - f.) Provide limited legal representation for certain group members
2. There are a few disclaimers that M&P must make about the scope of these services provided to the group:
 - a.) While M&P may give you their opinions on the general fairness of a monetary offer, please be advised that the value of oil and gas rights is **speculative** and has **fluctuated** very much in the last few years, and will most likely continue to do so in the future based upon the price of oil and natural gas and numerous other factors. Any opinion on the fairness of monetary offers is only an opinion, not to be relied upon, and M&P makes no warranties or representations that bonus payments, royalty payments, and/or the value of oil and gas interests in the future will be any greater than, less than, or equal to what they are now. **Quite simply, M&P cannot predict the oil and natural gas leasing and/or purchasing market in the future.** The opinions of M&P attorneys are based on their experience in the oil and gas lease market, their education and knowledge of the limited cases and statutory authority regarding Pennsylvania oil and gas law, upon industry practices which they have observed, and upon experience gained through prior oil and gas transactions.
 - b.) M&P attorneys will be providing an explanation of the oil and gas lease offer at these final meetings before the offer is accepted or rejected. However, M&P's explanation of the offer is a *general* explanation, and their legal interpretation of the oil and gas lease, addendum, and other documentation related to this transaction is a *broad* interpretation designed to explain the basic, fundamental legal meanings and applications of the terms of the documents as they commonly relate to the members of the group. **ACCORDINGLY, GROUP MEMBERS ARE ENCOURAGED TO CONSULT THEIR OWN INDEPENDENT ATTORNEY REGARDING SPECIFIC LEGAL ADVICE RELATING TO THEIR OWN SPECIFIC PROPERTY AND/OR RELATING TO THEIR OWN SPECIFIC LEGAL SITUATION BEFORE SIGNING ANY DOCUMENTATION IN REGARD TO THIS LEASE OFFER. MEMBERS MAY ALSO CONSULT WITH M&P PRIVATELY FOR SPECIFIC LEGAL ADVICE. M&P DOES NOT GIVE TAX ADVICE. PLEASE CONSULT A CERTIFIED PUBLIC ACCOUNTANT FOR TAX ADVICE.**
3. By attending these final group meetings before acceptance/rejection of the current Chesapeake offer, and/or receiving a lease packet from M&P or Co-eXprise, and/or executing the Agreement to Accept Offer form, you, the group member/landowner, have been placed on notice of these disclaimers in regard to M&P's role in regard to the Mt. Jackson Group and these negotiations and the contemplated transaction with Chesapeake.