



PROPERTY RESEARCH PARTNERS, LLC

7979 Broadway, Suite 207

San Antonio, Texas 78209

July 5, 2017



RE: Offer to Lease
Nueces River Area
McMullen County, Texas

Dear Mr. Pirtle:

The undersigned, on behalf of Sierra EF, LP ("Sierra"), hereby proposes to lease your oil and gas rights under 1,931 gross acres, more or less, out of the L. Pursch Survey, A-1050, Louis Pursch Survey, A-1049, J.G. Palacios Survey, A-1074.

Sierra is proposing a bonus of \$750 per net mineral acre bonus for a three (3)-year primary term, with the option to extend such primary term for two (2) more years by paying an additional \$450 per net mineral acre, with the option period bonus being the same. The royalty offer is 25% gross.

Sierra currently has a leasehold position of ~40,000 gross acres in the McMullen/La Salle Counties area to date. With numerous other leases near your property currently in negotiations, we want to continue growing our leasehold area to increase the number of drillable locations.

Upon receipt of this letter, please contact the undersigned at (210) 822-2551 (office) or (512) 472-6544 (cell) so that I might explain the leasing process and answer any questions. I greatly appreciate your time and consideration, and look forward to your call.

Sincerely,

Andrew Walter

Property Research Partners, LLC