

EXHIBIT "B"

LEASE DISCUSSION

As to Subject Lease No. 1

Dated: July 1, 2012

Lessor: Shawna G. Harrison

Lessee: Buckaroo Fuel Company

Lease filed for record: Recorded by Memorandum as Instrument No. 2359277 in the Official Public Records of Hidalgo County, Texas.

Land covered: 20.0 acres of land, more or less, being all of Farm Tract No. 2269 of the North Capisallo District Subdivision, in the Llano Grande Grant, A-54, Hidalgo County, Texas, according to a map recorded in Volume 2, Page 7 of the Map Records of Hidalgo County, Texas; said 20.0 acres, being more particularly described in that certain Warranty Deed dated December 26, 1947, from W. H. Drawe to Juan Davila, recorded in Volume 634, Page 147 of the Deed Records of Hidalgo County, Texas.

Substances Covered: This lease covers only oil, gas and other hydrocarbons normally produced therewith, but does not include any other minerals whatsoever, among those minerals excluded from the terms and provisions of this lease are specifically, but not limited to, the following: sulphur (except that produced in association with oil and gas), coal, lignite, iron ore, sand, gravel, limestone, shale, clay, uranium, thorium, vanadium, bentonite, plutonium, and all other fissionable materials.

Primary Term: Three (3) years from the date of the lease.

Delay Rentals: None, the lease is "paid up."

Royalty: On oil and gas, 1/4th

Shut-in Gas Well Royalty: If, at any time or times after the expiration of the primary term, all such wells are shut-in for a period of ninety (90) consecutive days, and during such time there are no operations on said land, then at or before the expiration of said ninety (90) day period, Lessee shall pay or tender, by

check or draft of Lessee, as royalty, a sum equal to one dollar (\$1.00) for each acre of land then covered hereby. Lessee shall make like payments or tenders at or before the end of each anniversary of the expiration of the expiration of said ninety (90) day period if upon such anniversary this lease is being continued in force solely by reason of these shut-in royalty payments.

This lease may not be perpetuated by the payment of shut-in gas well royalty payments for more than three (3) years beyond the primary term of this lease, or for shorter periods at various intervals not to exceed three (3) years in the aggregate, without the written consent of the Lessor.

Depository: None specified. Payments should be made directly to the Lessor at 232 Pleasant Grove Road, Elgin, Texas 78621.

Pooling: Lessee is hereby granted the right, at its option, to pool or unitize any land covered by this lease with any other land covered by this lease, and/or with any other land, lease, or leases, as to any or all minerals or horizons, so as to establish units containing not more than 80 acres plus 10% acreage tolerance; provided however, units may be established as to any one or more horizons, or existing units may be enlarged as to any one or more horizons, so as to contain not more than 640 acres plus 10% acreage tolerance, if limited to one or more of the following: (1) gas, other than casinghead gas, (2) liquid hydrocarbons (condensate) which are not liquids in the subsurface reservoir, (3) minerals produced from wells classified as gas wells by the conservation agency having jurisdiction.

In the event Lessee elects to exercise the option to pool for oil or gas, and if a portion of the leased premises is pooled or unitized with other land so as to form a pooled unit or units, operations on, completion of a well upon, or production from such unit or units will not maintain this lease in force as to the land not included in such unit or units. The lease may be maintained in force as to any land covered hereby and not included in such unit or units in any manner provided for herein.

Release: Lessee may at any time and from time to time execute and deliver to Lessor or file for record a release or releases of this lease as to any part or all of said land or any mineral or horizon thereunder, and thereby be relieved of all obligations, as to the released acreage or interest.

Assignment: The rights and estate of any party hereto may be assigned from time to time, in whole or in part, and as to any mineral or horizon.

Force Majeure: If, while this lease is in force, at, or after the expiration of the primary term hereof, it is not being continued in force by reason of the shut-in well

provisions hereof, and Lessee is not conducting operations on said land by reason of (1) any law, order, rule or regulation (whether or not subsequently determined to be invalid) or (2) any other cause, whether similar or dissimilar (except financial) beyond the reasonable control of Lessee, the primary term hereof shall be extended until the first anniversary date hereof occurring ninety (90) or more days following the removal of such delaying cause, and this lease may be extended thereafter by operations as if such delay had not occurred.

Warranty: Lessor warrants and agrees to defend title to said land against the claim of all persons whomsoever.

Other Special Provisions:

In the event Lessor considers that Lessee has not complied with all its obligations hereunder, both express and implied, Lessor shall notify Lessee in writing setting out specifically in what respects Lessee has breached this contract. Lessee shall then have sixty (60) days after receipt of said notice within which to meet or commence to meet all or any part of the breaches alleged by Lessor. The service of said notice shall be precedent to the bringing of any action by Lessor on said lease for any cause, and no such action shall be brought until the lapse of sixty (60) days after service of such notice on Lessee.

Paragraph 15 of the Addendum provides that Lessor does not own any of the surface estate in and to the land under search, therefore, Lessee hereby agrees to indemnify, protect and save Lessor safe and harmless against all claims, actions, or causes of action resulting from loss, damage or injury to any person or persons or property caused by, connected with or resulting from Lessee's operations on the leased premises or any activities by Lessee's agents, servants, employees or invitees.

Subject Lease No. 1 contains other special provisions with which you should thoroughly familiarize yourselves, as this discussion is intended as a summary only.

As to Subject Lease No. 2:

Dated: July 1, 2012
Lessor: Nancy Seals
Lessee: Buckaroo Fuel Company

Lease filed
for record: Recorded by Memorandum as Instrument No. 2359280 in the Official
Public Records of Hidalgo County, Texas.

Land covered: 20.0 acres of land, more or less, being all of Farm Tract No. 2269 of the
North CapiSallo District Subdivision, in the Llano Grande Grant, A-54,
Hidalgo County, Texas, according to a map recorded in Volume 2, Page 7
of the Map Records of Hidalgo County, Texas; said 20.0 acres, being more
particularly described in that certain Warranty Deed dated December 26,
1947, from W. H. Drawe to Juan Davila, recorded in Volume 634, Page
147 of the Deed Records of Hidalgo County, Texas.

Substances
Covered: This lease covers only oil, gas and other hydrocarbons normally produced
therewith, but does not include any other minerals whatsoever, among
those minerals excluded from the terms and provisions of this lease are
specifically, but not limited to, the following: sulphur (except that
produced in association with oil and gas), coal, lignite, iron ore, sand,
gravel, limestone, shale, clay, uranium, thorium, vanadium, bentonite,
plutonium, and all other fissionable materials.

Primary Term: Three (3) years from the date of the lease.

Delay Rentals: None, the lease is "paid up."

Royalty: On oil and gas, 1/4th

Depository: None specified. Payments should be made directly to the Lessor at 711
Nueces Street, Cotulla, Texas 78014.

The remainder of Subject Lease No. 2 is similar to Subject Lease No. 1.

As to Subject Lease No. 3:

Dated: July 1, 2012

Lessor: Joe Quebe

Lessee: Buckaroo Fuel Company

Lease filed
for record: Recorded by Memorandum as Instrument No. 2359279 in the Official
Public Records of Hidalgo County, Texas.

Land covered: 20.0 acres of land, more or less, being all of Farm Tract No. 2269 of the North CapiSallo District Subdivision, in the Llano Grande Grant, A-54, Hidalgo County, Texas, according to a map recorded in Volume 2, Page 7 of the Map Records of Hidalgo County, Texas; said 20.0 acres, being more particularly described in that certain Warranty Deed dated December 26, 1947, from W. H. Drawe to Juan Davila, recorded in Volume 634, Page 147 of the Deed Records of Hidalgo County, Texas.

Substances

Covered: This lease covers only oil, gas and other hydrocarbons normally produced therewith, but does not include any other minerals whatsoever, among those minerals excluded from the terms and provisions of this lease are specifically, but not limited to, the following: sulphur (except that produced in association with oil and gas), coal, lignite, iron ore, sand, gravel, limestone, shale, clay, uranium, thorium, vanadium, bentonite, plutonium, and all other fissionable materials.

Primary Term: Three (3) years from the date of the lease.

Delay Rentals: None, the lease is "paid up."

Royalty: On oil and gas, 1/4th

Depository: None specified. Payments should be made directly to the Lessor at PO Box 1095, Taylor, Texas 76574.

The remainder of Subject Lease No. 3 is similar to Subject Lease No. 1.

As to Subject Lease No. 4:

Dated: August 1, 2012

Lessor: Ilse Anni Drawe

Lessee: Buckaroo Fuel Company

Lease filed for record: Recorded by Memorandum as Instrument No. 2359272 in the Official Public Records of Hidalgo County, Texas.

Land covered: 20.0 acres of land, more or less, being all of Farm Tract No. 2269 of the North CapiSallo District Subdivision, in the Llano Grande Grant, A-54, Hidalgo County, Texas, according to a map recorded in Volume 2, Page 7 of the Map Records of Hidalgo County, Texas; said 20.0 acres, being more

particularly described in that certain Warranty Deed dated December 26, 1947, from W. H. Drawe to Juan Davila, recorded in Volume 634, Page 147 of the Deed Records of Hidalgo County, Texas.

Substances

Covered: This lease covers only oil, gas and other hydrocarbons normally produced therewith, but does not include any other minerals whatsoever, among those minerals excluded from the terms and provisions of this lease are specifically, but not limited to, the following: sulphur (except that produced in association with oil and gas), coal, lignite, iron ore, sand, gravel, limestone, shale, clay, uranium, thorium, vanadium, bentonite, plutonium, and all other fissionable materials.

Primary Term: Three (3) years from the date of the lease.

Delay Rentals: None, the lease is "paid up."

Royalty: On oil and gas, 1/4th

Depository: None specified. Payments should be made directly to the Lessor at PO Box 2004, South Padre Island, Texas 78597.

The remainder of Subject Lease No. 4 is similar to Subject Lease No. 1.

As to Subject Lease No. 5:

Dated: August 1, 2012

Lessor: Jack S. Drawe

Lessee: Buckaroo Fuel Company

Lease filed for record: Recorded by Memorandum as Instrument No. 2359273 in the Official Public Records of Hidalgo County, Texas.

Land covered: 20.0 acres of land, more or less, being all of Farm Tract No. 2269 of the North Capisallo District Subdivision, in the Llano Grande Grant, A-54, Hidalgo County, Texas, according to a map recorded in Volume 2, Page 7 of the Map Records of Hidalgo County, Texas; said 20.0 acres, being more particularly described in that certain Warranty Deed dated December 26, 1947, from W. H. Drawe to Juan Davila, recorded in Volume 634, Page 147 of the Deed Records of Hidalgo County, Texas.

Substances

Covered: This lease covers only oil, gas and other hydrocarbons normally produced therewith, but does not include any other minerals whatsoever, among those minerals excluded from the terms and provisions of this lease are specifically, but not limited to, the following: sulphur (except that produced in association with oil and gas), coal, lignite, iron ore, sand, gravel, limestone, shale, clay, uranium, thorium, vanadium, bentonite, plutonium, and all other fissionable materials.

Primary Term: Three (3) years from the date of the lease.

Delay Rentals: None, the lease is "paid up."

Royalty: On oil and gas, 1/4th

Depository: None specified. Payments should be made directly to the Lessor at 2302 Slide Road Number 3, Lubbock, Texas 79407.

The remainder of Subject Lease No. 5 is similar to Subject Lease No. 1.

As to Subject Lease No. 6:

Dated: August 1, 2012

Lessor: Greg Quebe

Lessee: Buckaroo Fuel Company

Lease filed for record: Recorded by Memorandum as Instrument No. 2359278 in the Official Public Records of Hidalgo County, Texas.

Land covered: 20.0 acres of land, more or less, being all of Farm Tract No. 2269 of the North Capisallo District Subdivision, in the Llano Grande Grant, A-54, Hidalgo County, Texas, according to a map recorded in Volume 2, Page 7 of the Map Records of Hidalgo County, Texas; said 20.0 acres, being more particularly described in that certain Warranty Deed dated December 26, 1947, from W. H. Drawe to Juan Davila, recorded in Volume 634, Page 147 of the Deed Records of Hidalgo County, Texas.

Substances

Covered: This lease covers only oil, gas and other hydrocarbons normally produced therewith, but does not include any other minerals whatsoever, among those minerals excluded from the terms and provisions of this lease are

specifically, but not limited to, the following: sulphur (except that produced in association with oil and gas), coal, lignite, iron ore, sand, gravel, limestone, shale, clay, uranium, thorium, vanadium, bentonite, plutonium, and all other fissionable materials.

Primary Term: Three (3) years from the date of the lease.
Delay Rentals: None, the lease is "paid up."
Royalty: On oil and gas, 1/4th
Depository: None specified. Payments should be made directly to the Lessor at PO Box 654 Decatur, Texas 76234.

The remainder of Subject Lease No. 6 is similar to Subject Lease No. 1.

As to Subject Lease No. 7:

Dated: August 1, 2012
Lessor: Beverly A. Drawe
Lessee: Buckaroo Fuel Company
Lease filed for record: Recorded by Memorandum as Instrument No. 2359271 in the Official Public Records of Hidalgo County, Texas.
Land covered: 20.0 acres of land, more or less, being all of Farm Tract No. 2269 of the North Capisallo District Subdivision, in the Llano Grande Grant, A-54, Hidalgo County, Texas, according to a map recorded in Volume 2, Page 7 of the Map Records of Hidalgo County, Texas; said 20.0 acres, being more particularly described in that certain Warranty Deed dated December 26, 1947, from W. H. Drawe to Juan Davila, recorded in Volume 634, Page 147 of the Deed Records of Hidalgo County, Texas.
Substances Covered: This lease covers only oil, gas and other hydrocarbons normally produced therewith, but does not include any other minerals whatsoever, among those minerals excluded from the terms and provisions of this lease are

specifically, but not limited to, the following: sulphur (except that produced in association with oil and gas), coal, lignite, iron ore, sand, gravel, limestone, shale, clay, uranium, thorium, vanadium, bentonite, plutonium, and all other fissionable materials.

Primary Term: Three (3) years from the date of the lease.
Delay Rentals: None, the lease is "paid up."
Royalty: On oil and gas, 1/4th
Depository: None specified. Payments should be made directly to the Lessor at 4800 Interlachen Lane, Austin, Texas 78747.

The remainder of Subject Lease No. 7 is similar to Subject Lease No. 1.

As to Subject Lease No. 8:

Dated: August 1, 2012
Lessor: Jennie Lee Acker
Lessee: Buckaroo Fuel Company
Lease filed for record: Recorded by Memorandum as Instrument No. 2359269 in the Official Public Records of Hidalgo County, Texas.
Land covered: 20.0 acres of land, more or less, being all of Farm Tract No. 2269 of the North Capisallo District Subdivision, in the Llano Grande Grant, A-54, Hidalgo County, Texas, according to a map recorded in Volume 2, Page 7 of the Map Records of Hidalgo County, Texas; said 20.0 acres, being more particularly described in that certain Warranty Deed dated December 26, 1947, from W. H. Drawe to Juan Davila, recorded in Volume 634, Page 147 of the Deed Records of Hidalgo County, Texas.
Substances Covered: This lease covers only oil, gas and other hydrocarbons normally produced therewith, but does not include any other minerals whatsoever, among those minerals excluded from the terms and provisions of this lease are

specifically, but not limited to, the following: sulphur (except that produced in association with oil and gas), coal, lignite, iron ore, sand, gravel, limestone, shale, clay, uranium, thorium, vanadium, bentonite, plutonium, and all other fissionable materials.

Primary Term: Three (3) years from the date of the lease.

Delay Rentals: None, the lease is "paid up."

Royalty: On oil and gas, 1/4th

Depository: None specified. Payments should be made directly to the Lessor at 4913 Interlachen Lane, Austin, Texas 78747.

The remainder of Subject Lease No. 8 is similar to Subject Lease No. 1.