

J Bar Cane, Inc.

Oil & Gas Properties
Petroleum & Mineral Land Services

P.O. Box 16 3660 State Hwy #41 Stanley, NM 87056 Phone (505) 832-1478 Fax 832-1479
E-mail address jmr@jbarcane.com

February 5, 2004

Kent Investment, L.P.
Attn: Mr. Peter Digangi, Jr.
1209 Georgia, NE
Albuquerque, NM 87106

**Re: Oil and Gas Lease Proposal
Portions of Sections 26, 27, 35 and 34
Township 10 North, Range 1 West
Bernalillo County, New Mexico**

Dear Mr. Digangi,

We are interested in acquiring an Oil and Gas Lease on the 1/2 mineral interest owned by Kent Investment, L.P. covering the above described lands. We have already acquired a lease on the other 1/2 mineral interest from the Armijo Trust and would like to extend an offer to you based on the following terms:

Term:	5 years paid up lease
Royalty:	1/8 or 12.5%
Bonus:	\$5.00 per net mineral acre
Form:	New Mexico 342

Our calculations reflect the \$5.00 per net mineral acre amount to be \$2,676.13. We arrive at this amount by taking the gross acre figure of 1,070.45 times a 1/2 mineral interest which yields 535.23 net mineral acres. This figure times \$5.00 per equals \$2,676.13. We are assuming that Kent Investment, L.P. is a real estate concern with plans to develop this acreage. In addition to discussing the terms of the oil and gas lease, we would welcome the chance to discuss any concerns that you may have regarding surface operations or disturbance. I have tried to reach you by telephone, but have been unsuccessful to date. I will give you a call or try to stop by your office once you have had a chance to review this offer.

Sincerely,
J Bar Cane, Inc.

John Michael Richardson, CPL
President

OIL CONSERVATION DIVISION
CASE NUMBER
EXHIBIT NUMBER 6

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May 25, 2004

Kent Investment, Limited Partnership
Attn: Mr. Peter Digangi, Jr., Agent
1209 Georgia, NE
Albuquerque, NM 87106

**Re: Oil and Gas Lease Proposal
Portions of Sections 26, 27, 35 and 34
Township 10 North, Range 1 West
Bernalillo County, New Mexico**

Dear Mr. Digangi,

We have not heard back from you, but are still interested in acquiring an Oil and Gas Lease on the ½ mineral interest owned by Kent Investment Limited Partnership covering the above described lands. Through the negotiating process, we have acquired leases on new terms and would like to extend the new terms to you. Again, we have already acquired a lease on the other ½ mineral interest from the Armijo Trust and would like to acquire a lease based on the following terms:

Term:	5 years paid up lease
Royalty:	1/8 or 12.5%
Bonus:	\$10.00 per net mineral acre
Form:	New Mexico 342

Our calculations reflect the \$10.00 per net mineral acre amount to be \$2,676.13. We arrive at this amount by taking the gross acre figure of 705.2007 times a ½ mineral interest which yields 352.60 net mineral acres. This figure times \$10.00 per equals \$3,526.00. Our client, XTO Energy, Inc. is proposing to drill a test well in this area within the next few months. We are looking forward to your response.

Sincerely,
J Bar Cane, Inc.

John Michael Richardson, CPL
President