

COATES ENERGY TRUST
ENERGY PLAZA II, SUITE 510
8610 N. NEW BRAUNFELS
SAN ANTONIO, TEXAS 78217-1017
FAX (210)820-0160

(210)820-0113

P.O. BOX 171717

FACSIMILE TRANSMITTAL COVER SHEET

Name: Mr. Glen E. Farmer
Company: Glen E. Farmer
City: Midland State: Texas
Date Sent: January 13, 2000
From: Sherrie Green
Total Number of Pages (including cover sheet): 3

If you do not receive all pages, please call back as soon as possible - (210) 820-0113.

To transmit to us call - (210) 820-0160.

Hard copy to follow Yes No

Message:

Please deliver the attached letter to Mr. Farmer. Thank you.

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CONFIDENTIALITY NOTICE: The documents accompanying this facsimile transmission contain confidential information which may be legally privileged. The information is intended only for the use of the recipient named above. If you have received this facsimile in error, please immediately notify us by telephone to arrange for return of the original documents to us, and you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this facsimile information is strictly prohibited.
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TO: Mrs. Sherrie Green 1-14-2000
From: Glen E. Farmer

Sherrie, We agree to the following basic terms. Please fax me your lease form so that we can work out the rest of the deal. Glen

COATES ENERGY TRUST

ENERGY PLAZA II, SUITE 510

8610 N. NEW BRAUNFELS

SAN ANTONIO, TEXAS 78217

(810) 890-0118
FAX (810) 890-0180

P. O. BOX 171717

January 13, 2000

VIA FACSIMILE (915) 687-1307 & U.S. MAIL

Mr. Glen E. Farmer
415 West Wall, Suite 705
Midland, Texas 79701-4417

Re: Oil and Gas Lease Proposal
NW/4 Section 2, T-20-S, R-38-E, N.M.P.M.
Lea County, New Mexico

Dear Mr. Farmer

We are in receipt of your letter dated December 1, 1999, in which you set out a proposal to lease the mineral interest of Coates Energy Trust; Jenny Roberts Schimpff Trust; Catherine G. Roberts Trust; Barry Coates Roberts Trust; Lisa Stieren Hardeman Trust; George L. Stieren Trust; Wendy Stieren Wirth Trust; Kelly Stieren Daniell Trust and Amy E. Stieren Trust (collectively "Coates") under the above referenced acreage in Lea County, New Mexico. You have advised that you are leasing on behalf of Leonard Resource Investment Corp. ("Leonard") out of Midland, Texas.

Please be advised that Coates is not interested in leasing under the terms set out in your letter but would be agreeable to negotiating a lease with Leonard on the referenced acreage, subject to Leonard's acceptance of the Coates lease form, under the following basic terms:

Bonus:	\$250/net acre
Term:	2 years paid-up
Royalty:	25% BPO & 27-1/2% APO, well by well basis
Depths:	Surface down to 7,900 feet
Acreage:	160 acres

Mr. Glen E. Farmer
January 13, 2000
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If Leonard is interested in negotiating a lease on the basic terms and conditions set forth above, please advise by 4:00 p.m. on January 21, 2000, and we will then forward to you a copy of the Coates lease form for review. This is not, and is not intended to be, a binding agreement between the parties and none of the parties will have any liability to the other in the event a binding oil and gas lease is not executed for any reason.

Yours very truly,

COATES ENERGY TRUST; JENNY ROBERTS
SCHIMPF TRUST; CATHERINE G. ROBERTS
TRUST; BARRY COATES ROBERTS TRUST;
LISA STIEREN HARDEMAN TRUST; GEORGE L.
STIEREN TRUST; WENDY STIEREN WIRTH
TRUST; KELLY STIEREN DANIELL TRUST AND
AMY E. STIEREN TRUST



Sherrie Green, CPL
Land Manager

sg