


GRAZING RIGHTS AGREEMENT

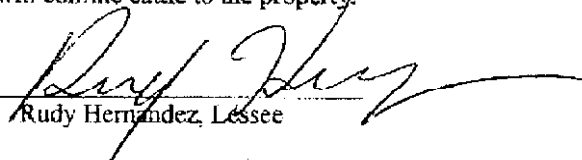
On this, the 11th day of April 2008, the Grazing Rights Agreement, was executed between CLIFF JONES, (Lessor), and RUDY HERNANDEZ, (Lessee) for the property located on County Route 157 in Hays county, Texas. The Lessor hereby grants rights to graze nine (9) head of adult cows and their calves until calves reach six months of age, at which time calves will be considered adult cows.

The right to use the above referenced property to graze will commence on May 1, 2008 and shall terminate April 30, 2009 unless this agreement is renewed in writing by mutual agreement of the parties. An annual grazing fee of \$1080.00 (based on nine adult cows at a cost of \$10.00 a month per cow) shall be paid to Lessor on or before May 1, 2008. In the event that the leased property is sold during the one year term of this lease and the new property owner is unwilling or unable to honor this lease agreement, a portion of the annual grazing fee of \$1080.00 shall be refunded to Lessee on a pro rata basis.

No recreational right (hunting or fishing) are granted in this agreement. Lessor has the continuing right to enter and exit this property during the term of this agreement for any purpose at any time. Lessor agrees to exercise care when visiting the property with respect to the cattle and grazing activities.

Lessee shall have the right to enter and exit this property for the care of his cattle at anytime. Lessee, at his own expense, agrees that he will comply with all applicable federal, state and local laws, regulations, ordinances and requirements relating to the grazing and other care of cattle. Lessee agrees to furnish the labor required to maintain fences on the property in a condition that will confine cattle to the property.


Cliff Jones, Lessor


Rudy Hernandez, Lessee