

NOTICE OF LEASE TERMINATION

This Notice of Lease Termination is executed by Lobo Development Corporation, a New Mexico non-profit corporation ("Lobo") and The Regents of the University of New Mexico, a body corporate of the State of New Mexico ("UNM").

WHEREAS, several transactions have taken place regarding the real property owned by UNM which is described on Exhibit A ("Property").

WHEREAS, Lobo and UNM entered into a Ground Lease dated December 18, 2015 ("Ground Lease") covering the Property, which Ground Lease was evidenced by the Memorandum of Ground Lease recorded on February 12, 2016 in the real property records of the County Clerk of Bernalillo County, New Mexico as Documents #2016013553 and #2016013554 (collectively "Memorandum of Ground Lease").

WHEREAS, Lobo entered into a Sub Ground Lease with Mexico Nuevo Contractador, LLC, a new Mexico limited liability company ("MNC") dated December 18, 2015 ("Sub Ground Lease") covering the Property, which Sub Ground Lease was evidenced by the Memorandum of Sub Ground Lease recorded February 12, 2016 in the real property records of the County Clerk of Bernalillo County, New Mexico as Document #2016013555 ("Memorandum of Sub Ground Lease").

WHEREAS, Lobo entered into an occupancy lease dated December 18, 2015 ("Occupancy Lease") with MNC related to the Property, which Occupancy Lease was evidenced by the Memorandum of Occupancy Lease recorded in the real property records of the County Clerk of Bernalillo County, New Mexico on February 12, 2016 as Document #2016013556 ("Memorandum of Occupancy Lease").

WHEREAS, the Occupancy Lease and the Sub Ground Lease were terminated on December 27, 2016 and MNC has relinquished all interest in the Property pursuant to the Quitclaim Deed from MNC to Lobo dated December 27, 2016, which Quitclaim Deed was recorded in the real property records of the County Clerk of Bernalillo County, New Mexico on January 5, 2017 as Document #2017000947.

WHEREAS, the Ground Lease was terminated on November 5, 2024.

The Memorandum of Ground Lease, the Memorandum of Sub Ground Lease and the Memorandum of Occupancy Lease are hereby terminated and released.

Doc# 2025002247

01/13/2025 11:15 AM Page: 1 of 4
TERM R:\$25.00 Michelle S. Kavanaugh, Bernalillo County



LOBO DEVELOPMENT CORPORATION,
a New Mexico non-profit corporation

By: *Teresa Costantinidis*
TERESA COSTANTINIDIS, CEO

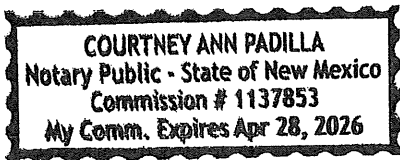
THE REGENTS OF THE UNIVERSITY
OF NEW MEXICO, a body corporate of the
State of New Mexico

By: *Teresa Costantinidis*
TERESA COSTANTINIDIS
Executive Vice President for Finance
and Administration

ACKNOWLEDGMENT

COUNTY OF BERNALILLO)
) ss
STATE OF NEW MEXICO)

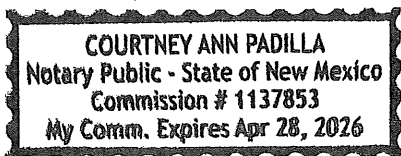
This instrument was acknowledged before me on January 8, 2025, by
Teresa Costantinidis, CEO of Lobo Development Corporation, a New Mexico non-profit
corporation.



[Signature]
Notary Public
My Commission Expires on: April 28, 2026

COUNTY OF BERNALILLO)
) ss
STATE OF NEW MEXICO)


This instrument was acknowledged before me on January 8, 2025, by
Teresa Costantinidis, Executive Vice President for Finance and Administration for The
Regents of The University of New Mexico, a body corporate of the State of New Mexico.



[Signature]
Notary Public
My Commission Expires on: April 28, 2026

REVIEWED AND APPROVED BY:

THE REGENTS OF THE UNIVERSITY OF
NEW MEXICO

By: 
THOMAS M. NEALE
Director of Real Estate

APPROVED AS TO FORM FOR UNM:

HURLEY, TOEVS, STYLES, HAMBLIN & PANTER, P.A.

By: 
MARK STYLES

MSS/UNM/Lobo Development/Baseball Clubhouse/4 Notice Lease Termination 123024

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land within the Town of Albuquerque Grant, in projected Section 28, Township 10 North, Range 3 East, N.M.P.M., and being comprised of a portion of Tract One (1), UNIVERSITY ARENA, Town of Albuquerque Grant, Albuquerque, Bernalillo County, New Mexico, as shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County on May 28, 2010 in Plat Book 2010C, Page 64;

TOGETHER with Lot Twelve (12), Block B; and Lot One (1), Block C; and portions of Lots Two (2) and Three (3), Block C, all within SUNSHINE TERRACE, a Addition to the City of Albuquerque, New Mexico, as shown on the plat thereof filed in the office of the County Clerk of Bernalillo County on March 17, 1950 in Plat Book C1, Page 91;

TOGETHER with a portion of vacated Ash Avenue S.E., said portion bounded on the North by the North line of SUNSHINE TERRACE; on the South by the North line of Sunshine Terrace Ave. S.E.; on the West by the East line of Block B, SUNSHINE TERRACE; and on the East by the West line of Block C, SUNSHINE TERRACE, as shown on the plat thereof filed in the office of the County Clerk of Bernalillo County on March 17, 1950 in Plat Book C1, Page 91. Said tract of land being more particularly described by metes and bounds survey made by Gary E. Gritsko, N.M.P.S. No. 8886, in December 2015, as follows:

BEGINNING at the Southwest corner of the said tract, being the Southwest corner of said Lot 12, Block B, Sunshine Terrace, whence the NMDOT Control Station "I-25-30", having NM State Plane Coordinates of N=1,477,335.008, E=1,624,161.962, (NAD 83 Datum) bears S.52°01'23"W., 2,855.44 feet distant; Thence, N.03°20'16"E., 229.00 feet to the Northwest corner of said tract; Thence, S.89°39'44"E., 80.00 feet to an angle point; Thence, N.84°56'28"E., 72.18 feet to an angle point; Thence, S.66°25'05"E., 64.84 feet to an angle point; Thence, S.88°22'27"E., 100.87 feet to the Northeast corner of said tract, a point on the Westerly right of way line of University Blvd. S.E.; Thence, 139.53 feet along the arc of a curve to the right with a radius of 1379.40 feet, a central angle of 5°47'45" and a chord bearing S.21°41'06"W., 139.47 feet to a point of reverse curvature; Thence, 92.93 feet along the arc of a curve to the left with a radius of 1482.98 feet, a central angle of 3°35'26" and a chord bearing S.22°47'14"W., 92.92 feet to the Southeast corner of said tract; Thence, N.86°41'36"W., 218.23 feet along the North right of way line of Sunshine Terrace Avenue S.E. to the point of beginning. Said tract contains 1.3404 acres, more or less.