

TERMINATION OF MASTER GROUND LEASE

THIS TERMINATION OF MASTER GROUND LEASE (the "**Termination Agreement**") is made this 17th day of December, 2007, (the "**Effective Date**") by and between STC.UNM, a New Mexico nonprofit corporation ("**Tenant**"), formerly known as SCIENCE & TECHNOLOGY CORPORATION @ UNM, and prior to that as THE UNIVERSITY OF NEW MEXICO TECHNOLOGY DEVELOPMENT CORPORATION, and THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a constitutionally created educational institution of the State of New Mexico ("**Landlord**").

RECITALS

A. STC.UNM, a New Mexico nonprofit corporation, is Tenant under that certain University Center Research Park Master Ground Lease dated the 25th day of May, 1994, by and between THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a corporation of the State of New Mexico, organized pursuant to Sections 21-71-1, et seq. NMSA 1978, as Landlord, and THE UNIVERSITY OF NEW MEXICO TECHNOLOGY DEVELOPMENT CORPORATION, a New Mexico nonprofit corporation, as Tenant, (the "**Master Ground Lease**") with respect to the property (the "**Master Ground Lease Premises**") legally described on **Exhibit "A"** attached hereto.

B. STC.UNM was formerly known as Science & Technology Corporation @ UNM and prior to that as The University of New Mexico Technology Development Corporation.

C. Landlord and Tenant now desire to terminate the Master Ground Lease, and to release each other from the terms, covenants, obligations, agreements and restrictions therein set forth, except that the Termination shall not terminate any sublease of the Master Ground Lease Premises or any portion thereof but shall constitute an assignment of Tenant's interest in any such sublease as more particularly set forth in the Assignment and Assumption of Ground Lease attached hereto as **Exhibit "B"** and incorporated herein by reference.

NOW THEREFORE, in consideration of the mutual covenants and conditions set forth herein, it is agreed:

TERMINATION OF MASTER GROUND LEASE

1. The recitals set forth hereinabove are reaffirmed and incorporated herein by reference as if fully set forth.

2. As of the Effective Date, Landlord and Tenant agree that the Master Ground Lease shall be considered terminated and of no further force or effect.

3. The Termination shall not terminate any sublease of the Master Ground Lease Premises or any portion thereof but shall constitute an assignment of Tenant's interest in any



such sublease as more particularly set forth in the Assignment and Assumption of Ground Lease attached hereto as Exhibit "B" and incorporated herein by reference.

4. Neither Landlord nor Tenant shall have any further responsibilities, obligations, rights or privileges pursuant to the Master Ground Lease from and after the Effective Date, except to the extent otherwise provided herein.

5. This Termination of the Master Ground Lease may be executed in counterparts which, taken together, shall constitute one and the same instrument.

6. The provisions of this instrument shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Termination of Master Ground Lease as of the date set forth above, the Effective Date.

LANDLORD

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a constitutionally created educational institution of the State of New Mexico

By: David W. Harris
David W. Harris
Executive Vice President for Administration,
COO and CFO

Date: 12/12/07

TENANT

STC.UNM, a New Mexico nonprofit corporation, formerly known as SCIENCE & TECHNOLOGY CORPORATION @ UNM, and prior to that as THE UNIVERSITY OF NEW MEXICO TECHNOLOGY DEVELOPMENT CORPORATION,

By: Elizabeth J. Kuuttila
Elizabeth J. Kuuttila
President

Date: 12/10/07

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 12TH day of DECEMBER, 2007, by David W. Harris, Executive Vice President for Administration, COO and CFO of the University of New Mexico, on behalf of the Regents of the University of New Mexico, a constitutionally created educational institution of the State of New Mexico.

David W. Harris
Notary Public

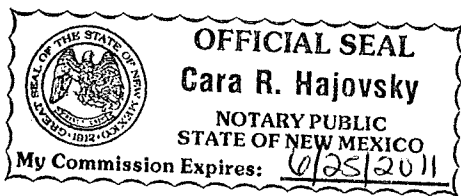
My commission expires:
2-25-08
(Seal)

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 10 day of December, 2007, by Elizabeth J. Kuuttilla, President of STC.UNM, a New Mexico nonprofit corporation.

Cara R. Hajovsky
Notary Public

My commission expires:
06/25/2011
(Seal)



MASTER GROUND LEASE PREMISES

Parcel 1-B of the Boundary Plat For University of New Mexico South Campus (Parcels 1-B, 2 and 3) as shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on March 18, 1987 in Volume C33, Folio 41.

EXHIBIT A