

SPECIAL WARRANTY DEED

Science & Technology Corporation @ UNM (f/k/a The University of New Mexico Technology Development Corporation), a New Mexico non-profit corporation, for consideration paid, grants to The Regents of the University of New Mexico, a body corporate of the State of New Mexico, whose address is c/o Director of Real Estate, Real Estate Office, University of New Mexico, Scholes Hall Rm. 252, Albuquerque, New Mexico 87131, all right, title and interest in the property as the tenant pursuant to the ground lease described below ("Ground Lease") and all right, title and interest in the improvements, fixtures and buildings located on the property in Bernalillo County, New Mexico, which is more particularly described on Exhibit "A," attached hereto and incorporated herein by reference:

SUBJECT TO the Ground Lease between The Regents of the University of New Mexico ("Landlord") and The University of New Mexico Technology Development Corporation, Inc., ("Lessee") as evidenced by the Memorandum of Master Ground Lease II, dated October 13, 1994, and recorded on October 17, 1994, as Document No. 94125141 in the real property records of the County Clerk of Bernalillo County, New Mexico, on October 17, 1994, in Book 94-29, at pages 2499-2502, and the Amended and Restated Memorandum of Master Ground Lease II, dated January 25, 1995, recorded as Document No. 95009329 on January 30, 1995, in the real property records of the County Clerk of Bernalillo County, New Mexico, in Book 95-2, at pages 9980-9985;

SUBJECT TO all reservations, restrictions, covenants, easements and other items of record; and,

SUBJECT TO general real estate taxes for 2003 and years thereafter.

With special warranty covenan



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It is the intent of the parties that the fee simple interest in the real estate, the Lessor's interest pursuant to the Ground Lease and the Lessee's interest pursuant to the Ground Lease not be merged, combined or in any way terminated or altered as a result of this Deed.

Witness its hand and seal this 28 day of July, 2003.

SCIENCE & TECHNOLOGY CORPORATION @ UNM (f/k/a The University of New Mexico Technology Development Corporation), a New Mexico non-profit corporation

By: Edward W. Cantrall
Print Name: Edward W. Cantrall, Ph.D.
Its: Chair of Board

ACKNOWLEDGMENT

STATE OF Mass.)
COUNTY OF Nantucket) **ss.**

This instrument was acknowledged before me on July 28th, 2003, by Edward W. Cantrall, Ph.D., the Chair of the Board of Science & Technology Corporation @ UNM (f/k/a The University of New Mexico Technology Development Corporation), a New Mexico non-profit corporation.

Cheryl A. Fox
Notary Public
My Commission Expires: _____

(Seal)

CHERYL A. FOX, Notary Public
My Commission Expires June 28, 2007

APPROVED AS TO FORM FOR UNM:

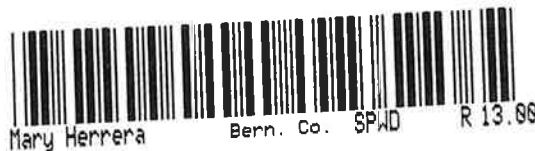
HURLEY, TOEVS, STYLES, HAMBLIN & PANTER, P.A.

By: Mark Styles
MARK STYLES

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EXHIBIT A

Tracts 1C1-A and 1E1-A of the Plat of SCIENCE AND TECHNOLOGY PARK AT UNIVERSITY OF NW MEXICO, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on November 2, 1999, in Plat Book 99C, page 304.



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