

ASSIGNMENT OF LEASE

THIS ASSIGNMENT OF LEASE is made this 2nd day of August, 2000, by and between THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a body corporate of the State of New Mexico ("Assignee"), and ALBUQUERQUE DERMATOLOGY ASSOCIATES DEVELOPMENT COMPANY, a New Mexico general partnership ("Assignor").

WHEREAS, pursuant to the terms of that certain Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate, dated April 17, 2000, ("Agreement") by and between Assignor as Seller and Assignee as Purchaser, Assignor has agreed to assign to Assignee the ground lease referred to therein.

NOW, THEREFORE, in consideration of the foregoing premises, ten dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby sells, assigns, grants, transfers and conveys to Assignee all of Assignor's right, title and interest in and to the ground lease which is more particularly described on Schedule A attached hereto and made a part hereof ("Ground Lease").

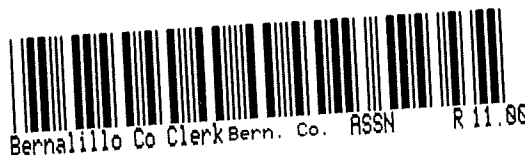
THIS ASSIGNMENT OF LEASE shall be binding on, and inure to the benefit of the parties hereto, their successors in interest and assigns.

IN WITNESS WHEREOF, the undersigned has caused this Assignment and Assumption to be executed as of the date and year first above written.

ASSIGNOR:

ALBUQUERQUE DERMATOLOGY
ASSOCIATES DEVELOPMENT
COMPANY, a New Mexico general
partnership

By: *James J. Stagnone*
(JAMES J. STAGNONE, M.D.,
General Partner



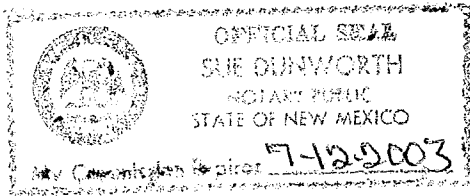
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ACKNOWLEDGMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

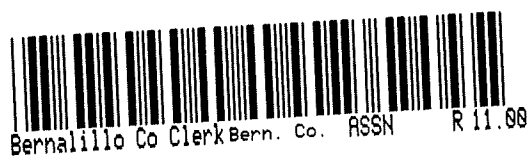
This instrument was acknowledged before me on August 2, 2000 by James J. Stagnone, as General Partner of Albuquerque Dermatology Associates Development Company, a New Mexico general partnership.



Sue Dinworth

Notary Public
My Commission Expires: _____

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