

**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 James J. Stagnone, M.D. ("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.

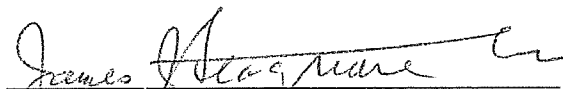
NOW, THEREFORE, in consideration of the foregoing premises, ten dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby sells, assigns, grants, transfers and conveys to Assignee all of Assignor's right, 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").

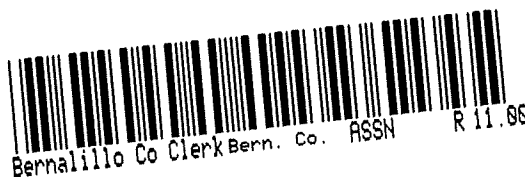
Assignor hereby represents and warrants to Assignee that he owns all of the right, title and interest of the Tenant under the Ground Lease and agrees to defend Assignee from adverse claims. Assignor hereby represents that he has the capacity and legal authority to execute and deliver this Assignment.

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:

  
\_\_\_\_\_  
JAMES J. STAGNONE, M.D.



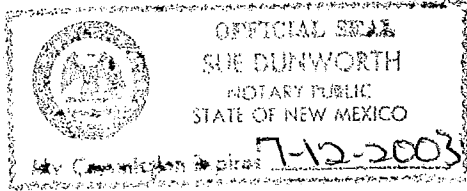
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**ACKNOWLEDGMENT**

STATE OF NEW MEXICO     )

COUNTY OF BERNALILLO    )

This instrument was acknowledged before me on August 2, 2000 by James J. Stagnone.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

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**SCHEDULE A**

Lease between Southwestern Construction Company, a New Mexico corporation, as Lessor and John J. Corcoran and Edith Corcoran, his wife; Joel R. Barkoff and Carol Sue Barkoff, his wife; and James J. Stagnone and Muriel Stagnone, his wife, as Lessees, dated May 16, 1972.

Memorandum of Lease regarding lease between Southwestern Construction Company, a New Mexico corporation, as Lessor and John J. Corcoran and Edith Corcoran, his wife; Joel R. Barkoff and Carol Sue Barkoff, his wife; and James J. Stagnone and Muriel Stagnone, his wife, as Lessees, recorded in the real property records of the County Clerk of Bernalillo County, New Mexico, in Vol. Misc. 273, Folio 239-241, on May 15, 1972.

First Amendment to Long Term Lease between Southwestern Construction Company, a New Mexico corporation, as Lessor and John J. Corcoran and Edith Corcoran, his wife; Joel R. Barkoff and Carol Sue Barkoff, his wife; and James J. Stagnone and Muriel Stagnone, his wife, as Lessees, effective September 1, 1974.

Memorandum of First Amendment to Long Term Lease between Southwestern Construction Company, a New Mexico corporation, as Lessor and John J. Corcoran and Edith Corcoran, his wife; Joel R. Barkoff and Carol Sue Barkoff, his wife; and James J. Stagnone and Muriel Stagnone, his wife, as Lessees, recorded in the real property records of the County Clerk of Bernalillo County, New Mexico, in Vol. Misc. 389, Folio 479-481, on October 4, 1974.

Various assignments and assumptions related to the above-described Lease, as amended.

The above-described Lease relates to the following real property.

Tract K-2-1 of the Plat of Subdivision of Tract K-2 and Portion K-1-A, Lands of Southwestern Construction Company, as shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 13, 1974.



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