PURCHASE AGREEMENT

of the

Albuquerque Board of Realtors

The Full PIRCHASE PRICE is \$ 500,000 5350,000,000 to be paid as follows: total down payment including above deposit to be approximately \$ 500,000 5350,000,000 to be paid as follows: total down payment including above deposit to be approximately \$ 500,000 5350,000,000 to be paid as follows: total down payment including above deposit to be approximately \$ 500,000 500 cash, plus or minus prorations, upon execution of formal instruments, the Purchaser() assume(s) and agreet to pay they available of the payments of approximately \$ 500 to pay they available of the payments of approximately \$ 500 to pay they available of the payments of approximately \$ 500 to pay they available of the payments of approximately \$ 500 to payments and the payments of approximately \$ 500 to payments are payments of approximately \$ 500 to payments and the payments of approximately \$ 500 to payments are purchaser as a payment to payments are payments and payments are payments are payments and payments are payments are payments and payments are payments are payments and p			
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REGENTS OF THE UNIVERSITY OF NEW MEXICO, A CORPORATION OF THE STATE OF NEW MEXICO BY DAVID L. MCKINNEY Purchaser V.P. FOR BUSINESS & FINANCE I/we hereby accept above offer to purchase and agree to pay agent a commission of 5% % on the full purchase price plus New Mexico sales tax on the commission. In the event purchase is not consummated and earnest money forfeited, said earnest money is to be divided between Seller and Agent according to the Listing Contract. Cyma, Inc., by Seller Cyma, Inc., by Seller A.M.) (P.M.) Realtor(s) By Cyma, Inc., by Seller Cyma, Inc., by Seller	and to give possession dition, reasonable v fixtures complete a	on of the premises to Purchase year and tear excepted, as of t nd permanent clothesline pole SEE ADDENDU M	er on <u>CLOSING</u> and certifies that property will be in the same cor the date of this agreement. Venetian blinds, screens, screen doors, awnings, traverse rods, electri es must remain with the house, if same are in property at this date. Closing date
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JURCHASE AGREEMENT ADDENDUM

The following agreement is an addendum to the purchase agreement between the SELLER(S):
and the PURCHASER(S): REGENTS OF THE UNIVERSITY OF NEW MEXICO, A CORPORATION OF THE STATE OF
for the property located at (address) 1200 UNIVERSITY BLVD., N.E., ALBUQUERQUE, N.M.
(legal description) SEE EXHIBIT "A"
Purchase agreement date: MAY 12, 1988
THIS AGREEMENT IS SUBJECT TO THE FOLLOWING CONTINGENCIES:
1. SUBJECT TO APPROVAL OF THE BOARD OF REGENTS;
2. SUBJECT TO APPROVAL OF THE COMMISSION ON HIGHER EDUCATION;
3. SUBJECT TO APPROVAL OF THE STATE BOARD OF FINANCE;
CLOSING TO OCCUR WITHIN THREE BUSINESS DAYS AFTER APPROVAL OF STATE BOARD OF FINANCE
BUT NO LATER THAN JULY 29, 1988.
SELLERS TO PAY THE FOLLOWING CLOSING COSTS AT CLOSING: 1/2 ATTORNEY FEE, BROKERAGE
FEE PLUS APPLICABLE SALES TAX, CITY SEARCH FEE, SELLERS' RECORDING FEE, TITLE POLICY
(OWNER'S), AND TITLE COMPANY FEE. PURCHASER AGREES TO PAY ANY REMAINING COSTS TO
COMPLETE THIS TRANSACTION.
PURCHASER'S INSPECTION. SUBJECT TO PURCHASER'S APPROVAL OF AN ENGINEERING INSPECTION,
PURCHASER DECLARES THAT IT IS BUYING THE REAL ESTATE UPON ITS OWN EXAMINATION AND
JUDGEMENT AND NOT BY REASON OF ANY REPRESENTATION MADE TO PURCHASER BY SELLER, OR
AGENT FOR SELLER, AS TO ITS CONDITION, SIZE, LOCATION, VALUE, FUTURE VALUE OR INCOME
THEREFROM. PURCHASER FURTHER ACCEPTS PROPERTY IN "AS IS" CONDITION INCLUDING, BUT
NOT LIMITED TO ROOF, PLUMBING, ELECTRICAL, AND ALL MECHANICAL EQUIPMENT. AGENT DOES
NOT WARRANT THE SQUARE FOOTAGE OF ANY PROPERTY BEING PURCHASED. IF SQUARE FOOTAGE IS
A MATERIAL CONSIDERATION IN MAKING THIS PURCHASE, AGENT ADVISES THAT THE PROPERTY SHOULD
BE MEASURED BY PURCHASER. SELLER SHALL ALLOW A WALK-THROUGH INSPECTION PRIOR TO
CLOSING. IN THE EVENT PURCHASER DESIRES ANY ADDITIONAL INSPECTIONS, SAID INSPECTION
WILL BE ALLOWED BY SELLER, BUT ARRANGED AND PAID FOR BY PURCHASER. AGENT IS IN NO WAY
RESPONSIBLE FOR THE CONDITION OF THE PROPERTY AND IN NO WAY WARRANTS SAME.
LISTING AGENT IS RELATED TO SELLERS.
= PURCHASER- HAS-UNTIL- MAY-1.9;-1.988;-1.0:00-P, M,-TO-ACCEPT-THIS-OFFER,
Seller has until May 19, 1988 to accept this counteroffer
A Title Insurance Commitment acceptable to Purchaser showing merchantable title in
the name of Seller shall be provided to Purchaser within 15 days of the execution
of this Agreement.
TOTAL OF THE ANTI-LIPROTEST OF NEW YORK
REGENTS OF THE UNIVERSITY OF NEW MEXICO, A CORPORATION OF THE STATE OF NEW MEXICO
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PURCHASER DAVID L. MCKINNEY PURCHASER DATE TIME
V.P. FOR BUSINESS & FINANCE CYMA, INC. BY: SELLER CYMA, AVEN BY MARCH OF CYMA, AVEN BY M
SELLER SELLER Approved as to form University Counsel November 1978