

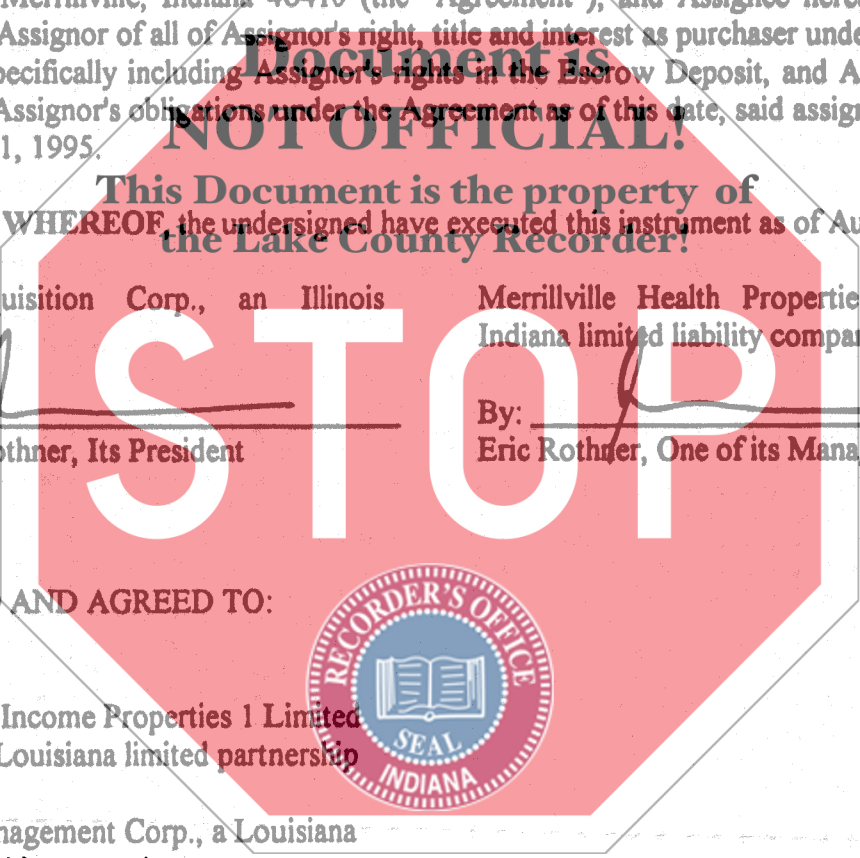
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ASSIGNMENT OF CONTRACT RIGHTS

Rothner Acquisition Corp., an Illinois corporation ("Assignor") hereby assigns to Merrillville Health Properties, L.L.C., an Indiana limited liability company ("Assignee"), all of Assignor's right, title and interest as purchaser under that certain Purchase and Sale Agreement by and between RWB Medical Income Properties 1 Limited Partnership, a Louisiana limited partnership, as seller ("Seller"), and Assignor, dated as of August 15, 1995 and governing the sale by Seller to Assignor of the real estate and improvements thereon commonly known as 601 West 61st Avenue, Merrillville, Indiana 46410 (the "Agreement"), and Assignee hereby accepts the assignment by Assignor of all of Assignor's right, title and interest as purchaser under the aforesaid Agreement, specifically including Assignor's rights in the Escrow Deposit, and Assignee hereby assumes all of Assignor's obligations under the Agreement as of this date, said assignment effective as of August 31, 1995.

TICOR TITLE INSURANCE
Crown Point, Indiana



IN WITNESS WHEREOF, the undersigned have executed this instrument as of August 31, 1995.

Rothner Acquisition Corp., an Illinois corporation
By: [Signature]
Eric Rothner, Its President

Merrillville Health Properties, L.L.C., an Indiana limited liability company
By: [Signature]
Eric Rothner, One of its Managing Members

CONSENTED AND AGREED TO:

RWB Medical Income Properties 1 Limited Partnership, a Louisiana limited partnership
By: RWB Management Corp., a Louisiana corporation and its general partner

By: [Signature]
Its: PRESIDENT



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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
95 SEP -5 PM 2:36
MARGARET J. [Name]
RECORDER

10.11