

Section 24.13. Applicable Law - Entire Understanding.

This Lease shall be governed exclusively by the provisions hereof and by the applicable laws of the State of South Carolina. This Lease expresses the entire understanding and all agreements of the parties hereto with each other and neither party hereto has made or shall be bound by any agreement or any representation to the other party which is not expressly set forth in this Lease or in certificates delivered in connection with the execution and delivery hereof.

Section 24.14. Severability.

In the event that any clause or provision of this Lease shall be held to be invalid by any court of competent jurisdiction, the invalidity of such clause of provision shall not affect any of the remaining provisions hereof.

Section 24.15. Notices and Demands.

All notices, certificates, demands, requests, consents, approvals and other similar instruments under this Lease shall be in writing and shall be deemed to have been properly given and received if sent by United States certified or registered mail postage prepaid, (a) if to Lessee addressed to Lessee at Rigelow-Sanford, Inc, 140 Madison Ave, N.Y. 10016, Attention: President, or at such other address as Lessee from time to time may have designated by written notice to Lessor and any assignee (b) if to Lessor addressed to Shumate (Central Bank and Trust), or at such address as Lessor may have designated, from time to time, in written notice to Lessee and the assignee, and (c) if to the Trustee addressed to the Trustee at Corporate Department, P.O. Box 750 Columbia, South Carolina, or at such address as the Trustee shall have furnished to Lessor and Lessee.

Section 24.16. Headings and References.

The headings in this Lease are for convenience of reference only and shall not define or limit the provisions thereof. All references in this Lease to particular Articles or Sections are references to Articles or Sections of this Lease.

Section 24.17. Successors and Assigns.

The terms and provisions of this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Section 24.18. Multiple Counterparts.

This Lease may be executed in multiple counterparts, each of which shall be an original but all of which together shall constitute but one and the same instrument.