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14.6 APPLICABLE LAW. This AGREEMENT shall be governed and construed in accordance with the law of the State in which ENTIRE PREMISES are located. If any provision of this AGREEMENT shall, to any extent, be invalid under such law, the remaining provisions of this AGREEMENT shall not be affected thereby. The titles of the various subdivisions of this AGREEMENT are for convenience only and shall not be considered in construing this AGREEMENT.

14.7 NOTICE. Any bill, statement, notice or communication which DEVELOPER may desire or be required to give to MERCANTILE or shall be deemed sufficiently given or rendered, if, in writing:

- (i) delivered to an officer or store manager of MERCANTILE at MERCANTILE TRACT, and
- (ii) in case of any notice of default on the part of MERCANTILE, also sent by registered or certified mail, addressed to MERCANTILE % of Mercantile Stores Company, Inc., P. O. Box 5816, Columbia, S. C. 29250 Attn: Real Estate Department. The time of the rendition of such bill, statement or notice shall be deemed to be the time when the same is delivered as above provided.

Any notice by MERCANTILE to DEVELOPER shall be deemed duly given if delivered to DEVELOPER or when delivered to DEVELOPER by registered or certified mail addressed to DEVELOPER at DEVELOPER'S address as follows:

First Hartford Realty Corporation
685 Parker Street
Manchester, Connecticut 06040
Attention: President

Any termination of this AGREEMENT by MERCANTILE pursuant to a notice under this 14.7, shall be effective only if written notice thereof is sent to DEVELOPER at the foregoing address (or such other address as DEVELOPER may designate in a written notice to MERCANTILE) and MERCANTILE'S right to terminate shall exist only so long as a default giving rise thereto has not been cured.

14.8 HEIRS AND ASSIGNS. All the terms, conditions and provisions of this AGREEMENT shall extend to, inure to the benefit of and be binding upon THE PARTIES, and their respective heirs, executors, administrators, successors and permitted assigns and upon any person or persons coming into ownership or possession of any interest in ENTIRE PREMISES by operation of law or otherwise.

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