

(1) Binding Effect. This agreement shall bind and benefit the parties hereto and their respective legal representatives, successors and assigns.

(m) Governing Law. This agreement is made in the State of South Carolina and its validity and the rights and obligations of the parties hereunder shall be determined in accordance with the laws of the State of South Carolina.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year above written.

Witness:

As to Landlord

Carl Muller

Burton J. Meade

As to Tenant

Carl Muller

Burton J. Meade

LANDLORD

CORDIN CORPORATION

By: Volker Salus

Attest: Byette Glus (SEAL)

TENANT

AMERICAN SAHM CORPORATION

By: Volker Salus

Attest: Byette Glus (SEAL)