

13. Notices. Whenever the parties hereto shall desire to give or serve any notice, demand, request or other communication with respect to this Lease Assignment, each such notice, demand, request or other communication shall be in writing and shall be effective only if the same is delivered by personal service or mailed by certified mail, postage prepaid, return receipt requested, addressed as follows:

Assignor: c/o Creative Fabrics, Inc.
124 West 36th Street
New York, New York 10018

A&P: The Great Atlantic & Pacific
Tea Company, Inc.
Two Paragon Drive
Montvale, New Jersey 07645

Irving: Irving Trust Company
245 Park Avenue
New York, New York

Every notice, demand, request or other communication hereunder shall be deemed to have been received five (5) days after the same is deposited in the United States mail in the manner aforesaid. Each party hereto may change its address by giving notice thereof to the other parties in conformity with this Paragraph 13.

14. Successors and Assigns; Governing Law. This Lease Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, and shall be governed by and construed in accordance with the laws of the State of South Carolina.

15. Invalidity of Provisions. Each provision hereof is intended to be severable. If any provision of this Lease Assignment is determined by a court of competent jurisdiction to be illegal or invalid for any reason whatsoever, such illegality or in-

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