

this Agreement

23. Counterparts. This Agreement may be executed in multiple counterpart facsimile signature pages, each of which shall be deemed an original, and all of which taken together shall constitute one agreement and shall be immediately binding and enforceable upon execution as of the Effective Date

24 Effective Date This Agreement shall be effective as March 11, 1997.

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25. Notice. Any notices under this Agreement shall be personally served and/or mailed and/or transmitted via facsimile to the Parties as follows.

If to any of the Abex Parties:

General Counsel
Mafco Consolidated Group, Inc
35 East 62nd Street
New York, NY 10021
Telephone: (212) 572-5170
Facsimile: (212) 572-5056

If to any of the KREG Parties:

Raymond J Pacini
Koll Real Estate Group, Inc
4343 Von Karman Avenue
Newport Beach, CA 92660
Telephone: (714) 833-3030 Facsimile: (714) 261-6550

1. Advice of Counsel The Parties acknowledge that they have been represented by counsel of their own choice in the negotiations leading to their execution of this Agreement, and that they have read this Agreement and have had it fully explained to them by their counsel.

2. Headings. The headings in this Agreement are for the convenience of the reader only and may not be used to construe or interpret any provision of this Agreement

3 Authorization The individuals executing this Agreement represent that they are authorized to do so by their respective Parties

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DATED: March 11, 1997

MAFCO CONSOLIDATED GROUP INC.

By: /s/ Joram C. Salig