

made by any party which are not embodied herein shall be valid and binding. No amendment to this AGREEMENT shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.


SECTION 31. SEVERABILITY.

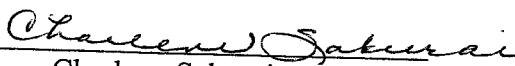
If a term, condition or covenant of this AGREEMENT is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this AGREEMENT shall not be affected thereby and the AGREEMENT shall be read and construed without the invalid, void or unenforceable provision(s).

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed the day and year first above written.


**COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF BANNING**

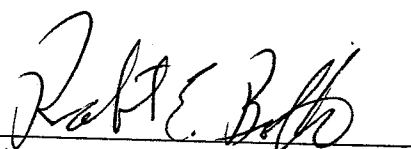
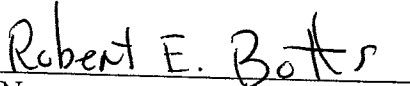
CONSULTANT:

By 
Randy Anstine, Executive Director

By 
Charlene Sakurai
Title: President, Banning Cultural Alliance

APPROVED AS TO FORM:


Julie Hayward Biggs, ~~Eric S. Val~~
Agency Counsel

By 
Bob Botts
Title: Vice-President, Banning Cultural Alliance

Print Name