

- 13 -

X.

Subject to the legal and equitable rights and powers hereunder of the Lessee, the Lessors shall have every legal and equitable right and power to alien and encumber permitted by the laws of the State of So. Car., and subject to the legal and equitable rights and powers of the Lessors; the Lessee shall have every legal and equitable right and power to assign this lease, or sublet said premises, or any part thereof; Provided, however, the written consent of the said Lessors to so assign or sublet is obtained prior to any such assignment or subletting; and provided, further, and said Lessors covenant and agree, that such consent shall not be unreasonably withheld. Any such assignment or subletting without such consent shall be invalid. Neither party shall, in any respect, be liable to a third party at law or in equity, for any of the debts, defaults, acts or omissions of, by or under the other party, nor shall any of the rights or equities hereunder of either party be subjected at law or in equity to any debts, defaults, acts or omissions of, by or under the other party, nor shall any of the rights or equities hereunder of either party be subjected at law or in equity to any debts, defaults, acts or omissions of, by or under the other party;

XI.

Said Lessee further covenants and agrees that said demised premises shall be used only for the usual purposes of the Lessee in transacting its normal business to include that of storing, repairing, shipping, and receiving its equipment, apparatus, tools and materials, together with the required offices, shops and restroom and for no other purpose other than the Lessee's normal and usual uses without the written consent of the said Lessors; and that no