

X.

It is expressly understood that the property herein leased shall be used for the operation of an electrical supply business only and that the Lessee shall not have the right to change the use of said premises without the express written consent of the Lessor.

XI.

Lessee may not, without the prior written consent of Lessor (which may not be unreasonably withheld) endorsed hereon, assign this lease or any interest thereunder or sublet premises or any part thereof, or permit the use of premises by any other than Lessee. Consent to one assignment or sub-lease shall not destroy or waive this provision, and all later assignments and sub-leases shall likewise be made only upon prior written consent of Lessor. Sub-tenants or assignees shall become liable directly to Lessor for all obligations of Lessee hereunder, without relieving Lessee's liability.

XII.

In the event the Lessee should vacate the leased premises during the continuance of the term hereof, without the written consent of the Lessor, then the rental for the whole term to be paid thereafter shall become immediately due, payable and collectible.

XIII.

This lease contains the entire agreement of the parties and no representations, inducements, promises or agreements oral or otherwise, between the parties not embodied herein shall be of any force or effect. No failure of Lessee to exercise any power given Lessor hereunder, or to insist upon strict compliance by Lessee of any obligation hereunder, and no customs or practice of the parties at variance with the terms hereof shall constitute a waiver of Lessor's right to demand exact compliance with the terms hereof.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, the day and year first above written.

(Continued on next page)