

conditions of this Lease on the part of the Lessee to be performed and observed hereunder, Lessee shall peaceably and quietly have, hold and enjoy the Demised Premises for the term hereby granted as against Lessor and persons claiming by, through or under the Lessor.

Section 23.2. Lessor represents that it is the owner of the underlying fee simple title to the Demised Premises; that it has the right to enter into this Lease; and that title to the Demised Premises is free and clear of all liens and encumbrances except for the lien of 1977 ad valorem taxes not yet due and payable; the encumbrance of this Lease Agreement; restrictive covenants recorded in Deed Book 656, Page 157, R. M. C. Office for Greenville County, South Carolina, as amended by instrument recorded in Deed Book 677, Page 546, aforesaid records; easements reserved to The McAlister Corporation evidenced by deeds recorded in Deed Book 749, Page 299, and in Deed Book 740, Page 69, aforesaid records; building restriction lines as shown on plats recorded in Plat Book XX, Page 171, and in Plat Book RR, Page 181, aforesaid records; and matters disclosed on the plat of survey of the real property described in Exhibit "A" hereto, dated February 9, 1977, made by Arbor Engineering.

ARTICLE 24

Net, Net, Net Lease

Section 24.1. This Lease shall be deemed and construed to be a "net, net, net lease" and, except as otherwise expressly provided, Lessor shall receive all rent and additional rent and all other payments hereunder to be made by Lessee free from any charges, assessments, impositions, expenses or deductions of any and every kind or nature.