

10.3 Liens and Tenants. Except as set forth in this Agreement, or may be disclosed in the real property records of the County, or as disclosed by Grantor in writing to Grantee on or prior to the Effective Date, Grantor represents as of the Effective Date, there are

no undisclosed leases (including oil, gas and/or other mineral interests), easements, licenses, rights of way, mortgages, deeds of trust, liens, security interests, mechanic's liens or any other encumbrances encumbering all or any portion of the Property that could interfere with Grantee's operations on the Property, including mechanic's liens. If such Grantor representation and warranty is breached and such breach is not caused by Grantee, then Grantor shall fully cooperate and assist Grantee in removing or limiting such interference, including, but not limited to, obtaining a subordination and non-disturbance agreement where Grantee deems it necessary, with terms and conditions reasonably requested by Grantee to protect its rights hereunder, from each party that holds such rights (recorded or unrecorded), and in the case of monetary liens such as mechanic's liens, bonding over any such liens in an amount that may be reasonably requested by Grantee. The parties acknowledge the existence of a "Fulton County Landfill Property Hunting Lease Agreement 2021," dated June 8, 2021 (the "Hunting Lease"), by and between the Grantor and Karl L. Williams, and the parties further acknowledge and agree that said Hunting Lease will not interfere with Grantee's use of the Property. Grantee further acknowledges that Grantor has disclosed in this Agreement, by this provision, that the Property is subject to certain federal and/or state laws, rules, regulations, and restrictions regarding its use due to being a former landfill site, which must be abided to by Grantee at all times. At least ninety (90) days prior to the commencement of the Construction Term, the Grantee shall provide written notice to the Grantor so that it may terminate the Hunting Lease or otherwise amend the Hunting Lease prior to the Commencement of Construction.

EXHIBIT B