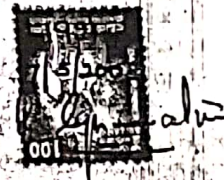


B.R. Gumaratne
Attorney-at-Law & N.P.
22/14, Nandimithra Place,
Colombo 6.



Prior Registration- G



DEED OF GIFT

* දායක (Donation) පිටපත් කිරීමේ - 7
දින පොත් අංකය
* ද. පො. අංකය - *

NO.

KNOW ALL MEN BY THESE PRESENTS THAT, WE
of No. 5 (hereinafter called and
referred to as the _____ which term or expression as herein used shall where the
context so requires or admits mean and include the said
his heirs, executors, administrators and assigns) and
a company duly incorporated under the Companies Act
of Sri Lanka having it's registered office at _____ in the Democratic
Socialist Republic of Sri Lanka (hereinafter called and referred to as the
_____ which term or expression as herein used shall where the context so requires or
admits mean and include the said _____ COMPANY LIMITED it's
successors and assigns.)

SEND GREETINGS

WHEREAS the said First _____ seized and possessed of or
otherwise well and sufficiently became entitled to all that allotment of land morefully
described in the schedule hereto under by and virtue of _____
1990 attested by _____ Colombo
AND WHEREAS a building was erected by the second
_____ in the said land .

දායක පිටපත් කිරීමේ

දායක පිටපත් කිරීමේ
දින පොත් අංකය - 7

GARMENTS (PVT) LTD

Reg. Add: No.136, Main Street, Colombo 11
Present Add: 15/4. Joseph Lane, Colombo 4.
Tele:0112 Fax:0112

LEASE AGREEMENT

NO.

THIS AGREEMENT of lease made and entered into at Colombo in the Democratic Socialist Republic of Sri Lanka on this 1st day of August, Two Thousand and Twenty Two (2022) by and between (PRIVATE) LIMITED a company duly incorporated in Sri Lanka under the Companies Law bearing registration No. PV 20869 and having its registered office at No. 136, Main Street, Colombo 11 in the said Republic of Sri Lanka (hereinafter sometimes called and referred to as the "SUB LESSOR" which term or expression as herein used shall where the context so required or admits and include the said (PRIVATE) LIMITED its successors and assigns) of the ONE PART

and

CS (PRIVATE) LIMITED a company duly incorporated in Sri Lanka under the Companies Law bearing registration No. PV 10437 and having its registered office at No.24/1, Sri Mahavihara Road, Dehiwala in the said Republic of Sri Lanka (hereinafter sometimes called and referred to as the "SUB LESSOR" which term or expression as herein used shall where the context so required or admits and include the said (PRIVATE) LIMITED its successors and assigns) of the OTHER PART.

WITNESSETH

WHEREAS in term of Deed No. 179 dated 29th day of May, 1991 attested by T de Silva A. Wijenayake of Colombo Notary Public (hereinafter called and referred to as the "Head Lease") made and entered into by and between the URBAN DEVELOPMENT AUTHORITY OF SRI LANKA a body corporate duly established under the Urban Development Authority Law of Sri Lanka and having its registered office at No.27, D.R. Wijewardena Mawatha, Colombo 10 and presently at "Sethsiripaya", Battaramulla (hereinafter called and referred to as the "HEAD LESSOR" as the One Part and the SUB LESSOR as the Other Part, and the SUB LESSOR is the lawful Leasehold Owner and is seized and possessed of and/or otherwise well and sufficiently entitled to all that divided and defined allotments of land and premises marked as Lots 69 and 72 depicted in P.Plan No. Co. 6996 dated 28th May 1990 authenticated by Surveyor General, together with everything standing thereon morefully described in the Schedule to the Head Lease and in the Schedule hereto fully described together with the full and free right of way thereto over and along the divided and defined allotments of land being Road Reservation in the Schedule to the said Head Lease and in the Schedule hereto fully described were demised and leased unto by the HEAD LESSOR to the SUB LESSOR for a period of Ninety Nine (99) years commencing from the Twenty Ninth day of November in the year On Thousand Nine Hundred and Ninety Nine for the consideration and subject to the terms and conditions set out and contained therein.