**August 9, 2022**

**DEKO Stock Sale Transaction between Exelot and EtzHaOren**

1. The stock on sale is being offered as stock on an “as is, where is” basis.
2. The stock on offer is described in the MS Excel file attached herewith as: **Deko-Stock-Sale-5.7.22**.
3. There might be a slight deviation of a few percent (either above or below) in the stock between the inventory located in storage in Cyprus and what is presented in the file.
4. The stock is to be sold in Cyprus under sale terms – FOB Limassol.
5. EtzHaOren is aware that Exelot has no information regarding standards authorization of any sort for the items containing the stock for sale.
6. EtzHaOren has transferred a sum in NIS equivalent to USD 220,000 to Exelot’s account in Israel according to the representative exchange rate on the day of the transfer.
7. The payment shall be made subsequent to an examination and check of the stock by EtzHaOren at the storage location in Cyprus prior to loading the goods and prior to the transfer of ownership from Exelot to EtzHaOren.
8. The loading of the goods in Larnaca, the air or maritime containerization of a combination of the two, and the dealings with the authorities in Cyprus are the responsibility of Exelot.
9. The air or maritime shipping to Israel or to any other destination in the world – are at the sole responsibility of EtzHaOren and shall not be imposed on Exelot or any of its representatives in any manner or form.
10. EtzHaOren shall have no claim, of any sort, regarding the quality, intactness, and integrity of the products in the stock.
11. The EtzHaOren representatives, together with the Exelot representatives, shall visit the logistics center at Larnaca, on a date to be determined by the parties, in order to examine the stock items. Ronen Hirsh will attend on behalf of Exelot.

EtzHaOren will bear the travel expenses of the EtzHaOren representative to Cyprus.

Signed by:

[signature] [signature]

Exelot Ltd. EtzHaOren

Company No. 515434777 Licensed Dealer No. 204275739

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**Exelot Ltd.**

**Company No. 515434777**