

B. Internal Rules

OF THE

WORLD FASHION CENTRE

1. Opening hours

Working days scheme

The World Fashion Centre is open to visitors on each working day from 8 am to 6 pm (not on Saturdays, Sundays and public holidays). All entrances and exits are open to lessees in the possession of a WFC staff card from 7 am to 7 pm.

Weekend and evening scheme

Outside of the normal opening hours, the World Fashion Centre is only accessible via the main entrance at the central hall or via the back entrance at the central hall (opened until 00.30 am); all other entrances and exits remain closed.

Access for heavy goods traffic to the basement halls, for loading and unloading goods, is only permitted for third parties during the regular opening hours of the World Fashion Centre. Transport outside the opening hours referred to requires the lessor's prior permission.

Users should be aware that the maximum headroom of the basement is 3.60 metres.

The management board is at all times authorised to order one or more parts of the World Fashion Centre to be closed in the weekend, if this is appropriate in its opinion.

Access passes

The World Fashion Centre, including but not limited to the multistorey car park, the basement, the common area and the leased property, is only accessible by using an access pass, which the lessor can provide the lessee and its staff with on request and on payment. Application for an access pass requires a copy of a valid proof of identity of the person in question. The lessor is free to determine whether or not to issue an access pass, without the lessee being able to enforce any right in the matter. The lessor has the right to withdraw an access pass if there is reason to do so in the lessor's opinion (including, but not limited to, cases in which a certain person no longer works within the lessee's business or in the leased property), without the lessee being able to enforce any right in the matter.

The lessor can open certain entrances exclusively to a certain group of users or one or more persons to be specified.

On loss of an access pass, this must be reported immediately and a new access pass must be applied for. The compensation due for a replacement pass will be determined by the lessor. The lessee is responsible for blocking the access passes of staff when they leave employment.

Further regulations for visitors and visitors' passes has been included in the Visitors' Conditions.

2. Parking time

Terheideweg (the backstreet between the building and the multistorey car park) is only accessible for parking vans and delivery vans higher than 2 metres. Parking is only possible in accordance with the applicable rates. On infringement, vehicles may be given a wheel clamp. On obstruction of passage, the vehicle may even be towed. The costs for towing vehicles or placing a wheel clamp are entirely payable by the offender.

On exceeding the time limit in the basement halls, the vehicle may be given a wheel clamp that will only be removed by the company security service after payment of an administrative fee. Any liability for damage caused in connection with placing or removing a wheel clamp is expressly excluded.

3. Freight transport

All freight transport takes place by means of the goods lift from the access road for deliveries underneath the building. For the arrangement in the weekend, see point 1 above. The lessees are responsible for ensuring that transport in the World Fashion Centre is performed with good means of transport, provided with rubber bumpers, so that the building is not damaged unnecessarily.

4. Parking

The multistorey car park and the parking areas of the World Fashion Centre will be kept operational as much as possible by the Facilities Services department and the company security service.

Monthly subscriptions, annual passes and exit cards can be acquired from the Management. There are various pay machines available for payment.

The lessee is not allowed to take along, place or park vehicles and means of transport (including mopeds, motorcycles, bikes, etc) in the leased property or the building of which the leased property forms part (including the basement). Parking is only allowed in the designated multistorey car park or parking spaces.

5. Waste disposal

The disposal of waste, flattened boxes and all other packaging materials takes place after 5 pm.

Waste must be separated before being disposed of. There is a distinction between household waste, paper and plastic. These goods may only be placed opposite the goods lift between 5 and 6 pm. Absolutely no waste may be placed there before this time! Lessees that regularly deposit waste materials early and, in doing so, possibly cause damage to the buildings, will be charged with the costs for additional disposal or with the compensation of the damage caused. The lessee is allowed to transport its waste materials early to the place in the basement indicated by signs. The lessee must take care of the disposal of bulky waste and chemical waste independently. For more information on this, please contact the Facilities Services department.

6. Displaying goods

The lessee is obliged to display goods within the leased property in a proper manner, in accordance with common practice at the World Fashion Centre. If goods are not displayed or promoted in accordance with the customary standards within the tower in question, action will be taken. The lessee is expressly not allowed to place or display goods outside the showroom in any way whatsoever. In case of a breach, the lessee will incur a penalty, not subject to judicial mitigation, of € 750 per breach and each day the breach continues. In addition, the lessor has the right to have goods displayed outside the showroom removed at the expense of the lessee, without the lessee being entitled to claim any kind of compensation for damages.

7. Use of showrooms

The hours when the showrooms must be open for visitors are Mondays through Fridays from 9 am to 5 pm. During these opening hours, the showroom and the display must be lit.

The showrooms that are temporarily in use may not be refurbished. It must be possible to move all goods brought in. After use, the showroom must be delivered back into its original condition.

Showrooms that are not used temporarily, for which a contract was signed, may be refurbished, but only in consultation with and after the express approval given by the Facilities Services department of the building plans. During refurbishment, lessees must arrange for a waste container in order to dispose of construction waste, such in consultation with Facilities services.

It is prohibited to cause noise nuisance as a result of refurbishment work or otherwise on working days between 9 am and 5 pm. Refurbishment work (also in the weekend) may only be performed after acquiring the express permission of the Facilities Services department. The distribution of building dust and dust tracked into public areas must be prevented by covering carpets and sealing seams and chinks of the showroom adjacent to the public areas.

Only environmentally-friendly varnishes may be used to (re)paint floors and other paintwork, and only after consultation with Facilities Services. This is done to prevent or limit nuisance to surrounding lessees.

8. Advertising and signs

It is not allowed to install (illuminated) advertising signs on the building's façade. The installing of (illuminated) advertising signs in public areas requires the advance, written permission of the Facilities

Services department. If lessees wish to make use of our advertising options, such as display cases, light boxes, advertisements on exit tickets, PR banners, poster locations, advertisements on screens etc., please contact Management via email at management@worldfashioncentre.nl. They can inform the lessee of the options and the companies that could arrange this.

9. Transponders

One transponder per contract is provided on conclusion of a new lease. The lessee can only order any extra transponders, with reference to the area number, via a specially designated application form (to be acquired from the Management's reception desk) against payment of the rate determined by the lessor. This application form must be signed by the party that also signed the lease. A fee to be determined from time to time by the lessor must be paid in cash or by debit card at the Management's desk for the opening and/or closing of a showroom between 8.30 am and 5 pm by means of intervention of Facilities Services. A showroom can also be opened and/or closed by means of intervention of Facilities Services after 5 pm. Please note that this may take some time, in view of the fact that this is an external service. The costs for opening and/or closing the showroom after 5 pm are determined by the lessor from time to time and must be settled in cash at the security desk in the central hall. In both cases, the requesting party must be able to provide ID, be in the possession of a personal WFC pass and have an authorisation of the party that also signed the lease.

10. Cleaning

The cleaning of the public spaces within the World Fashion Centre is performed by a company contracted for that purpose by Management.

This company can also clean within the leased spaces at the request and expense of the lessee in question; the costs involved are then charged directly to the lessee in a separate invoice.

The exterior of the façade windows and the exterior of the showroom windows are washed four times per year by a contracted party.

11. Security and privacy

The World Fashion Centre is secured on a preventive basis by a company contracted by Management on the basis of a 24-hour service. In case of an emergency, call the security department, which can be reached at telephone number 020-5110102 or emergency number 020-5110100.

This company will check the entrances and sites of the World Fashion Centre and also supervise compliance with the internal regulations.

If security determines that the leased property is not locked, the lessee will be called if possible.

The lessor uses a contingency list, which states all of the lessee's details. The lessee must ensure that the lessor has current details at all times. If the lessee cannot be reached, or if no current details have been provided, this is the lessee's own responsibility and the space will remain open, irrespective of the lessor's authority to decide to lock the door, in which case the lessee will be charged. If the lessee requests that the space be locked, the lessee will be charged the costs to be determined by the lessor.

The lessor is at all times entitled to place cameras and to carry out CCTV monitoring outside the leased property or the building of which the leased property forms part, and within the building of which the leased property forms part, including the common areas, basement, multistorey car park, etc.

Neither the lessee nor visitors or third parties present due to the lessee are allowed to make recordings with cameras and/or other technical equipment on or of the site or building of the World Fashion Centre (both internally and externally), including the common spaces, basement, multistorey car park, etc. The lessee is allowed to make recordings of the exterior of or inside the leased property, of *only the leased property*.

12. Provision of information

The lessor is entitled to provide information on the lessee, in the broadest sense of the word, to authorised agencies and government bodies if safety reasons warrant this, at the lessor's sole discretion. The lessee cannot enforce any rights in this matter and the lessor is never liable for information provided, also not if this information turns out to be incorrect later.

The lessor is never liable for (the consequences of) conducting any investigation by the authorised agencies and government bodies, including the investigation of the leased property, of the buildings of which the leased property forms part, of the external spaces and the multistorey car park that are

located near the leased property, as well as of means of transport used by the lessee and any persons present in its name.

The lessee is obliged to cooperate in investigations of authorised agencies and government bodies, if safety reasons warrant this and the lessee receives a request for this purpose from these agencies.

13. Access of lessor

The lessor and persons designated by it are entitled to access the leased property at all times in order to inspect the condition of the leased property and to perform the work and take the measures as referred to in the lease and the General Provisions, as well as if the safety or public order requires this in the lessor's opinion, or if the situation otherwise gives reason to do so in the lessor's opinion, as well as to carry out a valuation.

14. Evacuation plan and fire safety

Management has an evacuation plan that will be used in case of emergencies. Each lessee must have an instruction card that is attached to these regulations and can also be acquired separately from management. This instruction card must be placed in the leased property at a clearly visible location. The information on the instruction card must be followed, in order to safeguard the safety of the staff and visitors.

It is recommended to purchase a fire extinguisher, even if the leased property has a smoke detection and sprinkler system. Information on these fire extinguishers can be acquired from the Facilities Services department. There are fire extinguishers and fire hoses on each floor in the public areas.

In case of a fire alarm, the fire doors on the floors will be closed automatically.

It is expressly prohibited to keep these doors open, manually or otherwise!

According to the law, companies are responsible for the safety of their staff and visitors. For this purpose, each company must set up its own company emergency response team with its staff, in accordance with the rules of the working conditions legislation.

15. Smoking

There is a general smoking ban in the World Fashion Centre. The lessee will incur a penalty, not subject to judicial mitigation, of € 150 per breach.

16. Requesting ventilation in connection with overtime

Climate control in the World Fashion Centre has been set up according to the normal opening hours as referred to under point 2 above. In case of overtime, lessees must report this in time, but at least one (1) day in advance by sending an email to service@worldfashioncentre.nl to the Facilities Services department, which can then adjust climate control, if necessary.

17. Dogs

It is not allowed to access the World Fashion Centre with dogs. This rule will be strictly supervised.

18. Administrative costs for substitution

In case the lessor cooperates in a substitution, the lessee will owe an amount in administrative costs as determined in Article 3.2.1 of the General Provisions.

This amount is € 500 exclusive of VAT per contracting party.

19. Cash payments

The rent cannot be paid in cash. Other fees (such as exit cards, etc.) can be paid in cash up to a maximum amount of € 500.

20. Exceptions

It is possible to grant special requests from lessees to invite people outside normal opening hours for receptions etc., provided the Management's prior permission has been acquired in time. These guests must have an invitation stating their name and must be picked up at the reception desk in the central hall. Special conditions can be attached to this permission.

21. Telephone numbers;

World Fashion Centre:

Management office general	020 – 511 01 73
Facilities Services technical affairs	020 – 511 01 70
Emergency number World Fashion Centre	020 – 511 01 00
Central control room	020 – 511 01 02
Lessees and brand information	020 – 614 07 07

22. Breakdowns

During office hours, breakdowns can be reported to Facilities Services by email:

service@worldfashioncentre.nl. In case of an emergency, call 020-5110173 (during office hours).

After office hours, please call security, 020-5110102.

23. Amendments

The lessor is entitled to implement changes to the Internal Regulations if this is indicated in the lessor's opinion. This is at the lessor's sole discretion.

C. VISITORS' CONDITIONS

WORLD FASHION CENTRE

The Internal Regulations include the regulations for access passes for the lessee and its staff. These visitors' conditions provide for the access of visitors.

Doing business or otherwise performing activities aimed at sale and/or promotion in the public areas of the World Fashion Centre, including the multistorey car park, is strictly forbidden and persons that are guilty of this will be removed from the buildings.

All visitors must observe the rules and guidelines of the management board and the facilities services department of the World Fashion Centre.

All persons present within the World Fashion Centre are invited to have their identity and/or the goods they bring in with them checked.

Visitors (including customers and all other persons not employed by the lessee) must request a visitor's pass from the central desk at the main entrance, and must be registered by means of a valid proof of identity. The desk staff can decide not to admit certain visitors or to have them removed, without the lessee being able to enforce any right in the matter.

Visitors are not allowed to make recordings with cameras and/or other technical equipment on or of the site or building of the World Fashion Centre (both internally and externally), including the common spaces, basement, multistorey car park, etc.

Without prejudice to the above, only the following categories of parties have access to the World Fashion Centre, provided they have a visitor's pass:

- a) those parties that can demonstrate – by means of an extract from the Trade Register – that they are registered in the Trade Register and are engaged, in accordance with their objective, in the commercial purchase and sale of textile goods, clothing or related items or have a business relationship with the lessee in another capacity;
- b) those parties that, at the instruction of a lessee of a space in the World Fashion Centre, must perform work in or to that space;
- c) those parties that, at the invitation of a lessee of a space in the World Fashion Centre, which has been given the lessor's prior permission, wish to visit this space. In addition to and with due observance of Article 9.7 of the General Provisions, the following applies outside normal opening hours and in the weekend. It is in principle allowed to invite a maximum of five people to a showroom on a case-by-case basis, provided they have a visitor's pass issued by the WFC (which is provided after registration by means of a valid ID) which gives that right. These guests must be reported in advance, registered and picked up from the security department.
- d) visitors outside office hours must be reported to the security of the World Fashion Centre in advance on 020-5110102.

D. SPRINKLER SYSTEM REGULATIONS

On the instructions of the government the World Fashion Centre must have a certified sprinkler system in all spaces in low-rise buildings (1st floor, ground floor and basement) of towers 1, 2 and 3 and all floors of tower 4 of the World Fashion Centre.

The sprinkler system must be installed in accordance with the applicable Schedule of Requirements. For the low-rise buildings of towers 1, 2 and 3 there is a Schedule of Requirements (SoR) with the accompanying Schedule of Alterations. Tower 4 has a separate SoR.

Both SoRs, as well as the “rules in respect of the design of showrooms and basement/warehouse spaces in respect of the sprinkler systems” can be acquired from the World Fashion Centre management.

All lessees and users must comply with these requirements or must ensure that the system meets these requirements.

The lessor is authorised to inspect the spaces with a sprinkler system at all times in order to check whether the regulations have been complied with.

Lessees and/or users must refrain from actions that result or could result in acts in conflict with the requirements referred to and/or the owner/lessor being held responsible or otherwise blamed.

The lessee and/or the user is not allowed to make changes or improvements to the sprinkler system at its own initiative. Modifications that the lessee wants to make to the sprinkler system can only be made with prior permission from the lessor and may only be made by a recognised installer designated by the lessor. All related costs are payable by the lessee.

The lessor is entitled to make modifications to the sprinkler system itself without the lessee's cooperation and at the expense of the lessee if these modifications are necessary, for example as a result of an internal refurbishment by the lessee, if the lessee has placed obstructions or because of other reasons that require modification.

The sprinkler system will be checked and inspected regularly by an agency authorised to do so.

E. FIRE DETECTION AND EVACUATION SYSTEM

REGULATIONS

On the instruction of the government the World Fashion Centre must have a certified fire detection and evacuation system in all lettable and public areas of the World Fashion Centre. This system must be installed in accordance with the applicable NEN standards and the applicable Schedule of Requirements (which can be acquired from the World Fashion Centre's management). All lessees and users must comply with these standards and requirements or must ensure that the system meets these standards.

The lessor is authorised to inspect the spaces with a fire detection and evacuation system at all times in order to check whether the regulations have been complied with.

Lessees and/or users must refrain from actions that result or could result in acts in conflict with the standards or requirements referred to and/or the owner/lessor being held responsible or otherwise blamed.

The lessee and/or the user is not allowed to make changes or improvements to the fire detection and evacuation system at its own initiative. Modifications that the lessee wants to make to the fire detection and evacuation system can only be made with prior permission from the lessor and may only be made by a recognised installer designated by the lessor. All related costs are payable by the lessee.

The lessor is entitled to make modifications to the fire detection and evacuation system itself without the lessee's cooperation and at the expense of the lessee if these modifications are necessary, for example as a result of an internal refurbishment by the lessee, if the lessee has placed obstructions or because of other reasons that require modification.

The fire detection and evacuation system will be checked and inspected regularly by an agency authorised to do so.