

ESCROW AGREEMENT

This Escrow Agreement (“*Agreement*”) is entered into as of February 13, 2026, by and among Astera Technologies Corporation, a Delaware corporation (“*Purchaser*”), Jordan Starkman and Lauren Sidney Elizabeth Bentley (collectively, “*Seller*”), and Eric Newlan on behalf of Newlan Law Firm, PLLC (the “*Escrow Agent*”), with offices at 2201 Long Prairie Road, Suite 107-762, Flower Mound, Texas 75022.

RECITALS

WHEREAS, Purchaser and Seller intend to enter into one or more stock purchase agreements (collectively, the “*SPA*”) for the purchase of (a) 8,100,000 shares of common stock and (b) 1,000,000 shares of Series A Preferred Stock (collectively, the “*Target Shares*”) of LSEB Creative Corp., a Wyoming corporation (“*LSEB*”), for a total of \$550,000 in cash (the “*Purchase Price*”), payable at the closing of the SPA, and Seller and Purchaser each wish to have the assurances provided in this Agreement before undertaking significant efforts in that regard; and

WHEREAS, Escrow Agent has a bank account at SouthState Bank (the “*Bank*”) into which the transaction-related monies, which are to be received by Escrow Agent from Purchaser and credited to the Escrow Account, are to be deposited.

NOW, THEREFORE, in consideration of the premises and mutual covenants herein contained, the parties hereto hereby agree as follows:

1. Appointment and Bank Account.

1.1 Purchaser and Seller each hereby appoint Escrow Agent, and Escrow Agent hereby agrees to act as the agent of Purchaser and Seller in performing the duties of Escrow Agent provided for herein.

1.2 The Escrow Agent has established a non-interest-bearing attorney escrow bank account insured by the Federal Deposit Insurance Corporation at the branch of Bank selected by the Escrow Agent, and bearing the following account information:

SouthState Bank
1101 First Street South
Winter Haven, Florida 33880
(972) 317-9935
ABA Routing No.: 063 114 030
SWIFT Code: CSBKUS33

Newlan Law Firm, PLLC IOLTA
2201 Long Prairie Road
Suite 107-762
Flower Mound, Texas 75022
Account Number: 1202070890

(the “**Bank Account**”). The purposes of the Bank Account are for (a) the deposit of the Escrowed Funds (as defined below) (checks or wire transfers) which will be received from Purchaser, (b) the holding of amounts of the Escrowed Funds (as defined below), and (c) the disbursement of the Escrowed Funds (as defined below), all as described herein.

2. Deposits to the Bank Account and Escrow Agent.

2.1 On or before February 20, 2026, Purchaser shall deposit with Escrow Agent a good faith deposit in the sum of **\$50,000** (the “**Deposit**”) (\$25,000 of which shall be disbursed and considered to be non-refundable the next banking day after LSEB shall have filed with the SEC a Current Report on Form 8-K wherein LSEB’s filing of the designation of Series A Convertible Preferred Stock in the State of Wyoming and the proposed issuance of 1,000,000 shares of such Preferred Stock to Purchaser is disclosed, and \$25,000 of which shall remain as Escrowed Funds hereunder and refundable in accordance with the terms of this Agreement and the Term Sheet executed by and between the Purchaser and Seller), with an additional deposit of **\$2,500** for the Escrow Agent’s fee (a total of **\$52,500**, together with the Additional Escrowed Funds (as defined below), the “**Escrowed Funds**”). Purchaser and Seller agree that Purchaser will have a due diligence period extending from the date of this Agreement to March 31, 2026 (“**Consideration Period**”), to (a) review and complete due diligence, (b) negotiate and enter into the SPA and (c) to close the SPA. Prior to the closing date of the SPA, Purchaser will wire the balance of the \$550,000 Purchase Price to be delivered at the closing of the SPA, an amount of **\$500,000** (the “**Additional Escrow Funds**”), to Escrow Agent pursuant to Section 1.2 above; *provided, however*, that, should the Deposit not be received by the Escrow Agent prior to the close of business on February 20, 2026, Seller shall have the right, but not the obligation, to terminate this Escrow Agreement, in Seller’s sole discretion.

Escrow Agent shall not be liable for interest on the Escrowed Funds. Escrow Agent shall hold the Escrowed Funds in his safekeeping in the Bank Account and shall be authorized to distribute and release the Escrowed Funds, or portions thereof, only upon compliance with the terms and conditions set forth in this Agreement. Immediately upon receipt of the Escrowed Funds, Escrow Agent shall inform Seller that the Escrowed Funds have been received (“**Payment Notice**”).

2.2 Within three (3) business days of the execution by Purchaser and Seller of the SPA and receipt of Purchaser’s remainder of the Additional Escrowed Funds by Escrow Agent, Seller shall deposit all documentation for Purchaser to be

issued the Target Shares with medallion signature guaranteed or notarized stock powers, if such shall be acceptable to the transfer agent of LSEB (the “*Deposited Shares*”) with the Escrow Agent, or Purchaser’s Attorney or in accordance with the SPA. If the Target Shares are in “Book Entry” with the Transfer Agent, Seller shall deposit all required documents properly executed to meet the Transfer Agent’s requirements to transfer ownership per the terms of the fully executed corresponding SPA.

2A. Further Agreements.

2A.1 2025 Audited Financial Statements. Seller shall cause LSEB to prepare for audit its financial statements (the “*2025 Financial Statements*”) and its Annual Report on Form 10-K for the year ended March 31, 2026 (the “*2026 10-K*”), as expeditiously as possible. As may be more specifically provided in the SPA, it is further agreed that, (a) if the 2026 10-K shall not have been filed with the SEC prior to the closing of the SPA, Seller shall obtain, prior to such closing, a comfort letter (the “*Comfort Letter*”) from LSEB’s auditors stating that they are not aware of any matter that would preclude them from issuing an unqualified audit opinion on the 2025 Financial Statements, and that, (b) if the Comfort Letter shall not have been obtained, Jordan Starkman shall remain as an officer and director of LSEB after the closing of the SPA until such time as the 2026 10-K shall have been filed with the SEC.

2A.2 10-K-Related Expenses. Purchaser acknowledges that the remaining costs associated with the 2026 10-K are approximately \$12,000, which Purchaser shall pay upon presentation of invoice(s), such costs being in addition to, but not part of, the Purchase Price.

3. Disbursement of the Total Funds from the Bank Account and Documents from Escrow Agent.

3.1 Upon receipt by Escrow Agent of written instruction by the Purchaser and the Seller, Escrow Agent will deliver the Escrowed Funds, minus the escrow fee, to those certain sellers, and the Deposited Shares, if that is his duty, to Purchaser.

3.2 Upon receipt of either (a) notice from Seller, with a copy to Purchaser, directing Escrow Agent to return the Escrowed Funds, minus the escrow fee, to Purchaser, or (b) notice from Purchaser, with a copy to Seller, that it will not acquire an interest in the Company, directing Escrow Agent to return the funds to Purchaser, then in either case the Escrow Agent shall deliver the Escrowed Funds, minus the escrow fee, to Purchaser and the Deposited Shares to the Seller, if that is Escrow Agent's duty, and after such delivery neither Escrow Agent, Purchaser, nor Seller shall have further liability to the other either at law or in equity under this Agreement.

3.3 If the closing has not occurred by March 31, 2026 (unless extended by written consent of the parties), Escrow Agent will return the Escrowed Funds, minus the escrow fee, to Purchaser and the Deposited Shares to Seller, if that is Escrow Agent's duty.

3.4 Upon disbursement of the Escrowed Funds and the Deposited Shares, pursuant to the terms of this Section, the Escrow Agent shall be relieved of further obligations and released from all liability under this Agreement as related to the Escrowed Funds. It is expressly agreed and understood that in no event shall the aggregate amount of payments made by the Escrow Agent, pursuant to this Section 3, exceed the amount of \$600,000.

3.5 If the Closing is not completed, per the SPA, then all items provided by the Seller to the Purchaser for its due diligence in this matter shall be returned by the Purchaser to the Seller.

4. Reserved.

5. Rights, Duties and Responsibilities of Escrow Agent. It is understood and agreed that the duties of the Escrow Agent are purely ministerial in nature, and that:

5.1 The Escrow Agent shall notify the other parties (or their representatives) hereto of the amount which has cleared the banking system and has been collected by the Escrow Agent.

5.2 The Escrow Agent shall not be responsible for the performance by Purchaser, the Seller, or their respective agents, of their respective obligations under this Agreement.

5.3 The Escrow Agent shall be under no duty or responsibility to enforce collection of any check delivered to it hereunder.

5.4 If the Escrow Agent is uncertain as to its duties or rights hereunder or shall receive instructions with respect to the Escrowed Funds which, in its sole determination, are in conflict either with other instructions received by it or with any provision of this Agreement, it shall deposit the Escrowed Funds with the court for the resolution of such dispute by final judgment of a court of competent jurisdiction or otherwise.

5.5 The Escrow Agent shall not be liable for any action taken or omitted hereunder, or for the misconduct of any employee, agent or attorney appointed by it, except in the case of its own willful misconduct or gross negligence. The Escrow Agent shall be entitled to consult with counsel of its own choosing and shall not be liable for any action taken, suffered or omitted by it in accordance with the advice of such counsel.

5.6 The Escrow Agent shall have no responsibility at any time to ascertain whether or not any security interest exists in the Escrowed Funds or any part thereof or to file any financing statement under the Uniform Commercial Code with respect to the Escrowed Funds or any part thereof.

5.7 Escrow Agent hereby agrees and covenants with the Purchaser and the Seller that it shall perform all of its obligations under this Agreement and shall not deliver custody or possession of any of the Escrowed Funds to anyone except pursuant to the express terms of this Agreement or as otherwise required by law.

6. Amendment; Resignation or Removal of Escrow Agent. This Agreement may be altered or amended only with the written consent of the Purchaser, the Seller and the Escrow Agent. The Escrow Agent may resign and be discharged from its duties hereunder at any time by giving written notice of such resignation to the Purchaser and the Seller specifying a date when such resignation shall take effect and upon delivery of the Escrowed Funds to the successor escrow agent designated

by the Purchaser and Seller in writing. Such successor Escrow Agent shall become the Escrow Agent hereunder upon the resignation date specified in such notice. If the Purchaser and the Seller fail to designate a successor Escrow Agent within thirty (30) days after such notice, then the resigning Escrow Agent shall promptly refund the Escrowed Funds to the Purchaser, without interest thereon or deduction, except for wire transfer fees, if any. The Escrow Agent shall continue to serve until its successor accepts the escrow and receives the Escrowed Funds. Upon its resignation and delivery of the Escrowed Funds as set forth in this Section 6, the Escrow Agent shall be discharged of and from any and all further obligations arising in connection with the escrow contemplated by this Agreement. The resigning Escrow Agent shall be entitled to be reimbursed by Purchaser and Seller for any expenses incurred in connection with its resignation, transfer of the Escrowed Funds to a successor escrow agent or distribution of the Escrowed Funds pursuant to this Section 6, with Purchaser paying one-half of such expenses and Seller paying the other one-half of such expenses.

7. Fees and Expenses. The Escrow Agent shall be entitled to a fee of **\$5,000**, to be shared equally by Purchaser and Seller. Seller agrees to reimburse the Escrow Agent for any reasonable expenses incurred in connection with this Agreement, including, but not limited to, wire fees and reasonable counsel fees. The escrow fee of \$5,000 is non-refundable.

8. Representations and Warranties. Each of the Purchaser and the Seller hereby, represents and warrants on behalf of itself to the Escrow Agent that:

8.1 The Purchaser and those certain sellers have provided the Escrow Agent with their correct Photo ID and identification information, as well as the correct Photo ID and identification information for anyone who is sending funds to the Escrow Account and to whom the funds from the Escrow Account are being sent (or on their respective behaves).

8.2 No party other than the parties hereto have, or shall have, any lien, claim or security interest in the Escrowed Funds or related documents, or any part thereof.

8.3 No financing statement under the Uniform Commercial Code is on file in any jurisdiction claiming a security interest in or describing (whether specifically or generally) the Escrowed Funds or related documents or any part thereof.

8.4 All of the information contained in this Agreement is, as of the date hereof, and will be, at the time of any disbursement of the Escrowed Funds and related documents, true and correct in all material respects.

8.5 The Purchaser and Seller understand that the FDIC only insures certain bank accounts up to \$250,000. Due to this, depending on the amount held in escrow for this matter and/or an amount already being held in escrow for other matters, some or all of the funds could be lost in the event of a banking crisis, economic crisis, or financial problems specifically related to the bank the Escrow Agent is using. The Purchaser and Seller will hold the Escrow Agent harmless, and indemnify Escrow Agent, for any damages related to any aforementioned loss of funds.

8.6 The transactions contemplated by this Agreement do not violate, any laws, rules, or regulations, and such party is not acting in an illegal way, including but not limited to fraud, securities fraud, money laundering, and/or terrorist financing.

9. Indemnification and Contribution.

9.1 The Purchaser and the Seller (together, the “Indemnitors”) agree to indemnify the Escrow Agent and its officers, directors, members, employees, agents and shareholders (collectively referred to as the “Indemnitees”) against, and hold them harmless of and from, any and all loss, liability, cost, damage and expense, including without limitation, reasonable counsel fees, which the Indemnitees may suffer or incur by reason of any action, claim or proceeding brought against the Indemnitees arising out of or relating in any way to this Agreement or any transaction to which this Agreement relates, unless such action, claim or proceeding is the result of the fraud, willful misconduct or gross negligence of any or all of the Indemnitees. Further, Escrow Agent shall have no responsibility for the legality and/or genuineness of validity of any document or other item deposited with Escrow Agent and Escrow Agent shall be fully protected from the same.

9.2 If the indemnification provided for in Section 9.1 is applicable, but for any reason is held to be unavailable, the Indemnitors shall contribute such amounts as are just and equitable to pay, or to reimburse the Indemnitees for, the aggregate of any and all losses, liabilities, costs, damages and expenses, including counsel fees, actually incurred by the Indemnitees as a result of or in connection with, and any amount paid in settlement of, any action, claim or proceeding arising out of or relating in any way to any actions or omissions of the Indemnitors or any one of them.

9.3 The provisions of this Section 9 shall survive any termination of this Agreement, whether by disbursement of the Escrowed Funds, resignation of the Escrow Agent or otherwise.

10. Termination of Agreement. This Agreement shall terminate on the final disposition of the Escrowed Funds pursuant to Section 3, provided that the rights of the Escrow Agent and the obligations of the other parties hereto shall survive the termination hereof and the resignation or removal of the Escrow Agent.

11. Governing Law and Assignment. This Agreement shall be construed in accordance with and governed by the laws of the State of Texas, and the parties consent to, without regard to the conflicts of laws principles thereof, and shall be binding, upon the parties hereto and their respective successors and assigns; provided, however, that any assignment or transfer by any party of its rights under this Agreement or with respect to the Escrowed Funds shall be void as against the Escrow Agent unless (a) written notice thereof shall be given to the Escrow Agent; and (b) the Escrow Agent shall have consented in writing to such assignment or transfer. Further, the parties hereto hereby irrevocably and unconditionally (1) agree that any action or proceeding arising out of or in connection with this Agreement shall be brought only in a state court located in Denton County, Texas (the “*Texas Court*”), and not in any other state or federal court in the United States of America or any court in any other country, (2) consent to submit to the exclusive jurisdiction of the Texas Court for purposes of any action or proceeding arising out of or in connection with this Agreement, (3) waive any objection to the laying of venue of any such action or proceeding in the Texas Court, and (4) waive, and agree not to plead or to make, any claim that any such action or proceeding brought in the Texas Court has been brought in an improper or inconvenient forum.

12. Notices. All notices required to be given in connection with this Agreement shall be sent by e-mail in portable document format (.pdf) at the following e-mail addresses (or at such other e-mail address for a party as shall be specified by notice hereunder):

If to Purchaser: Astera Technologies Corporation
 Attention: Robert Switzer
 robert.switzer@asteraenergy.com

If to Seller: Jordan Starkman
 jstarkman@lsebcreative.com

 Lauren Sidney Elizabeth Bentley
 lbentley@lsebcreative.com

If to Escrow Agent: Newlan Law Firm, PLLC
 Attention: Eric Newlan, Esq., Escrow Agent
 2201 Long Prairie Road, Suite 107-762
 Flower Mound, Texas 75022
 940-367-6154
 E-mail: eric@newlanpllc.com

13. Severability. If any provision of this Agreement or the application thereof to any person or circumstance shall be determined to be invalid or unenforceable, the remaining provisions of this Agreement or the application of such provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

14. Execution in Several Counterparts. This Agreement may be executed in several counterparts or by separate instruments and by facsimile transmission, and all of such counterparts and instruments shall constitute one agreement, binding on all of the parties hereto.

15. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings (written or oral) of the parties in connection therewith.

16. Force Majeure. Escrow Agent shall not be liable to the undersigned for any loss or damage arising out of any acts of God, strikes, pandemics, equipment or transmission failure, war, terrorism, or any other act or circumstance beyond the reasonable control of Escrow Agent.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO ESCROW AGREEMENT]

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first above written.

ESCROW AGENT:

NEWLAN LAW FIRM, PLLC

Signed by:
By: Eric Newlan
Eric Newlan
Managing Member

PURCHASER:

ASTERA TECHNOLOGIES CORPORATION

Signed by:
By: Robert Switzer
Robert Switzer
CEO & Chairman

SELLER:

Signed by:
Jordan Starkman
Jordan Starkman

Signed by:
Lauren Bentley
Lauren Sidney Elizabeth Bentley