



**Registration of a Charge**

Company Name: **VP PLC**  
Company Number: **00481833**



Received for filing in Electronic Format on the: **17/06/2021**

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**Details of Charge**

Date of creation: **04/06/2021**

Charge code: **0048 1833 0041**

Persons entitled: **NATIONAL WESTMINSTER BANK PLC (AS SECURITY AGENT)**

Brief description: **LAND ON THE NORTH SIDE OF PLUM LANE, DUNWEAR, BRIDGEWATER SOMERSET REGISTERED AT THE LAND REGISTRY WITH TITLE NUMBER ST72359 AND LAND AND BUILDINGS AT THE JUNCTION OF STEPHENSON STREET AND CODY ROAD, CANNING TOWN IN THE LONDON BOROUGH OF NEWHAM REGISTERED AT THE LAND REGISTRY WITH TITLE NUMBER EGL113866 AND OTHERS – SEE DEED FOR ADDITIONAL LAND.**

**Contains fixed charge(s).**

**Contains floating charge(s) (floating charge covers all the property or undertaking of the company).**

**Contains negative pledge.**

**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

**Authentication of Instrument**

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC**

**COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION  
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL  
INSTRUMENT.**

Certified by:

**PINSENT MASONS LLP**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 481833

Charge code: 0048 1833 0041

The Registrar of Companies for England and Wales hereby certifies that a charge dated 4th June 2021 and created by VP PLC was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th June 2021 .

Given at Companies House, Cardiff on 18th June 2021

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

EXECUTION VERSION

DATED 4 June 2021

(1) THE CHARGORS

(2) NATIONAL WESTMINSTER BANK PLC  
(as Security Agent)

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DEBENTURE

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Pinsent Masons

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THIS DEED is made on

4 June 2021

**BETWEEN:-**

- (1) **THE COMPANIES** whose names and registered offices are set out in Schedule 1 (together with each company which becomes a party to this Deed by executing a Deed of Accession, each a "Chargor" and together the "Chargors"); and
- (2) **NATIONAL WESTMINSTER BANK PLC** (the "Security Agent") as security agent and trustee for itself and each of the Secured Parties (as defined below).

**THIS DEED WITNESSES** as follows:-

1. **INTERPRETATION**

1.1 **Definitions**

In this Deed:-

"Account"	means any account opened or maintained by any Chargor at any bank or financial institution in which the Chargor now or in the future has an interest and (to the extent of that interest) all balances now or in the future standing to the credit or accrued on those accounts
"Article 55 BRRD"	means Article 55 of Directive 2014/59/EU establishing a framework for the recovery and resolution of credit institutions and investment firms
"Bail-In Action"	means the exercise of any Write-down and Conversion Powers
"Bail-In Legislation"	means:- <ol style="list-style-type: none"><li>(a) in relation to an EEA Member Country which has implemented, or which at any time implements, Article 55 BRRD, the relevant implementing law or regulation as described in the EU Bail-In Legislation Schedule from time to time</li><li>(b) in relation to the United Kingdom, the UK Bail-In Legislation</li></ol>
"Charged Property"	means all the assets and undertaking of the Chargors which from time to time are, or are expressed to be, the subject of the security created in favour of the Security Agent by or pursuant to this Deed
"Company"	means Vp Plc registered in England and Wales under company number 00481833
"Debt Documents"	has the meaning given to that term in the Intercreditor Agreement
"Debtors"	has the meaning given to that term in the Intercreditor Agreement

<b>"Deed of Accession"</b>	means a deed substantially in the form of Schedule 6 ( <i>Deed of Accession</i> ) executed, or to be executed, by a person becoming a Chargor
<b>"Default"</b>	has the meaning given to that term in the Intercreditor Agreement
<b>"Default Rate"</b>	means a rate of one per cent. per annum higher than the rate which would have otherwise applied
<b>"EEA Member Country"</b>	means any member state of the European Union, Iceland, Liechtenstein and Norway
<b>"Event of Default"</b>	has the meaning given to that term in the Intercreditor Agreement
<b>"EU Bail-In Legislation Schedule"</b>	means the document described as such and published by the LMA (or any successor person) from time to time
<b>"Excluded Property"</b>	means any leasehold interest in land where the remaining term of the lease is 20 years or less and is at rack rent
<b>"Fixed Plant and Equipment"</b>	means all plant, machinery or equipment of each Chargor of any kind which does not for any reason constitute a Fixture, but is now or at any time directly or indirectly attached by any means and for any purpose to any land or building, whether or not it is removable or intended to form part of the land or building
<b>"Fixtures"</b>	means all things of any kind now or at any time affixed to land for any purpose, including, without limitation, trade and tenants fixtures
<b>"Group"</b>	has the meaning given in the Intercreditor Agreement
<b>"Insurances"</b>	means, together with those insurance policies details of which are set out in Schedule 4 ( <i>Details of Material Insurances</i> ), or in Schedule 3 to any Deed of Accession by which a Chargor becomes a party to this Deed, any policy of insurance or assurance
<b>"Intellectual Property"</b>	<p>means together with, but not limited to, the intellectual property details of which are set out in Schedule 5 (<i>Details of Intellectual Property</i>), or in Schedule 4 to any Deed of Accession by which a Chargor becomes a party to this Deed, any of the following:-</p> <ul style="list-style-type: none"> <li>(a) any patents, trademarks, service marks, designs, business names, copyrights, database rights, design rights, domain names, moral rights, inventions, confidential information, know how and other intellectual property rights and interests (which may now or in the future subsist), whether registered or unregistered and</li> <li>(b) the benefit of all applications and rights to use such assets of each Chargor (which may now</li> </ul>

or in the future subsist)

<b>"Intercreditor Agreement"</b>	means the intercreditor agreement dated 15 January 2020 and originally made between the Company, the other Debtors, Lloyds Bank plc as the Security Agent, the Hedge Counterparties, the Senior Lenders, the Senior Secured Noteholders and certain others (all as defined in the Intercreditor Agreement)
<b>"Land"</b>	means any estate, right or interest in or over land, whether legal or equitable, and wherever the land is situated including, without limitation, any buildings and Fixtures on land, and the benefit of any covenants or rights owed to any person or enforceable by him by virtue of the ownership possession or occupation of land but for these purposes <b>"Land"</b> excludes:-  (a) Excluded Property  (b) heritable property situated in Scotland and  (c) any leasehold interest in land where such interest is not required to be registered at the Land Registry (or its equivalent in another jurisdiction)
<b>"Loose Plant and Equipment"</b>	means, in relation to each Chargor, all plant, machinery, equipment and motor vehicles now or at any time owned by such Chargor as a capital asset which is not Fixed Plant and Equipment
<b>"LPA"</b>	means the Law of Property Act 1925
<b>"Monetary Claims"</b>	means all book and other debts and monetary claims now or in the future owing to each Chargor (whether alone or jointly with any other person), whenever payable and whether liquidated or unliquidated, certain or contingent including, without limitation, credit balances on any Account, and together with all cheques, bills of exchange, negotiable instruments, credits and securities at any time given in relation to, or to secure payment of, any such debt
<b>"Notice of Assignment"</b>	means a notice of assignment in substantially the form set out in Schedule 8 ( <i>Form of Notice of Assignment of Insurance</i> ), Schedule 9 ( <i>Form of Notice of Assignment of Specific Contract</i> ) or in such form as may be specified by the Security Agent
<b>"Party"</b>	means a party to this Deed
<b>"Receiver"</b>	means any receiver, receiver and manager or administrative receiver of the whole or any part of the Charged Property
<b>"Regulations"</b>	means the Financial Collateral Arrangements (No2) Regulations 2003 (S.i. 2003/2336) or equivalent legislation in any applicable jurisdiction bringing into effect Directive 2002/47/EC on financial collateral

arrangements, and "**Regulation**" means any of them

**"Related Rights"**

means in relation to any Charged Property:

- (a) the proceeds of sale of any part of that Charged Property;
- (b) all rights under any licence, agreement for sale or agreement for lease in respect of that Charged Property;
- (c) all rights, benefits, claims, contracts, warranties, remedies, security, indemnities or covenants for title in respect of that Charged Property; and
- (d) any dividends, interest, moneys or proceeds paid or payable in respect of that Charged Property

**"Secured Liability"**

means all present and future liabilities and obligations at any time of any Debtor to any Secured Party under the Debt Documents, both actual and contingent and whether incurred solely or jointly or as principal or surety or in any other capacity together with any of the following matters relating to or arising in respect of those liabilities and obligations:-

- (d) any refinancing, novation, deferral or extension;
- (e) any claim for breach of representation, warranty or undertaking or on an event of default or under any indemnity given under or in connection with any document or agreement evidencing or constituting any other liability or obligation falling within this definition;
- (f) any claim for damages or restitution; and
- (g) any claim as a result of any recovery by any Chargor of a payment on the grounds of preference or otherwise,

and any amounts which would be included in any of the above but for any discharge, non-provability, unenforceability or non-allowance of those amounts in any insolvency or other proceedings, and all other present and future liabilities and obligations at any time due, owing or incurred by any Chargor to any Secured Party under the Debt Documents, both actual and contingent and whether incurred solely or jointly and as principal or surety or in any other capacity

**"Secured Party"**

has the meaning given to that term in the Intercreditor Agreement

**"Securities"**

means all the right, title and interest of a Chargor, now

or in the future, in any:-

- (a) stocks, shares, bonds, Deeds, loan stocks, or other securities issued by any person;
- (b) warrants, options or other rights to subscribe, purchase or otherwise acquire any stocks, shares, bonds, Deeds, loan stocks or other securities or investments issued by any person; and
- (c) units or other interests in any unit trust or collective investment scheme,

other than the Shares

**"Senior Secured Note Purchase Agreement"** has the meaning given to that term in the Intercreditor Agreement

**"Shares"** means all of the shares in the capital of each of the companies specified in Schedule 3 (*Details of Shares*) and any Shares in the capital of any other company or undertaking owned by any Chargor or held by any nominee on behalf of any Chargor at any time, or in Schedule 2 to any Deed of Accession by which a Chargor becomes a party to this Deed, held by, to the order of or on behalf of, any Chargor at any time

**"Specific Contracts"** means:-

- (a) Hedging Agreements (as defined in the Intercreditor Agreement) and
- (b) any agreement specified in Schedule 5 to any Deed of Accession by which a Chargor becomes a party to this Deed

**"Transaction Security Documents"** has the meaning given in the Intercreditor Agreement

**"Transaction Security"** has the meaning given in the Intercreditor Agreement

**"UK Bail-In Legislation"** means Part I of the United Kingdom Banking Act 2009 and any other law or regulation applicable in the United Kingdom relating to the resolution of unsound or failing banks, investment firms or other financial institutions or their affiliates (otherwise than through liquidation, administration or other insolvency proceedings)

**"W&I Insurance"** means Buyer-Side Warranty and Indemnity Insurance Policy with policy number HG17W12370

**"Write-down and Conversion Powers"** means:-

- (a) in relation to any Bail-In Legislation described in the EU Bail-In Legislation Schedule from time to time, the powers described as such in relation to that Bail-In Legislation in the EU Bail-In Legislation

## Schedule

- (b) in relation to the UK Bail-In Legislation any powers under that UK Bail-In Legislation to cancel, transfer or dilute shares issued by a person that is a bank or investment firm or other financial institution or affiliate of a bank, investment firm or other financial institution, to cancel, reduce, modify or change the form of a liability of such a person or any contract or instrument under which that liability arises, to convert all or part of that liability into shares, securities or obligations of that person or any other person, to provide that any such contract or instrument is to have effect as if a right had been exercised under it or to suspend any obligation in respect of that liability or any of the powers under that UK Bail-In Legislation that are related to or ancillary to any of those powers

### 1.2 **Incorporation of terms**

Unless the context otherwise requires or unless defined in this Deed, all words and expressions defined or whose interpretation is provided for in the Intercreditor Agreement shall have the same meanings in this Deed.

### 1.3 **Interpretation**

The principles of interpretation set out in clauses 1.2 (*Construction*) of the Intercreditor Agreement shall apply to this Deed insofar as they are relevant to it and in this Deed, unless the context otherwise requires, a reference to a "**Debt Document**" or any other agreement or instrument is a reference to that Debt Document or other agreement or instrument as amended, novated, supplemented, restated or replaced (however fundamentally) and includes any increase in, extension of, or change to, any facility made available under that Debt Document or other agreement or instrument and includes any increase in, extension of or change to any facility made available under that Debt Document or other agreement or instrument.

### 1.4 **Acknowledgement**

Each Chargor acknowledges that the Security Agent enters into this Deed for itself and as trustee for the Secured Parties who shall be entitled to the full benefit of this Deed.

### 1.5 **Effect as a deed**

This Deed shall take effect as a deed even if it is signed under hand on behalf of the Security Agent.

### 1.6 **Law of Property (Miscellaneous Provisions) Act 1989**

The terms of the other Debt Documents and of any side letters between any parties in relation to any Debt Document are incorporated in this Deed to the extent required to ensure that any purported disposition of an interest in Land contained in this Deed is a valid disposition in accordance with Section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.

1.7 **Third party rights**

1.7.1 Unless expressly provided to the contrary in this Deed a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 (the "**Third Parties Act**") to enforce or enjoy the benefit of any term of this Deed.

1.7.2 Notwithstanding any term of this Deed, the consent of any person who is not a Party is not required to rescind or vary this Deed at any time.

2. **COVENANT TO PAY**

2.1 **Secured Liabilities**

Each Chargor covenants, as a primary obligation, that it will on demand of the Security Agent pay and discharge any or all of the Secured Liabilities when due.

2.2 **Interest**

Each Chargor covenants to pay interest to the Security Agent upon any sum demanded in accordance with Clause 2.1 (*Secured Liabilities*) until payment (both before and after any judgment) at the Default Rate.

3. **CHARGES**

3.1 **Mortgages and Fixed Charges**

As a continuing security for payment and discharge of the Secured Liabilities, each Chargor with full title guarantee charges to the Security Agent all its right, title and interest from time to time in each of the following assets:-

3.1.1 by way of first legal mortgage all Land which is described in Schedule 2 or in Schedule 1 to any Deed of Accession by which a Chargor becomes party to this Deed and all other Land now vested in any Chargor;

3.1.2 by way of first fixed charge all other Land now vested in any Chargor (to the extent not effectively charged by Clause 3.1.1) and all Land acquired by any Chargor after the date of this Deed;

3.1.3 by way of equitable mortgage or (if or to the extent that this Deed does not take effect as a mortgage) by way of first fixed charge the Shares;

3.1.4 by way of first fixed charge:-

(a) the Securities;

(b) the Intellectual Property;

(c) the Monetary Claims;

(d) the Fixed Plant and Equipment;

(e) the Loose Plant and Equipment;

(f) the Accounts;

(g) the Related Rights under or in connection with the Shares, the Securities, the Accounts, the Intellectual Property, the Monetary

Claims, the Fixed Plant and Equipment and the Loose Plant and Equipment;

(h) to the extent not assigned or effectively assigned by Clause 3.3 (*Assignments*), the Specific Contracts, the Insurances, other agreements and all Related Rights in respect of such Charged Property; and

(i) its present and future goodwill and uncalled capital.

### 3.2 Floating Charge

As continuing security for payment and discharge of the Secured Liabilities, each Chargor with full title guarantee charges to the Security Agent by way of first floating charge the whole of such Chargor's undertaking and assets, present and future and wherever situated, which are not for any reason effectively charged or assigned (whether in law or equity) by way of fixed security by this Deed, including, without limitation, any heritable property of such Chargor situated in Scotland.

### 3.3 Assignments

As continuing security for payment and discharge of the Secured Liabilities, each Chargor with full title guarantee assigns absolutely in favour of the Security Agent, but subject to the right of such Chargor to redeem such assignment upon the full payment or discharge of the Secured Liabilities, its right, title and interest from time to time in each of the following assets:-

3.3.1 the Specific Contracts;

3.3.2 the Insurances; and

3.3.3 all rights under any agreement to which it is a party and which is not mortgaged or charged under Clause 3.1 (*Mortgages and Fixed Charges*),

together with all Related Rights in respect of such Charged Property, provided that each Chargor is entitled until the occurrence of an Event of Default to exercise all rights assigned under this Clause 3.3 (*Assignments*) (subject to the terms of the Debt Documents) and the Security Agent will reassign any such rights to the extent necessary to enable such Chargor to do so.

### 3.4 Trust

If or to the extent that for any reason the assignment or charging of any Charged Property is prohibited, the relevant Chargor shall hold it on trust for the Security Agent.

### 3.5 Qualifying floating charge

Paragraph 14 of Schedule B1 to the Insolvency Act 1986 will apply to any floating charge created by this Deed.

## 4. CRYSTALLISATION OF FLOATING CHARGE

### 4.1 Crystallisation: By Notice

The Security Agent may at any time by notice in writing to any Chargor convert the floating charge created by Clause 3.2 (*Floating Charge*) with immediate effect into a fixed charge as regards any property or assets specified in the notice if:-

4.1.1 an Event of Default has occurred and is continuing; or

- 4.1.2 any person levies or attempts to levy any distress, execution or other process against any of the Charged Property, provided that such action is not frivolous or vexatious; or
- 4.1.3 the Security Agent in good faith considers that any of the Charged Property may be in jeopardy or in danger of being seized or sold pursuant to any form of legal process, provided that, in relation to this sub-clause 4.1.3, the Security Agent only converts the floating charge over the relevant endangered Charged Property into a fixed charge.

**4.2 Crystallisation: Automatic**

The floating charge created by Clause 3.2 (*Floating Charge*) will automatically be converted (without notice) with immediate effect into a fixed charge as regards all of the undertaking and assets subject to the floating charge if:-

- 4.2.1 any Chargor creates or attempts to create any Security (other than Security to which the Security Agent has given its prior written consent) over any of the Charged Property; or
- 4.2.2 any step is taken (including the presentation of a petition, the passing of a resolution or the making of an application) to appoint a liquidator, provisional liquidator, administrator or Receiver in respect of any Chargor, over all or any part of its assets, or if such person is appointed.

**4.3 Crystallisation: Moratorium where directors propose voluntary arrangement**

The floating charge created by Clause 3.2 (*Floating Charge*) may not be converted into a fixed charge solely by reason of:

- 4.3.1 the obtaining of a moratorium; or
- 4.3.2 anything done with a view to obtaining a moratorium

under Schedule A1 to the Insolvency Act 1986.

**5. PERFECTION OF SECURITY**

**5.1 Notices of Assignment**

The Chargors shall deliver to the Security Agent (or procure delivery of) Notices of Assignment duly executed by, or on behalf of, the applicable Chargors:-

- 5.1.1 in respect of each Specific Contract the subject of an assignment set out at Clause 3.3.1 (*Assignments*), on the date of this Deed and promptly upon entering into any further Specific Contract after the date of this Deed;
- 5.1.2 in respect of the Insurances other than the W&I Insurance, on the date of this Deed and promptly upon purchasing any further Insurance after the date of this Deed;
- 5.1.3 in respect of the W&I Insurance, on the expiry of the Hardening Period (as defined in the Intercreditor Agreement); and
- 5.1.4 in respect of any other asset which is the subject of an assignment pursuant to Clause 3.3 (*Assignments*), promptly upon the request of the Security Agent from time to time,

and in each case shall use reasonable endeavours to procure that each notice is acknowledged by the party to whom such Notice of Assignment is addressed.

## 5.2 Notices of Charge

The Chargors shall promptly deliver to the Security Agent (or procure delivery of) notices of charge (in the form set out at Schedule 7 (*Form of Notice of Charge of Account*)) duly executed by, or on behalf of, the applicable Chargor and acknowledged by each of the banks or financial institutions with which any of the Accounts are opened or maintained. The execution of this Deed by the Chargors and the Security Agent shall constitute notice to National Westminster Bank plc of the charge created over any Account opened or maintained with National Westminster Bank plc at the date of this Deed.

## 5.3 Delivery of Documents of Title

The Chargors shall upon the execution of this Deed (or, if later, upon receipt or entitlement thereof), and upon the acquisition by any Chargor of any interest in any Land which is described in Schedule 2 or in Schedule 1 to any Deed of Accession deliver (or procure delivery) to the Security Agent of either:-

- 5.3.1 all deeds, certificates and other documents relating to such Land (which the Security Agent shall be entitled to hold and retain); or
- 5.3.2 an undertaking from the Company's solicitors (in form and substance acceptable to the Security Agent) to hold all deeds, certificates and other documents of title relating to such Land strictly to the order of the Security Agent.

## 5.4 Application to the Land Registry

Each Chargor and the Security Agent apply to the Land Registry for the following to be entered on the registered title to any Land now or in the future owned by it:-

- 5.4.1 a restriction in the following terms:

"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [*insert date*] in favour of National Westminster Bank plc referred to in the charges register (Form P)".
- 5.4.2 a notice that the Lenders are under an obligation to make further advances on the terms and subject to the conditions of the Debt Documents and the security created by the charge dated [*insert date*] in favour of National Westminster Bank plc (as trustee for the Secured Parties referred to in that charge) has been created for the purpose of securing such further advances.

## 5.5 Delivery of Share Certificates

The Chargors shall:-

- 5.5.1 on the date of this Deed, deposit with the Security Agent (or procure the deposit of) all certificates or other documents of title to the Shares, and stock transfer forms relating to the Shares (executed in blank by or on behalf of the applicable Chargor); and
- 5.5.2 promptly upon the accrual, offer or issue of any stocks, shares, warrants or other securities in respect of or derived from the Shares, deliver to the Security Agent (a) all certificates or other documents of title representing such items and (b) such stock transfer forms or other instruments of transfer (executed in blank on behalf of the applicable Chargor) in respect of such

stocks, shares, warrants or other securities as the Security Agent may request.

## 5.6 Intellectual Property

Each Chargor shall, if requested by the Security Agent and at such Chargor's reasonable cost, execute all such further assignments, transfers, charges or other documents in such form as the Security Agent may reasonably require and do all acts that the Security Agent may require to perfect the Security taken by, or to record the interest of, the Security Agent in any registers relating to any registered Intellectual Property.

## 6. RESTRICTIONS AND FURTHER ASSURANCE

### 6.1 Security

Each Chargor undertakes that it shall not create or permit to subsist any Security over any Charged Property, nor do anything else prohibited by either clause 23.3 (*Negative pledge*) of the Senior Facilities Agreement or section 10.5 (*Security*) of the Senior Secured Note Purchase Agreement except as expressly permitted under the terms of the Debt Documents.

### 6.2 Disposal

Each Chargor undertakes that it shall not enter into or agree to enter into a single transaction or a series of transactions (whether related or not and whether voluntary or involuntary) to sell, lease, license, sub-license, transfer or otherwise dispose of any Charged Property except as permitted by either clause 23.4 (*Disposals*) of the Senior Facilities Agreement or section 10.6 (*Disposals*) of the Senior Secured Note Purchase Agreement.

### 6.3 Further assurance

Each Chargor shall promptly do whatever the Security Agent requires to:-

6.3.1 perfect or protect the Security created or expressed to be created by this Deed, or its priority; or

6.3.2 facilitate the realisation of the Charged Property or the exercise of any rights vested in the Security Agent or any Receiver,

including executing any transfer, conveyance, charge, assignment or assurance of the Charged Property (whether to the Security Agent or its nominees or otherwise), making any registration and giving any notice, order or direction.

## 7. REPRESENTATIONS

### 7.1 General

Each Chargor makes the representations and warranties set out in this Clause 7 (*Representations*) to the Security Agent and to each other Secured Party as provided in the Debt Documents.

### 7.2 Ownership of Charged Property

Each Chargor is the sole legal and beneficial owner of all the Charged Property identified against its name in Schedule 2 (*Details of Land*), Schedule 3 (*Details of Shares*), Schedule 4 (*Details of Material Insurances*) and Schedule 5 (*Details of Intellectual Property*).

### 7.3 **Shares**

The Shares listed in Schedule 3 (*Details of Shares*) are fully paid and constitute the entire share capital owned by each Chargor in the relevant company.

### 7.4 **Time when representations made**

7.4.1 All the representations and warranties in this Clause 7 (*Representations*) are made by each Chargor on the date of this Deed and (except for those contained in Clause 7.3 (*Shares*)) are also deemed to be made by each Chargor on each date when representations and warranties are deemed to be made in the Debt Documents and (in the case of a company which accedes to this Deed pursuant to the terms of a Deed of Accession) on the date on which it becomes a Chargor.

7.4.2 Each representation or warranty deemed to be made after the date of this Deed shall be deemed to be made by reference to the facts and circumstances existing at the date the representation or warranty is deemed to be made.

## 8. **SHARES AND SECURITIES**

### 8.1 **Shares: Before an Event of Default**

Prior to the occurrence of an Event of Default, the Chargors shall:-

8.1.1 pay all dividends, interest and other monies arising from the Shares into an Account; and

8.1.2 exercise all voting rights in relation to the Shares for any purpose not inconsistent with the terms of the Debt Documents.

### 8.2 **Shares: After an Event of Default**

After the occurrence of an Event of Default, the Security Agent may at its discretion (in the name of any Chargor or otherwise and without any further consent or authority from any Chargor):-

8.2.1 exercise (or refrain from exercising) any voting rights in respect of the Shares (and no Chargor shall exercise any voting rights in respect of the Shares without the prior written consent of the Security Agent);

8.2.2 apply all dividends, interest and other monies arising from the Shares in accordance with Clause 14 (*Application of Moneys*) (and no Chargor shall decline a dividend without the prior written consent of the Security Agent);

8.2.3 transfer the Shares into the name of such nominee(s) of the Security Agent as it shall require; and

8.2.4 exercise (or refrain from exercising) the powers and rights conferred on or exercisable by the legal or beneficial owner of the Shares, including the right, in relation to any company whose shares or other securities are included in the Charged Property, to concur or participate in:-

- (a) the reconstruction, amalgamation, sale or other disposal of such company or any of its assets or undertaking (including the exchange, conversion or reissue of any shares or securities as a consequence of such reconstruction, amalgamation, sale or other disposal);

- (b) the release, modification or variation of any rights or liabilities attaching to such shares or securities (and no Chargor shall permit the release, modification or variation of any rights or liabilities attending to such shares or securities without the prior written consent of the Security Agent); and
- (c) the exercise, renunciation or assignment of any right to subscribe for any shares or securities (and no Chargor shall exercise, resource or assign any right to substitute for any shares or securities),

in each case in such manner and on such terms as the Security Agent may think fit, and the proceeds of any such action shall form part of the Charged Property.

### **8.3 Securities and Shares: Payment of Calls**

The Chargors shall pay when due all calls or other payments which may be or become due in respect of any of the Securities and Shares which are not fully paid (unless reasonably contested), and in any case of default by any Chargor in such payment, the Security Agent may, if it thinks fit, make such payment on behalf of such Chargor in which case any sums paid by the Security Agent shall be reimbursed by the Chargor to the Security Agent on demand and shall carry interest from the date of payment by the Security Agent until reimbursed at the rate notified to the Chargor by the Security Agent.

### **8.4 Securities: Delivery of Documents of Title**

After the occurrence of an Event of Default, the Chargors shall promptly on the request of the Security Agent deliver (or procure delivery) to the Security Agent, and the Security Agent shall be entitled to retain, all of the Securities and any certificates and other documents of title representing the Securities to which any Chargor (or its nominee(s)) is or becomes entitled together with any other document which the Security Agent may request (in such form and executed as the Security Agent may require) with a view to perfecting or improving its security over the Securities or to registering any Securities in its name or the name of any nominee(s).

### **8.5 Securities: Exercise of Rights**

The Chargors shall not exercise any of their respective rights and powers in relation to any of the Securities in any manner which, in the opinion of the Security Agent, would prejudice the effectiveness of, or the ability of the Security Agent to realise, the security created by or pursuant to this Deed.

## **9. ACCOUNTS**

### **9.1 Accounts: Notification and Variation**

The Chargors, during the subsistence of this Deed:-

- 9.1.1 shall promptly deliver to the Security Agent on the date of this Deed (and, if any change occurs after the date of this Deed, on that date), details of each Account maintained by it with any bank or financial institution (other than with the Security Agent); and
- 9.1.2 shall not, without the Security Agent's prior written consent, permit or agree to any variation of the rights attaching to any Account or close any Account unless such account closure is notified in advance to the Security Agent.

**9.2 Accounts: Operation Before an Event of Default**

The Chargors shall, prior to the occurrence of an Event of Default, be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any Account.

**9.3 Accounts: Operation After an Event of Default**

After the occurrence of an Event of Default the Chargors shall not be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any Account except with the prior consent of the Security Agent.

**9.4 Accounts: Application of Monies**

The Security Agent shall, upon the occurrence of an Event of Default be entitled without notice to apply, transfer or set-off any or all of the credit balances from time to time on any Account in or towards the payment or other satisfaction of all or part of the Secured Liabilities in accordance with Clause 14 (*Application of Moneys*).

**10. MONETARY CLAIMS**

**10.1 No dealing with Monetary Claims**

The Chargors shall not at any time during the subsistence of this Deed, without the prior written consent of the Security Agent or as permitted pursuant to the terms of the Debt Documents, sell, factor, discount, transfer, assign, lend or otherwise dispose of any of the Monetary Claims or enter into any agreement to do any of the foregoing.

**10.2 Proceeds of Monetary Claims**

The Chargors shall get in and realise the Monetary Claims in the ordinary course of business and pay the proceeds of those Monetary Claims into an Account.

**11. INSURANCES**

**11.1 Insurances: Undertakings**

The Chargors shall at all times during the subsistence of this Deed:-

11.1.1 keep the Charged Property insured in accordance with the terms of the Debt Documents;

11.1.2 if required by the Security Agent, cause each Insurance relating to the Charged Property other than any Insurances which have been the subject of a Notice of Assignment pursuant to Clause 5 (*Perfection of Security*) to contain (in form and substance satisfactory to the Security Agent) an endorsement naming the Security Agent as sole loss payee in respect of all claims;

11.1.3 promptly pay all premiums and other moneys payable under all its Insurances or procure that such is done and promptly upon request, produce to the Security Agent a copy of each policy and evidence (acceptable to the Security Agent) of the payment of such sums (or procure that such is done); and

11.1.4 if required by the Security Agent, provide a copy of all Insurances relating to the Charged Property to the Security Agent.

**11.2 Insurance: Default**

If any Chargor defaults in complying with Clause 11.1 (*Insurance: Undertakings*), the Security Agent may effect or renew any such Insurance on such terms, in such name(s) and in such amount(s) as it considers appropriate, and all moneys expended by the Security Agent in doing so shall be reimbursed by the Chargors to the Security Agent on demand and shall carry interest from the date of payment by the Security Agent until reimbursed at the rate specified in Clause 2 (*Covenant to Pay*).

**11.3 Application of Insurance Proceeds**

All moneys received under any Insurance relating to the Charged Property shall, prior to the occurrence of an Event of Default, be applied in accordance with the terms of the Debt Documents. After the occurrence of an Event of Default the Chargors shall hold such moneys upon trust for the Security Agent pending payment to the Security Agent for application in accordance with Clause 14 (*Application of Moneys*) and each Chargor waives any right it may have to require that any such moneys are applied in reinstatement of any part of the Charged Property.

**12. DEMAND AND ENFORCEMENT**

**12.1 Enforcement**

The Security created by this Deed shall become enforceable upon:-

- 12.1.1 the occurrence of an Event of Default which is continuing; and
- 12.1.2 any request being made by a Chargor to the Security Agent for the appointment of a Receiver or an administrator, or for the Security Agent to exercise any other power or right available to it.

**12.2 Powers on enforcement**

At any time after the Security created by this Deed has become enforceable, the Security Agent may (without prejudice to any other rights and remedies and without notice to the Chargors) do all or any of the following:-

- 12.2.1 exercise the power of sale under section 101 of the LPA together with all other powers and rights conferred on mortgagees by the LPA, as varied and extended by this Deed, without the restrictions contained in sections 103 or 109(1) of the LPA;
- 12.2.2 exercise the power of leasing, letting, entering into agreements for leases or lettings or accepting or agreeing to accept surrenders of leases in relation to any Charged Property, without the restrictions imposed by sections 99 and 100 of the LPA;
- 12.2.3 to the extent that any Charged Property constitutes Financial Collateral, as defined in the Regulations, appropriate it and transfer the title in and to it to the Security Agent insofar as not already transferred, subject to paragraphs (1) and (2) of Regulation 18; and
- 12.2.4 subject to Clause 13.1 (*Method of appointment or removal*), appoint one or more persons to be a Receiver or Receivers of all or any of the Charged Property;
- 12.2.5 appoint an administrator of any Chargor; and
- 12.2.6 enforce all or any part of the Transaction Security in such matter as it sees fit.

### 12.3 **Right of appropriation**

For the purposes detailed in Clause 12.2.3 above the Parties agree that the value of such Financial Collateral so appropriated shall be:

12.3.1 in the case of cash, the amount of that cash; and

12.3.2 in the case of any other Financial Collateral, the market price of such Financial Collateral at such time as determined by the Security Agent (acting reasonably) by reference to a relevant public index or by such other process as the Security Agent may select, including independent valuation.

The Parties agree that each method of valuation provided for in this Deed shall constitute a commercially reasonable method of valuation for the purpose of the Regulations.

### 12.4 **Disposal of the Charged Property**

In exercising the powers referred to in Clause 12.2 (*Powers on enforcement*), the Security Agent or any Receiver may sell or dispose of all or any of the Charged Property at the times, in the manner and order, on the terms and conditions and for the consideration determined by it.

### 12.5 **Same rights as Receiver**

Any rights conferred by any Debt Document upon a Receiver may be exercised by the Security Agent, or to the extent permitted by law, an administrator, after the Security created by this Deed has become enforceable, whether or not the Security Agent shall have taken possession or appointed a Receiver of the Charged Property.

### 12.6 **Delegation**

The Security Agent may delegate in any manner to any person any rights exercisable by the Security Agent under any Debt Document. Any such delegation may be made upon such terms and conditions (including power to sub-delegate) as the Security Agent thinks fit.

## 13. **RECEIVERS**

### 13.1 **Method of appointment or removal**

Every appointment or removal of a Receiver, any delegate or any other person by the Security Agent under this Deed shall be in writing under the hand of any officer or manager of the Security Agent (subject to any requirement for a court order in the case of the removal of an administrative receiver).

### 13.2 **Removal**

The Security Agent may (subject to the application of section 45 of the Insolvency Act 1986) remove any person from office in relation to all or any part of the Charged Property of which he is the Receiver and at any time (before or after any person shall have vacated office or ceased to act as Receiver in respect of any of such Charged Property) appoint a further or other Receiver or Receivers over all or any part of such Charged Property.

### 13.3 **Powers**

Every Receiver shall have and be entitled to exercise all the powers:-

13.3.1 of the Security Agent under this Deed;

- 13.3.2 conferred by the LPA on mortgagees in possession and on receivers appointed under the LPA;
- 13.3.3 of an administrative receiver set out in Schedule 1 to the Insolvency Act 1986, whether or not the Receiver is an administrative receiver;
- 13.3.4 in relation to any Charged Property, which he would have if he were its only beneficial owner; and
- 13.3.5 to do all things incidental or conducive to any functions, powers, authorities or discretions conferred or vested in the Receiver.

#### 13.4 **Receiver as agent**

The Receiver shall be the agent of the relevant Chargor (which shall be solely liable for his acts, defaults, remuneration, losses and liabilities) unless and until such Chargor goes into liquidation, from which time he shall act as principal and shall not become the agent of the Security Agent.

#### 13.5 **Joint or several**

If two or more persons are appointed as Receivers of the same assets, they may act jointly and/or severally so that (unless any instrument appointing them specifies to the contrary) each of them may exercise individually all the powers and discretions conferred on Receivers by this Deed.

#### 13.6 **Receiver's remuneration**

Every Receiver shall be entitled to remuneration for his services at a rate to be fixed by the Security Agent and the maximum rate specified in section 109(6) of the LPA shall not apply.

### 14. **APPLICATION OF MONEYS**

#### 14.1 **Application of moneys**

All sums received by virtue of this Deed and/or any other Transaction Security Documents by the Security Agent or any Receiver shall, subject to the payment of any claim having priority to this Deed be paid or applied in accordance with clause 18.1 (*Order of application*) of the Intercreditor Agreement.

### 15. **POWER OF ATTORNEY**

#### 15.1 **Appointment**

Each Chargor irrevocably and by way of security appoints:-

- 15.1.1 the Security Agent (whether or not a Receiver has been appointed);
- 15.1.2 any delegate or sub delegate of, or other person nominated in writing by, an officer of the Security Agent; and
- 15.1.3 (as a separate appointment) each Receiver,

severally as such Chargor's attorney and attorneys with power to do any act, and execute and deliver any deed or other document, on behalf of and in the name of such Chargor, which such Chargor could be required to do or execute under any provision of this Deed but has failed to do.

**15.2 Ratification**

Each Chargor ratifies and confirms and agrees to ratify and confirm whatever any attorney appointed pursuant to Clause 15.1 (*Appointment*) does or purports to do in the exercise or purported exercise of all or any of the powers, acts or other matters referred to in Clause 15.1 (*Appointment*).

**16. CONSOLIDATION**

**16.1 Combination of accounts**

In addition to any general lien, right to combine accounts, right of set-off or other right which it may at any time have, the Security Agent and each Secured Party may at any time after this Deed has become enforceable and subject to the terms of the Intercreditor Agreement, without notice to the Chargor, combine or consolidate all or any accounts which it then has in relation to such Chargor (in whatever name) and any Secured Liabilities owed by such Chargor to the Security Agent or that Secured Party, and/or set-off or transfer any amounts standing to the credit of one or more accounts of such Chargor in or towards satisfaction of any Secured Liabilities owed it on any other account or otherwise.

**16.2 Application**

The Security Agent's and each Secured Party's rights under Clause 16.1 (*Combination of accounts*) apply, subject to the terms of the Intercreditor Agreement:-

16.2.1 whether or not any demand has been made under this Deed, or any liability concerned has fallen due for payment;

16.2.2 whether or not any credit balance is immediately available or subject to any restriction;

16.2.3 irrespective of the currencies in which any balance or liability is denominated, and the Security Agent and the relevant Secured Party may for the purpose of exercising its right elect to convert any sum or liability in one currency into any other at its spot rate applying at or about 11.00am on the date of conversion; and

16.2.4 in respect of any Secured Liabilities owed by the relevant Chargor, whether owed solely or jointly, certainly or contingently, presently or in the future, as principal or surety, and howsoever arising.

**17. PROTECTION OF THIRD PARTIES**

**17.1 Statutory powers**

In favour of any purchaser, the statutory powers of sale and of appointing a Receiver which are conferred upon the Security Agent, as varied and extended by this Deed, and all other powers of the Security Agent, shall be deemed to arise (and the Secured Liabilities shall be deemed due and payable for that purpose) immediately after the execution of this Deed.

**17.2 Purchasers**

No purchaser from or other person dealing with the Security Agent, any person to whom it has delegated any of its powers, or the Receiver shall be concerned:-

17.2.1 to enquire whether any of the powers which the Security Agent or a Receiver have exercised has arisen or become exercisable;

17.2.2 to enquire whether the Secured Liabilities remain outstanding or whether any event has happened to authorise the Receiver to act; or

17.2.3 as to the propriety or validity of the exercise of those powers,

and the title and position of a purchaser or such person shall not be impeachable by reference to any of those matters.

**17.3 Receipts**

All the protection to purchasers contained in sections 104 and 107 of the LPA, section 42(3) of the Insolvency Act 1986 or in any other applicable legislation shall apply to any person purchasing from or dealing with the Security Agent, any other Secured Party, any Receiver or any person to whom any of them have delegated any of their powers.

**18. PROTECTION OF THE SECURITY AGENT, THE SECURED PARTIES AND ANY RECEIVER**

**18.1 No liability**

None of the Security Agent, the other Secured Parties, any Receiver or any of their respective officers, employees or delegates shall be liable in respect of any cost, liability, expense, loss or damage which arises out of the exercise, or attempted or purported exercise of, or the failure to exercise, any of their respective rights under this Deed.

**18.2 Not mortgagee in possession**

Without prejudice to any other provision of this Deed, entry into possession of any Charged Property shall not render the Security Agent, any Receiver or any of their respective officers or employees liable:-

18.2.1 to account as mortgagee in possession;

18.2.2 for any loss on realisation; or

18.2.3 for any default or omission for which a mortgagee in possession might be liable,

and if and whenever the Security Agent or any Receiver enters into possession of any Charged Property it shall be entitled at any time it or he thinks fit to relinquish possession.

**18.3 Indemnity**

Each Chargor shall indemnify and keep indemnified the Security Agent, each other Secured Party, any Receiver, and their respective officers, employees and delegates, against all claims, costs, expenses and liabilities incurred by them in respect of all or any of the following:-

18.3.1 any act or omission by any of them in relation to all or any of the Charged Property;

18.3.2 any payment relating to or in respect of all or any of the Charged Property which is made at any time by any of them;

18.3.3 any stamp, registration or similar Tax or duty which becomes payable in connection with the entry into, or the performance or enforcement of, this Deed;

18.3.4 exercising or purporting to exercise or failing to exercise any of the rights, powers and discretions conferred on them or permitted under this Deed; and

18.3.5 any breach by the relevant Chargor of any of its covenants or other obligations to the Security Agent or any other Secured Party,

except in the case of gross negligence or wilful misconduct on the part of that person.

#### 18.4 **Interest**

Each Chargor shall pay interest at the Default Rate on the sums payable under this Clause 18 (*Protection of the Security Agent, the Secured Parties and any Receiver*) from the date on which the liability was incurred to the date of actual payment (both before and after judgment).

#### 18.5 **Indemnity out of the Charged Property**

The Security Agent, the other Secured Parties, any Receiver and their respective officers, employees and delegates shall be entitled to be indemnified out of the Charged Property in respect of the actions, proceedings, demands, claims, costs, expenses and liabilities referred to in Clause 18.3 (*Indemnity*).

#### 18.6 **Continuing protection**

The provisions of this Clause 18 (*Protection of the Security Agent, the Secured Parties and any Receiver*) shall continue in full force and effect notwithstanding any release or discharge of this Deed or the discharge of any Receiver from office.

### 19. **PROVISIONS RELATING TO THE SECURITY AGENT**

#### 19.1 **Powers and discretions**

The rights, powers and discretions given to the Security Agent in this Deed:-

19.1.1 may be exercised as often as, and in such manner as, the Security Agent thinks fit;

19.1.2 are cumulative, and are not exclusive of any of its rights under the general law and/or under any other Debt Document; and

19.1.3 may only be waived in writing and specifically, and any delay in exercising, or non-exercise of, any right, is not a waiver of it.

#### 19.2 **Certificates**

A certificate by an officer of the Security Agent:-

19.2.1 as to any amount for the time being due to the Secured Parties or any of them; or

19.2.2 as to any sums payable to the Security Agent under this Deed,

shall (save in the case of manifest error) be conclusive and binding upon the Chargors for all purposes.

#### 19.3 **Assignment**

19.3.1 The Security Agent may assign this Deed to any successor in title to any of the Secured Liabilities or to a replacement Security Agent appointed in

accordance with the provisions of the Intercreditor Agreement, and each Secured Party may assign its interest in this Deed in whole or in part to any successor in title to any of the Secured Liabilities, and the Security Agent and any Secured Party may disclose any information in its possession relating to any Chargor, its affairs or the Secured Liabilities to any actual or prospective assignee.

19.3.2 No Chargor may assign any of its rights or obligations under this Deed.

#### **19.4 Trusts**

The perpetuity period for any other constituted by this Deed shall be 125 years.

#### **19.5 Provisions of the Intercreditor Agreement**

The provisions of the Intercreditor Agreement shall apply to the Security Agent's and each Secured Party's rights and duties and the resignation of the Security Agent as if set out in this Deed.

### **20. PRESERVATION OF SECURITY**

#### **20.1 Continuing Security**

This Deed shall be a continuing security to the Security Agent and shall remain in force until expressly discharged in writing by the Security Agent notwithstanding any intermediate settlement of account or other matter or thing whatsoever.

#### **20.2 Additional Security**

This Deed is without prejudice and in addition to, and shall not merge with, any other right, remedy or Security of any kind which the Security Agent or any other Secured Party may have now or at any time in the future for or in respect of any of the Secured Liabilities.

#### **20.3 Waiver of Defences**

Neither the Security created by this Deed nor the obligations of the Chargor under this Deed will be affected by an act, omission, matter or thing which, but for this Clause, would reduce, release or prejudice that Security or any of those obligations (whether or not known to it, the Security Agent or any other Secured Party) including:-

20.3.1 any time, waiver or consent granted to, or composition with, any Debtor or other person;

20.3.2 the release of any Debtor or any other person under the terms of any composition or arrangement with any person;

20.3.3 the taking, variation, compromise, exchange, renewal, enforcement or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or Security over, assets of any Debtor or other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any Security;

20.3.4 any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of any Debtor or any other person;

- 20.3.5 any amendment (however fundamental), replacement, variation, novation, assignment or the avoidance or termination of a Debt Document or any other document or Security;
- 20.3.6 any unenforceability, illegality or invalidity of any obligation of, or any Security created by, any person under any Debt Document or any other document; or
- 20.3.7 an insolvency, liquidation, administration or similar procedure.

**20.4 Immediate recourse**

Each Secured Party waives any right it may have of first requiring the Security Agent or any other Secured Party (or any trustee or agent on its behalf) to proceed against or enforce any other rights of Security or claim payment from any person before claiming from a Chargor under this Deed. This waiver applies irrespective of any law or any provision of a Debt Document to the contrary.

**20.5 Appropriations**

During the Security Period the Security Agent and each Secured Party may:-

- 20.5.1 refrain from applying or enforcing any monies, Security or rights held or received by it (or any trustee or agent on its behalf) in respect of the Secured Liabilities, or, subject to Clause 14.1 (*Application of moneys*), apply and enforce the same in such manner and order as it sees fit (whether against the Secured Liabilities or otherwise) and the relevant Chargor shall not be entitled to the same; and
- 20.5.2 hold in an interest-bearing suspense account any moneys received from the relevant Chargor on or account of the Secured Liabilities.

**20.6 New accounts**

If the Security Agent or any other Secured Party receives notice (whether actual or otherwise) of any subsequent Security over or affecting any of the Charged Property or if a petition is presented or a resolution passed in relation to the winding up of a Chargor, the Security Agent and the relevant Secured Party or Secured Parties may close the current account or accounts and/or open a new account or accounts for such Chargor. If the Security Agent or any other Secured Party does not open a new account or accounts immediately it shall nevertheless be treated as if it had done so at the time when the relevant event occurred, and as from that time all payments made by such Chargor to the Security Agent or that Secured Party shall be credited or be treated as having been credited the new account or accounts and shall not operate to reduce the Secured Liabilities.

**20.7 Tacking**

For the purposes of section 94(1) of the LPA and section 49(3) of the Land Registration Act 2002 the Security Agent confirms on behalf of the Lenders that the Lenders shall make further advances to the Chargors on the terms and subject to the conditions of the Debt Documents.

**20.8 Deferral of Chargor's rights**

During the Security Period and unless the Security Agent otherwise directs, no Chargor shall exercise any rights which it may have by reason of performance by its obligations under this Deed or the enforcement of the Security created by this Deed:-

- 20.8.1 to receive or claim payment from, or be indemnified by a Debtor;

- 20.8.2 to claim any contribution from any guarantor of, or provider of Security in respect of, any Debtor's obligations under the Debt Documents;
- 20.8.3 to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of any Secured Party under any Debt Document or of any guarantee or Security taken pursuant to, or in connection with, the Debt Documents by any Secured Party;
- 20.8.4 to exercise any right of set-off against any Debtor; and/or
- 20.8.5 to claim or prove as a creditor of any Debtor in competition with any Secured Party.

**21. RELEASE**

**21.1 Release**

Upon the irrevocable and unconditional payment and discharge in full of the Secured Liabilities and the termination of all facilities which might give rise to Secured Liabilities, the Security Agent shall, or shall procure that its appointees will, at the request and cost of the Chargors:-

- 21.1.1 release the Charged Property from this Deed; and
- 21.1.2 re-assign the Charged Property that has been assigned to the Security Agent under this Deed.

**21.2 Reinstatement**

If the Security Agent considers that any amount paid or credited to any Secured Party under any Debt Document (whether in respect of the obligations of any Debtor or any Security for those obligations or otherwise) is capable of being avoided, reduced or otherwise set aside:-

- 21.2.1 that amount shall not be considered to have been paid for the purposes of determining whether the Secured Liabilities have been irrevocably and unconditionally paid and discharged; and
- 21.2.2 the liability of the relevant Chargor and the Security created by this Deed shall continue as if that amount had not been paid or credited.

**21.3 Consolidation**

Section 93 of the LPA dealing with the consolidation of mortgages shall not apply to this Deed.

**22. MISCELLANEOUS PROVISIONS**

**22.1 Severability**

If any provision of this Deed is illegal, invalid or unenforceable in any jurisdiction, that shall not affect:-

- 22.1.1 the validity or enforceability of any other provision, in any jurisdiction; or
- 22.1.2 the validity or enforceability of that particular provision, in any other jurisdiction.

**22.2 Information**

The Security Agent may from time to time seek from any other person having dealings with the Chargors such information about the Chargors and their affairs as the Security Agent may think fit and each Chargor authorises and requests any such person to provide any such information to the Security Agent and agrees to provide such further authority in this regard as the Security Agent may from time to time require.

**22.3 Joint and separate liability**

Unless the context otherwise requires, all covenants, agreements, representations and warranties on the part of the Chargors contained in this Deed are given by them jointly and separately and shall be construed accordingly.

**22.4 Counterparts**

This Deed may be executed in any number of counterparts, and this has the same effect as if the signatures on the counterparts were on a single copy of this Deed.

**22.5 Deeds of accession**

Each of the parties agrees that each Deed of Accession shall be supplemental to this Deed and be binding on and enure to the benefit of all the parties to this Deed.

**23. NOTICES**

Each communication to be made under or in connection with this Deed shall be made in accordance with clause 26 (*Notices*) of the Intercreditor Agreement.

**24. CONTRACTUAL RECOGNITION OF BAIL-IN**

Notwithstanding any other term of any Debt Document or any other agreement, arrangement or understanding between the Parties, each Party acknowledges and accepts that any liability of any Party to any other Party under or in connection with the Debt Documents may be subject to Bail-In Action by the relevant Resolution Authority and acknowledges and accepts to be bound by the effect of:-

**24.1 any Bail-In Action in relation to any such liability, including (without limitation):-**

24.1.1 a reduction, in full or in part, in the principal amount, or outstanding amount due (including any accrued but unpaid interest) in respect of any such liability;

24.1.2 a conversion of all, or part of, any such liability into shares or other instruments of ownership that may be issued to, or conferred on, it; and

24.1.3 a cancellation of any such liability; and

24.1.4 a variation of any term of any Debt Document to the extent necessary to give effect to any Bail-In Action in relation to any such liability.

**25. GOVERNING LAW**

This Deed and any non-contractual obligations arising out of or in connection with it are governed by English law.

**26. JURISDICTION OF ENGLISH COURTS**

- 26.1 The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute regarding the existence, validity or termination of this Deed or any non-contractual obligation arising out of or in connection with this Deed) (a "**Dispute**").
- 26.2 The parties to this Deed agree that the courts of England are the most appropriate and convenient courts to settle disputes and accordingly no such party will argue to the contrary.
- 26.3 This Clause 26, (*Jurisdiction of English Courts*) is for the benefit of the Secured Parties only. As a result, no Secured Party shall be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Secured Parties may take concurrent proceedings in any number of jurisdictions.

**EXECUTED AND DELIVERED AS A DEED** on the date set out at the beginning of this Deed.

**SCHEDULE 1**  
**THE CHARGORS**

Company name	No	Registered address
Vp plc	00481833	Central House Beckwith Knowle Otley Road Harrogate North Yorkshire HG3 1UD
Torrent Trackside Limited	01132882	C/O Vp plc Central House Beckwith Knowle Otley Road Harrogate North Yorkshire HG3 1UD
Hire Station Limited	03428037	C/O Vp plc Central House Beckwith Knowle Otley Road Harrogate North Yorkshire HG3 1UD
TPA Portable Roadways Limited	04277764	Central House Beckwith Knowle Otley Road Harrogate North Yorkshire HG3 1UD

**SCHEDULE 2**  
**DETAILS OF LAND**

<b>Title number</b>	<b>Description</b>	<b>Chargor</b>
ST72359	Land on the North side of Plum Lane, Dunwear, Bridgewater Somerset	Vp plc
EGL113866	Land and buildings at the junction of Stephenson Street and Cody Road, Canning Town in the London Borough of Newham	Vp plc
WM164486	Land and buildings on the West side of Halford's Lane, West Bromwich in the District of Sandwell in the County of West Midlands	Vp plc
BM408064	All that piece or parcel of land forming part of the Bleak Hall Industrial Estate/Employment Area of Milton Keynes Development Corporation at Milton Keynes in the County of Buckingham and containing an area of 1.15 acres of thereabouts which is for the purpose of identification only shown edged red on plan number 1 annexed to a Conveyance dated the 25 day of March 1982 and made between the said Milton Keynes Development Corporation (1) and Vibroplant PLC (2) and also all those buildings erected on the said piece or parcel of land or on some part thereof subject to and together with the benefit of the matters mentioned contained or referred to in the said Conveyance dated the 25 day of March 1982	Vp plc
WYK114475	Land and buildings on the South East side of Bruntcliffe Lane, Morley in the District of Leeds in the County of West Yorkshire	Vp plc
GM212246	Land and buildings at Raikes Lane Industrial Estate, off Manchester Road, Bolton in the County of Greater Manchester	Vp plc
NK99511	Land and buildings on the West side of Bessemer Way, Great Yarmouth In the County of Norfolk	Vp plc
WA796244	Unit 8, Rutherglen Centre, Seaway Drive, Seaway Parade Industrial Estate, Port Talbot SA12 7BR, as held under a 999 year lease dated 25 March 1996	Vp plc
DY495356	Land and building at Unit A, Wincanton Close, Ascot Drive, Derby	Vp plc
EX562954	Land and building at rear of Shield House, Elizabeth Way, Harlow, Essex	Vp plc
LL272541	Land and building at Unit 1, Saxilby Park, Saxilby, Lincoln	Vp plc
MID105015	Land and building at Unit 2, Ashwood Court, Oakbank Parkway, Livingston	Vp plc

**SCHEDULE 3**  
**DETAILS OF SHARES**

<b>Name of Company</b>	<b>Description and Number of Shares</b>	<b>Name of Shareholder</b>
Torrent Trackside Limited	Fifty ordinary shares of £1	Vp plc
Hire Station Limited	One ordinary share of £1	Vp plc
TPA Portable Roadways Limited	Ten million ordinary shares of £0.0001	Vp plc

**SCHEDULE 4**

**DETAILS OF MATERIAL INSURANCES**

<b>Class of insurance</b>	<b>Insurer</b>	<b>Policy number</b>
Plant	RSA	C086290X
Marine Freight Liability	RSA	RKK809133
Property Business Interruption	Chubb	UKFRIC64039
Computer	Chubb	UKEDPO10918119
Crime	QBE	38751P19
Motor	MS Amlin	9333219, 9336596,9338166
Warranty & Indemnity	Syndicate of insurers at Lloyd's	HG17W12370

**SCHEDULE 5**  
**DETAILS OF INTELLECTUAL PROPERTY**

None at the date of this Deed.

**SCHEDULE 6**  
**DEED OF ACCESSION**

**THIS DEED OF ACCESSION** is made on [REDACTED]

**BETWEEN:-**

- (1) [REDACTED] (the "**New Chargor**"), a company incorporated in England or Wales whose registered office is at [REDACTED];
- (2) **VP PLC** (the "**Company**") for itself and as agent for and on behalf of each of the other Chargors named in the Debenture referred to below; and
- (3) **NATIONAL WESTMINSTER BANK PLC** as the Security Agent.

**WHEREAS:-**

- (A) The New Chargor is, or will on the date of this Deed of Accession become, a wholly-owned Subsidiary of the Company.
- (B) The Company has entered into a deed dated [REDACTED] (as supplemented and amended by Deeds of Accession or otherwise from time to time, the "**Debenture**") between the Company, each of the companies named in the Debenture as Chargors, and National Westminster Bank plc as security agent and trustee for the Secured Parties.
- (C) The New Chargor at the request of the Company and in consideration of the Secured Parties making or continuing to make facilities available to the Company or any other member of its group and after giving due consideration to the terms and conditions of the Debt Documents and the Debenture and satisfying itself that there are reasonable grounds for believing that the entry into this Deed of Accession by it will be of benefit to it, has decided in good faith and for the purpose of carrying on its business to enter into this Deed and become a Chargor under the Debenture.

**IT IS AGREED** as follows:-

**1. DEFINITIONS AND INTERPRETATION**

- 1.1 Terms defined in the Debenture shall have the same meaning in this Deed.
- 1.2 The principles of interpretation set out in Clause 1.3 of the Debenture shall apply to this Deed of Accession insofar as they are relevant to it, as they apply to the Debenture.

**2. ACCESSION**

The New Chargor agrees:-

- 2.1 to become a party to and to be bound by the terms of the Debenture as a Chargor with immediate effect and so that the Debenture shall be read and construed for all purposes as if the New Chargor had been an original party in the capacity of Chargor (but so that the security created consequent on such accession shall be created on the date of this Deed of Accession); and
- 2.2 to be bound by all the covenants and agreements in the Debenture which are expressed to be binding on a Chargor.

3. **SECURITY**

The New Chargor mortgages, charges and assigns to the Security Agent, as agent and trustee for the Secured Parties, all its business, undertaking and assets on the terms of Clause 3 of the Debenture, provided that:-

- 3.1 the Land charged by way of legal mortgage shall be the Land referred to in Schedule 1 (*Details of Land*);
- 3.2 the Shares mortgaged or (if or to the extent that the mortgage does not take effect as a mortgage) charged shall include the Shares referred to in Schedule 2 (*Details of Shares*);
- 3.3 the Insurances assigned or (to the extent not assigned or effectively assigned) charged shall include the insurances referred to in Schedule 3 (*Details of Material Insurances*);
- 3.4 the Intellectual Property charged shall include the Intellectual Property referred to in Schedule 4 (*Details of Intellectual Property*); and
- 3.5 the Specific Contracts assigned or (to the extent not assigned or effectively assigned) charged shall include the Specific Contracts referred to in Schedule 5 (*Details of Specific Contracts*).

4. **EFFECT ON DEBENTURE**

The Debenture and this Deed of Accession shall be read as one so that references in the Debenture to "this Deed", "herein", and similar phrases shall be deemed to include this Deed of Accession.

5. **GOVERNING LAW**

This Deed of Accession and any non-contractual obligations arising out of or in connection with it are governed by English law.

**EXECUTED AS A DEED AND DELIVERED** on the date set out at the beginning of this Deed.

**Schedule 1**  
**DETAILS OF LAND**

**Schedule 2**  
**DETAILS OF SHARES**

**Schedule 3**  
**DETAILS OF MATERIAL INSURANCES**

**Schedule 4**

**DETAILS OF INTELLECTUAL PROPERTY**

**Schedule 5**  
**DETAILS OF SPECIFIC CONTRACTS**

**The New Chargor**

EXECUTED as a Deed )  
by [NAME OF COMPANY] [LIMITED] [PLC] )  
acting by two Directors or a Director and its )  
Secretary:- )  
)

Director

Director/Secretary

EXECUTED as a Deed by VP PLC )  
acting by:- )  
)  
)  
)

Director

Director/Secretary

**The Security Agent**

SIGNED for and on behalf of )  
NATIONAL WESTMINSTER BANK PLC )

SCHEDULE 7

FORM OF NOTICE OF CHARGE OF ACCOUNTS

To: [Account Bank]

Date: [ ]

Dear Sirs,

We give you notice that we have charged by way of fixed charge to [SECURITY AGENT] (the "Security Agent") all of our right, title and interest in and to account number [ ], account name [ ] (including any renewal or redesignation of the account) and all monies standing to the credit of that account from time to time (the "Account").

With effect from the date of your receipt of this notice:

- (1) any existing payment instructions affecting the Account are to be terminated and all payments and communications in respect of the Account should be made to the Security Agent or to its order (with a copy to the Parent); and
- (2) all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Account belong to the Security Agent.

Please accept this notice by signing the enclosed acknowledgement and returning it to the Security Agent at National Westminster Bank plc, Syndicated Loans Agency, 1st Floor, 1 Hardman Boulevard, Manchester, M3 3AQ marked for the attention of Emily Massey, Syndicated Loans Agency.

Yours faithfully

for and on behalf of  
[COMPANY]

[on copy only]

To: **SECURITY AGENT**

Date: [REDACTED]

At the request of the Security Agent and [COMPANY] we acknowledge receipt of the notice of charge, on the terms attached, in respect of the Account (as described in those terms). We confirm that:-

- (1) the balance standing to the Account at today's date is [REDACTED], no fees or periodic charges are payable in respect of the Account and there are no restrictions on (a) the payment of the credit balance on the Account or (b) the charging of the Account to the Security Agent or any third party;
- (2) we have not received notice of any previous assignments of, charges over or trusts in respect of, the Account and we will not, without the Security Agent's consent (a) exercise any right of combination, consolidation or set-off which we may have in respect of the Account or (b) amend or vary any rights attaching to the Account; and
- (3) we will act only in accordance with the instructions given by persons authorised by the Security Agent and we shall send all statements and other notices given by us relating to the Account to the Security Agent.

For and on behalf of [REDACTED]

By: [REDACTED]

SCHEDULE 8

FORM OF NOTICE OF ASSIGNMENT OF INSURANCE

To: [Insurer]

Date: [ ]

Dear Sirs,

We give you notice that we have assigned and charged to [SECURITY AGENT] (the "Security Agent") pursuant to a deed entered into by us in favour of the Security Agent dated [ ] all our right, title and interest in and to the proceeds of [*insert details of relevant insurance policy*] (the "Policy of Insurance").

With effect from your receipt of this notice we instruct you to:

- (1) following the Security Agent's notification to you that an Event of Default has occurred make all payments and claims under or arising from the Policy of Insurance to the Security Agent or to its order as it may specify in writing from time to time;
- (2) note the interest of the Security Agent on the Policy of Insurance; and
- (3) disclose to the Security Agent, without further approval from us, such information regarding the Policy of Insurance as the Security Agent may from time to time request and to send it copies of all notices issued by you under the Policy of Insurance.

With effect from your receipt of this notice all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Policy of Insurance (including all rights to compel performance) belong to and are exercisable by the Security Agent.

Please acknowledge receipt of this notice (substantially in the form of the attached) by signing the acknowledgement on the enclosed copy letter and returning it to the Security Agent at National Westminster Bank plc, Syndicated Loans Agency, 1st Floor, 1 Hardman Boulevard, Manchester, M3 3AQ marked for the attention of Emily Massey, Syndicated Loans Agency.

Yours faithfully,

for and on behalf of  
[COMPANY]

[On copy only:

To: **SECURITY AGENT**

We acknowledge receipt of a notice in the terms set out above and confirm that we have not received notice of any previous assignments or charges of or over any of the rights, title and interests and benefits referred to in such notice and that we will comply with the terms of that notice.

We further confirm that no amendment or termination of the Policy of Insurance shall be effective unless we have given the Security Agent thirty days written notice of it or, if it is not possible to comply with such notification to the Security Agent in accordance with the provisions of the relevant Policy of Insurance, the notice will be provided to the Security Agent in relation to such termination as soon as possible.

For and on behalf of [REDACTED]

By: [REDACTED]

Dated: [REDACTED]

**SCHEDULE 9**

**FORM OF NOTICE OF ASSIGNMENT OF SPECIFIC CONTRACT**

To: [REDACTED]

Date: [REDACTED]

Dear Sirs,

We give you notice that we have assigned and charged to [REDACTED] ("**Security Agent**") pursuant to a deed entered into by us in favour of the Security Agent dated [REDACTED] all our right, title and interest in and to [REDACTED] (the "**Contract**") including all moneys which may be payable in respect of the Contract.

With effect from your receipt of this notice:-

- (1) following the Security Agent's notification to you that an Event of Default has occurred all payments by you to us under or arising from the Contract should be made to the Security Agent or to its order as it may specify in writing from time to time;
- (2) all remedies provided for in the Contract or available at law or in equity are exercisable by the Security Agent;
- (3) all rights to compel performance of the Contract are exercisable by the Security Agent although the Company shall remain liable to perform all the obligations assumed by it under the Contract;
- (4) all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Contract belong to the Security Agent and no changes may be made to the terms of the Contract nor may the Contract be terminated without the Security Agent's consent; and
- (5) you are authorised and instructed, without requiring further approval from us, to provide the Security Agent with such information relating to the Contract as it may from time to time request and to send it copies of all notices issued by you under the Contract to the Security Agent as well as to us.

These instructions may not be revoked, nor may the terms of the Contract be amended, varied or waived without the prior written consent of the Security Agent.

Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning it to the Security Agent at National Westminster Bank plc, Syndicated Loans Agency, 1st Floor, 1 Hardman Boulevard, Manchester, M3 3AQ marked for the attention of Emily Massey, Syndicated Loans Agency.

Yours faithfully,

for and on behalf of  
[COMPANY]

[On copy only:]

To: **SECURITY AGENT**

We acknowledge receipt of a notice in the terms set out above and confirm that we have not received notice of any previous assignments or charges of or over any of the rights, interests and benefits in and to the Contract and that we will comply with the terms of that notice.

We further confirm that:-

- (1) no amendment, waiver or release of any of such rights, interests and benefits shall be effective without the prior written consent of the Security Agent;
- (2) no termination of such rights, interests or benefits shall be effective unless we have given the Security Agent thirty days written notice of the proposed termination (or if notice is not possible within that period, as soon as possible), specifying the action necessary to avoid such termination;
- (3) we have not received notice of any previous assignments of, charges over or trusts in respect of, the Contract; and
- (4) no breach or default on the part of the *[insert name of relevant Chargors]* of any of the terms of the Contract shall be deemed to have occurred unless we have given notice of such breach to the Security Agent specifying how to make good such breach.

For and on behalf of [ ]

By: [ ]

Dated: [ ]

**The Chargors**

**EXECUTED** as a Deed  
by **VP PLC**  
acting by its director,  
in the presence of:-

)  
)  
)  
)  
)

Signature of witness:

Director



Name of witness: MORAG GILLON

Address: 6 WELLINGTON PLACE, LEEDS, LS1 4AP

Occupation: PARALEGAL

**EXECUTED** as a Deed  
by **TORRENT TRACKSIDE LIMITED**  
acting by its director,  
in the presence of:-

)  
)  
)  
)  
)

Signature of witness:

Director



Name of witness: MORAG GILLON

Address: 6 WELLINGTON PLACE, LEEDS, LS1 4AP

Occupation: PARALEGAL

**EXECUTED** as a Deed  
by **HIRE STATION LIMITED**  
acting by its director,  
in the presence of:-

)  
)  
)  
)  
)

Signature of witness:

Director



Name of witness: MORAG GILLON

Address: 6 WELLINGTON PLACE, LEEDS, LS1 4AP

Occupation: PARALEGAL

**EXECUTED** as a Deed  
by **TPA PORTABLE ROADWAYS LIMITED**  
acting by its director,  
in the presence of:-

)  
)  
)  
)



Signature of witness:

Director



Name of witness: MORAG GILLON

Address: 6 WELLINGTON PLACE, LEEDS, LS1 4AP

Occupation: PARALEGAL

**The Security Agent**

**SIGNED** for and on behalf of  
**NATIONAL WESTMINSTER BANK PLC**

)  
)

**EXECUTED** as a Deed )  
by **TPA PORTABLE ROADWAYS LIMITED** )  
acting by its director, )  
in the presence of:- )

Signature of witness: Director

Name of witness:

Address:

Occupation:

**The Security Agent**

**SIGNED** for and on behalf of )  
**NATIONAL WESTMINSTER BANK PLC** )

