



**Registration of a Charge**

Company Name: **TARNCOURT PROPERTIES LIMITED**

Company Number: **01542450**



XCDGNBPL

Received for filing in Electronic Format on the: **04/10/2023**

**Details of Charge**

Date of creation: **02/10/2023**

Charge code: **0154 2450 0017**

Persons entitled: **CHARLES EDWARD DICKSON AS SECURITY TRUSTEE**

Brief description: **ALL PRESENT AND FUTURE ESTATES OR INTEREST OF THE COMPANY IN OR OVER ANY FREEHOLD, LEASEHOLD OR COMMONHOLD PROPERTY. ALL INTELLECTUAL PROPERTY (FOR MORE DETAILS PLEASE REFER TO THE INSTRUMENT).**

**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:

**NAPTHENS LLP**



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

Company number: 1542450

Charge code: 0154 2450 0017

The Registrar of Companies for England and Wales hereby certifies that a charge dated 2nd October 2023 and created by TARNCOURT PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th October 2023 .

Given at Companies House, Cardiff on 9th October 2023

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**

**Dated** 2nd October

**2023**

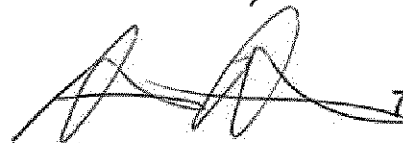
**TARNCOURT PROPERTIES LIMITED (1)**

and

**CHARLES EDWARD DICKSON as Security Trustee (2)**

**DEBENTURE**

WE HEREBY CERTIFY THAT THIS IS A TRUE AND  
CORRECT COPY OF THE ORIGINAL  
DATED THIS 4<sup>th</sup> DAY OF Oct 20 23



NAPTHENS LLP  
7 WINCKLEY SQUARE  
PRESTON



**napthens**  
solicitors



## TABLE OF CONTENTS

1.	DEFINITIONS AND INTERPRETATION .....	1
1.1	DEFINITIONS .....	1
1.2	INTERPRETATION .....	4
1.3	CLAWBACK .....	5
1.4	NATURE OF SECURITY OVER REAL PROPERTY .....	5
1.5	NATURE OF SECURITY OVER INVESTMENTS .....	5
1.6	LAW OF PROPERTY (MISCELLANEOUS PROVISIONS) ACT 1989 .....	6
1.7	SCHEDULES .....	6
2.	COVENANT TO PAY .....	6
3.	GRANT OF SECURITY .....	6
3.1	LEGAL MORTGAGE .....	6
3.2	FIXED CHARGES .....	6
3.3	ASSIGNMENT .....	7
3.4	FLOATING CHARGE .....	7
3.5	QUALIFYING FLOATING CHARGE .....	7
3.6	AUTOMATIC CRYSTALLISATION OF FLOATING CHARGE .....	7
3.7	CRYSTALLISATION OF FLOATING CHARGE BY NOTICE .....	8
3.8	PART A1 MORATORIUM .....	8
3.9	ASSETS ACQUIRED AFTER ANY FLOATING CHARGE HAS CRYSTALLISED .....	8
4.	LIABILITY OF THE COMPANY .....	8
4.1	LIABILITY NOT DISCHARGED .....	8
4.2	IMMEDIATE RECOURSE .....	9
5.	REPRESENTATIONS AND WARRANTIES .....	9
5.1	TIMES FOR MAKING REPRESENTATIONS AND WARRANTIES .....	9
5.2	OWNERSHIP OF SECURED ASSETS .....	9
5.3	NO SECURITY .....	9
5.4	NO ADVERSE CLAIMS .....	9
5.5	NO ADVERSE COVENANTS .....	9
5.6	NO BREACH OF LAWS .....	9
5.7	NO INTERFERENCE IN ENJOYMENT .....	9
5.8	NO OVERRIDING INTERESTS .....	9
5.9	AVOIDANCE OF SECURITY .....	9
5.10	ENVIRONMENTAL COMPLIANCE .....	9
5.11	ENFORCEABLE SECURITY .....	10
5.12	INVESTMENTS .....	10
6.	GENERAL COVENANTS .....	10
6.1	NEGATIVE PLEDGE AND DISPOSAL RESTRICTIONS .....	10
6.2	PRESERVATION OF SECURED ASSETS .....	10
6.3	COMPLIANCE WITH LAWS AND REGULATIONS .....	10
6.4	ENFORCEMENT OF RIGHTS .....	11
6.5	NOTICE OF MISREPRESENTATION AND BREACHES .....	11
6.6	TITLE DOCUMENTS .....	11
6.7	INFORMATION .....	11
6.8	PAYMENT OF OUTGOINGS .....	12
7.	PROPERTY COVENANTS .....	12
7.1	REPAIR AND MAINTENANCE .....	12
7.2	NO ALTERATIONS .....	12
7.3	CONDUCT OF BUSINESS ON CHARGED PROPERTIES .....	12
7.4	NOTICES OR CLAIMS RELATING TO THE PROPERTY .....	12
7.5	COMPLIANCE WITH AND ENFORCEMENT OF COVENANTS .....	13
7.6	PAYMENT OF RENT AND OUTGOINGS .....	13
7.7	LEASES AND LICENCES AFFECTING THE CHARGED PROPERTIES .....	13
7.8	REGISTRATION RESTRICTIONS AND CAUTIONS AGAINST FIRST	
	REGISTRATION AND NOTICES .....	14
7.9	DEVELOPMENT RESTRICTIONS .....	14
7.10	ENVIRONMENT .....	14
7.11	NO RESTRICTIVE OBLIGATIONS .....	14
7.12	PROPRIETARY RIGHTS .....	14



7.13	INSPECTION .....	15
7.14	PROPERTY INFORMATION .....	15
7.15	VAT OPTION TO TAX .....	15
7.16	REGISTRATION OF LEGAL MORTGAGE AT THE LAND REGISTRY .....	15
8.	INVESTMENTS COVENANTS .....	15
8.1	DEPOSIT OF TITLE DOCUMENTS .....	15
8.2	NOMINATIONS .....	16
8.3	PRE-EMPTION RIGHTS AND RESTRICTIONS ON TRANSFER .....	16
8.4	DIVIDENDS AND VOTING RIGHTS BEFORE ENFORCEMENT .....	16
8.5	DIVIDENDS AND VOTING RIGHTS AFTER ENFORCEMENT .....	17
8.6	CALLS ON INVESTMENTS .....	17
8.7	NO ALTERATION OF CONSTITUTIONAL DOCUMENTS OR RIGHTS ATTACHING TO INVESTMENTS .....	17
8.8	PRESERVATION OF INVESTMENTS .....	18
8.9	INVESTMENTS INFORMATION .....	18
8.10	COMPLIANCE WITH REQUESTS FOR INFORMATION .....	18
9.	EQUIPMENT COVENANTS .....	18
9.1	MAINTENANCE OF EQUIPMENT .....	18
9.2	PAYMENT OF EQUIPMENT TAXES .....	18
9.3	NOTICE OF CHARGE .....	19
10.	BOOK DEBTS COVENANTS .....	19
10.1	REALISING BOOK DEBTS .....	19
10.2	PRESERVATION OF BOOK DEBTS .....	19
11.	INTELLECTUAL PROPERTY COVENANTS .....	19
11.1	PRESERVATION OF RIGHTS .....	19
11.2	REGISTRATION OF INTELLECTUAL PROPERTY .....	19
11.3	MAINTENANCE OF INTELLECTUAL PROPERTY .....	19
12.	POWERS OF THE SECURITY TRUSTEE .....	20
12.1	POWER TO REMEDY .....	20
12.2	EXERCISE OF RIGHTS .....	20
12.3	POWER TO DISPOSE OF CHATELS .....	20
12.4	SECURITY TRUSTEE HAS RECEIVER'S POWERS .....	20
12.5	CONVERSION OF CURRENCY .....	20
12.6	NEW ACCOUNTS .....	21
12.7	INDULGENCE .....	21
12.8	APPOINTMENT OF AN ADMINISTRATOR .....	21
13.	WHEN SECURITY BECOMES ENFORCEABLE .....	21
13.1	SECURITY BECOMES ENFORCEABLE ON EVENT OF DEFAULT .....	21
13.2	DISCRETION .....	21
14.	ENFORCEMENT OF SECURITY .....	22
14.1	GENERAL .....	22
14.2	EXTENSION OF STATUTORY POWERS OF LEASING .....	22
14.3	ACCESS ON ENFORCEMENT .....	22
14.4	REDEMPTION OF PRIOR SECURITY .....	22
14.5	PROTECTION OF THIRD PARTIES .....	23
14.6	PRIVILEGES .....	23
14.7	EXCLUSION OF LIABILITY .....	23
14.8	CONCLUSIVE DISCHARGE TO PURCHASERS .....	24
14.9	RIGHT OF APPROPRIATION .....	24
15.	RECEIVER .....	24
15.1	APPOINTMENT .....	24
15.2	REMOVAL .....	24
15.3	REMUNERATION .....	25
15.4	POWER OF APPOINTMENT ADDITIONAL TO STATUTORY POWERS .....	25
15.5	POWER OF APPOINTMENT EXERCISABLE DESPITE PRIOR APPOINTMENTS .....	25
15.6	AGENT OF THE COMPANY .....	25
16.	POWERS OF RECEIVER .....	25
16.1	GENERAL .....	25
16.2	REPAIR AND DEVELOP CHARGED PROPERTIES .....	26
16.3	GRANT OR ACCEPT SURRENDERS OF LEASES .....	26





16.4	EMPLOY PERSONNEL AND ADVISERS .....	26
16.5	MAKE AND REVOKE VAT OPTIONS TO TAX .....	26
16.6	REMUNERATION .....	26
16.7	POSSESSION .....	26
16.8	MANAGE OR RECONSTRUCT THE COMPANY'S BUSINESS .....	26
16.9	DISPOSE OF SECURED ASSETS .....	26
16.10	SEVER FIXTURES AND FITTINGS .....	26
16.11	SELL BOOK DEBTS .....	26
16.12	VALID RECEIPTS .....	27
16.13	MAKE SETTLEMENTS .....	27
16.14	LEGAL ACTION .....	27
16.15	IMPROVE THE EQUIPMENT .....	27
16.16	MAKE CALLS ON COMPANY MEMBERS .....	27
16.17	INSURE .....	27
16.18	SUBSIDIARIES .....	27
16.19	BORROW .....	27
16.20	REDEEM PRIOR SECURITY .....	27
16.21	DELEGATION .....	27
16.22	ABSOLUTE BENEFICIAL OWNER .....	28
16.23	INCIDENTAL POWERS .....	28
17.	DELEGATION .....	28
17.1	DELEGATION .....	28
17.2	TERMS .....	28
17.3	LIABILITY .....	28
18.	APPLICATION OF PROCEEDS .....	28
18.1	ORDER OF APPLICATION OF PROCEEDS .....	28
18.2	APPROPRIATION .....	29
18.3	SUSPENSE ACCOUNT .....	29
19.	COSTS AND INDEMNITY .....	29
19.1	COSTS .....	29
19.2	INDEMNITY .....	29
20.	FURTHER ASSURANCE .....	30
20.1	FURTHER ASSURANCE .....	30
21.	POWER OF ATTORNEY .....	30
21.1	APPOINTMENT OF ATTORNEYS .....	30
21.2	RATIFICATION OF ACTS OF ATTORNEYS .....	30
22.	RELEASE .....	31
23.	ASSIGNMENT AND TRANSFER .....	31
23.1	ASSIGNMENT BY SECURITY TRUSTEE .....	31
23.2	ASSIGNMENT BY COMPANY .....	31
24.	SET-OFF .....	31
24.1	SECURITY TRUSTEE'S RIGHT OF SET-OFF .....	31
24.2	NO OBLIGATION TO SET OFF .....	31
24.3	EXCLUSION OF COMPANY'S RIGHT OF SET-OFF .....	31
25.	AMENDMENTS, WAIVERS AND CONSENTS .....	31
25.1	AMENDMENTS .....	31
25.2	WAIVERS AND CONSENTS .....	32
25.3	RIGHTS AND REMEDIES .....	32
26.	PARTIAL INVALIDITY .....	32
26.1	PARTIAL INVALIDITY .....	32
27.	COUNTERPARTS .....	32
27.1	COUNTERPARTS .....	32
28.	THIRD PARTY RIGHTS .....	32
28.1	THIRD PARTY RIGHTS .....	32
29.	FURTHER PROVISIONS .....	33
29.1	INDEPENDENT SECURITY .....	33
29.2	CONTINUING SECURITY .....	33
29.3	DISCHARGE CONDITIONAL .....	33
29.4	CERTIFICATES .....	33
29.5	CONSOLIDATION .....	33



30.	NOTICES .....	33
30.1	DELIVERY .....	33
30.2	RECEIPT BY COMPANY .....	34
30.3	RECEIPT BY SECURITY TRUSTEE.....	34
30.4	SERVICE OF PROCEEDINGS.....	34
31.	GOVERNING LAW AND JURISDICTION .....	34
31.1	GOVERNING LAW .....	34
31.2	JURISDICTION .....	34
	SCHEDULE 1 Real Property.....	36
	PART 1 Registered Property .....	36



THIS DEED IS DATED 2nd day of October 2023

**BETWEEN**

- (1) **TARNCOURT PROPERTIES LIMITED** (company number 01542450) incorporated and registered in England and Wales whose registered office is Richard House, Winckley Square, Preston, Lancashire, PR1 3HP (**Company**) and
- (2) **CHARLES EDWARD DICKSON of Crofts Furlong Farm, Lower End, Great Milton, Oxford, OX44 7NJ** (**Security Trustee**)

**BACKGROUND**

Pursuant to the terms of the Loan Note Instrument, the Company has granted the Security set out in this Debenture to the Security Trustee to secure the Secured Liabilities

**IT IS HEREBY AGREED**

**1. DEFINITIONS AND INTERPRETATION**

**1.1 DEFINITIONS**

Terms defined in the Loan Note Instrument shall, unless otherwise defined in this deed, have the same meaning in this deed. In addition, the following definitions apply in this deed:

<b>Administrator:</b>	an administrator appointed to manage the affairs, business and property of the Company pursuant to clause 12.8.
<b>Beneficiaries</b>	means the Noteholders from time to time and the Security Trustee and a reference to Beneficiary shall be construed accordingly;
<b>Book Debts:</b>	all present and future book and other debts, and monetary claims due or owing to the Company, and the benefit of all security, guarantees and other rights of any nature enjoyed or held by the Company in relation to any of them.
<b>Business Day:</b>	a day (other than a Saturday, Sunday or public holiday in England) when UK clearing banks in the city of London are open for general business.
<b>Charged Property:</b>	any freehold, leasehold or commonhold property the subject of the security constituted by this deed and references to " <b>Charged Property</b> " shall include references to the whole or any part of it.
<b>Delegate:</b>	any person appointed by the Security Trustee or any Receiver pursuant to clause 17 and any person appointed as attorney of the Security Trustee or any Receiver or Delegate.
<b>Designated Account:</b>	any account of the Company nominated by the Security Trustee as a designated account for the purposes of this deed.
<b>Environment:</b>	the natural and man-made environment including all or any of the following media, namely air, water and land (including air within



buildings and other natural or man-made structures above or below the ground) and any living organisms (including man) or systems supported by those media.

**Environmental Law:** all applicable laws, statutes, regulations, secondary legislation, bye-laws, common law, directives, treaties and other measures, judgments and decisions of any court or tribunal, codes of practice and guidance notes in so far as they relate to or apply to the Environment.

**Environmental Licence** any authorisation, permit or licence necessary under Environmental Law in respect of any of the Secured Assets.

**Equipment:** all present and future equipment, plant, machinery, tools, vehicles, furniture, fittings, installations and apparatus and other tangible moveable property owned by the Company or in which it has an interest, including any part of it and all spare parts, replacements, modifications and additions.

**Event of Default:** has the meaning given to that expression in the Loan Note Instrument .

**Finance Documents** means the Loan Notes and the Loan Note Instrument.

**Financial Collateral:** has the meaning given to that expression in the Financial Collateral Regulations.

**Financial Collateral Regulations:** the Financial Collateral Arrangements (No 2) Regulations 2003 (SI/2003/3226).

**Insurance Policy:** each contract and policy of insurance effected or maintained by the Company from time to time in respect of its assets or business (including, without limitation, any contract or policy of insurance relating to the Charged Properties or the Equipment).

**Intellectual Property:** the Company's present and future patents, utility models, rights to inventions, copyright and neighbouring and related rights, moral rights, trade marks and service marks, business names and domain names, rights in get-up and trade dress, goodwill and the right to sue for passing off or unfair competition, rights in designs, rights in computer software, database rights, rights to use, and protect the confidentiality of, confidential information (including know-how and trade secrets) and all other intellectual property rights, in each case whether registered or unregistered and including all applications and rights to apply for and be granted, renewals or extensions of, and rights to claim priority from, such





	rights and all similar or equivalent rights or forms of protection which subsist or will subsist now or in the future in any part of the world.
<b>Investments:</b>	all certificated shares, stock, debentures, bonds or other securities or investments (whether or not marketable) from time to time legally or beneficially owned by or on behalf of the Company
<b>LPA 1925:</b>	the Law of Property Act 1925.
<b>Loan Notes</b>	means the loan notes constituted under the Loan Note Instrument each as amended and/or varied from time to time in accordance with their terms.
<b>Loan Note Instrument</b>	means the loan note instrument entered into on the same date hereof by the Company constituting, £12,000,000 (twelve million pounds sterling) of secured "A" loan notes 2023.
<b>Noteholders</b>	means the holders from time to time of the Loan Notes, and a reference to Noteholder shall be construed accordingly.
<b>Permitted Security:</b>	means any Security which has been expressly permitted by the Security Trustee in writing to the Company after the date of this deed
<b>Receiver:</b>	a receiver, receiver and manager or administrative receiver appointed by the Security Trustee under clause 15.
<b>Secured Assets:</b>	all the assets, property and undertaking of the Company which are, or are expressed to be, subject to the Security created by, or pursuant to, this deed (and references to the Secured Assets shall include references to any part of them).
<b>Secured Liabilities:</b>	all present and future sums, liabilities and obligations whatsoever (actual or contingent) payable, owing, due or incurred by the Company to any Noteholder under any of the Finance Documents.
<b>Security Financial Collateral Arrangement:</b>	has the meaning given to that expression in the Financial Collateral Regulations.
<b>Security:</b>	any mortgage, charge (whether fixed or floating, legal or equitable), pledge, lien, assignment by way of security or other security interest securing any obligation of any person, or any other agreement or arrangement having a similar effect.
<b>Security Period:</b>	the period starting on the date of this deed and ending on the date on which the Security Trustee is satisfied that all the Secured



Liabilities have been unconditionally and irrevocably paid and discharged in full and no further Secured Liabilities are capable of being outstanding.

**VAT:** value added tax or any equivalent tax chargeable in the UK or elsewhere.

## **1.2 INTERPRETATION**

In this deed:

- (a) clause, Schedule and paragraph headings shall not affect the interpretation of this deed;
- (b) a reference to a **person** includes an individual, firm, company, corporation, partnership, unincorporated body of persons, government, state or agency of a state or any association, trust, joint venture or consortium (whether or not having separate legal personality);
- (c) unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular;
- (d) unless the context otherwise requires, a reference to one gender shall include a reference to the other genders;
- (e) a reference to a party shall include that party's successors, permitted assigns and permitted transferees and this deed shall be binding on, and enure to the benefit of, the parties to this deed and their respective personal representatives, successors, permitted assigns and permitted transferees;
- (f) a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time;
- (g) a reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision;
- (h) a reference to **writing** or **written** includes fax and email;
- (i) an obligation on a party not to do something includes an obligation not to allow that thing to be done;
- (j) a reference to **this deed** (or any provision of it) or to any other agreement or document referred to in this deed is a reference to this deed, that provision or such other agreement or document as amended (in each case, other than in breach of the provisions of this deed) from time to time;
- (k) unless the context otherwise requires, a reference to a clause or Schedule is to a clause of, or Schedule to, this deed and a reference to a paragraph is to a paragraph of the relevant Schedule;
- (l) any words following the terms **including**, **include**, **in particular**, **for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms;



- (m) a reference to an **amendment** includes a novation, supplement or variation (and **amend** and **amended** shall be construed accordingly);
- (n) a reference to **assets** includes present and future properties, undertakings, revenues, rights and benefits of every description;
- (o) a reference to an **authorisation** includes an approval, authorisation, consent, exemption, filing, licence, notarisation, registration or resolution;
- (p) a reference to **continuing** in relation to an Event of Default means an Event of Default that has not been remedied or waived in writing by the Security Trustee;
- (q) a reference to **determines** or **determined** means, unless the contrary is indicated, a determination made at the absolute discretion of the person making it; and
- (r) a reference to a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, inter-governmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation.

### **1.3 CLAWBACK**

If the Security Trustee considers that an amount paid by the Company in respect of the Secured Liabilities is capable of being avoided or otherwise set aside on the liquidation or administration of the Company or otherwise, then that amount shall not be considered to have been irrevocably paid for the purposes of this deed.

### **1.4 NATURE OF SECURITY OVER REAL PROPERTY**

A reference in this deed to a charge or mortgage of or over any Charged Property includes:

- (a) all buildings and fixtures and fittings (including trade and tenant's fixtures and fittings) and fixed plant and machinery that are situated on or form part of that Charged Property at any time;
- (b) the proceeds of the sale of any part of that Charged Property and any other monies paid or payable in respect of or in connection with that Charged Property;
- (c) the benefit of any covenants for title given, or entered into, by any predecessor in title of the Company in respect of that Charged Property, and any monies paid or payable in respect of those covenants; and
- (d) all rights under any licence, agreement for sale or agreement for lease in respect of that Charged Property.

### **1.5 NATURE OF SECURITY OVER INVESTMENTS**

A reference in this deed to any share, stock, debenture or other security or investment includes:

- (a) any dividend, interest or other distribution paid or payable in respect of that share, stock, debenture or other security or investment;
- (b) any right, money, shares or property accruing, offered or issued at any time in relation to that share, stock, debenture or other security or investment by way of redemption, substitution, exchange, conversion, bonus, preference or otherwise, under option rights or otherwise.



**1.6 LAW OF PROPERTY (MISCELLANEOUS PROVISIONS) ACT 1989**

For the purposes of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989, the terms of the Loan Note Instrument and of any side letters between any parties in relation to the Loan Note Instrument are incorporated into this deed.

**1.7 SCHEDULES**

The Schedules form part of this deed and shall have effect as if set out in full in the body of this deed. Any reference to this deed includes the Schedules.

**2. COVENANT TO PAY**

The Company covenants with the Security Trustee as security trustee for itself and on behalf of the Beneficiaries that it shall, on demand by the Security Trustee (whose demand on behalf of the Beneficiaries the Company hereby acknowledges shall be valid as between the Beneficiaries for the purposes of this Deed), pay and discharge the Secured Liabilities when they fall due.

**3. GRANT OF SECURITY**

**3.1 LEGAL MORTGAGE**

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee charges to the Security Trustee, by way of a first legal mortgage, all estates or interests in any freehold, leasehold or commonhold property now owned by it, including the real property (if any) specified in Schedule 1.

**3.2 FIXED CHARGES**

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee charges to the Security Trustee by way of a first fixed charge:

- (a) all present and future estates or interests of the Company in, or over, any freehold, leasehold or commonhold property (other than any such property effectively mortgaged under clause 3.1);
- (b) the benefit of all other contracts, guarantees, appointments and warranties relating to each Charged Property and other documents to which the Company is a party or which are in its favour or of which it has the benefit relating to any letting, development, sale, purchase, use or the operation of any Charged Property or otherwise relating to any Charged Property (including, in each case, but without limitation, the right to demand and receive all monies whatever payable to or for its benefit under or arising from any of them, all remedies provided for in any of them or available at law or in equity in relation to any of them, the right to compel performance of any of them and all other rights, interests and benefits whatever accruing to or for its benefit arising from any of them);
- (c) all licences, consents and authorisations (statutory or otherwise) held or required in connection with its business or the use of any Secured Asset, and all rights in connection with them;
- (d) all its present and future goodwill;
- (e) all its uncalled capital;





- (f) all the Equipment;
- (g) all the Intellectual Property;
- (h) all the Book Debts;
- (i) all the Investments;
- (j) all monies from time to time standing to the credit of its accounts with any bank, financial institution or other person (including each Designated Account), together with all other rights and benefits accruing to or arising in connection with each account (including, but not limited to, entitlements to interest);
- (k) all its rights in respect of each Insurance Policy, including all claims, the proceeds of all claims and all returns of premiums in connection with each Insurance Policy, to the extent not effectively assigned under clause 3.3; and
- (l) all other agreements, instruments and rights relating to the Secured Assets, to the extent not effectively assigned under clause 3.3.

### **3.3 ASSIGNMENT**

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee assigns to the Security Trustee absolutely, subject to a proviso for reassignment on irrevocable discharge in full of the Secured Liabilities:

- (a) all its rights in each Insurance Policy, including all claims, the proceeds of all claims and all returns of premiums in connection with each Insurance Policy; and
- (b) the benefit of all other agreements, instruments and rights relating to the Secured Assets.

### **3.4 FLOATING CHARGE**

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee charges to the Security Trustee, by way of first floating charge, all its undertaking, property, assets and rights not otherwise effectively mortgaged, charged or assigned under clause 3.1 to clause 3.3 inclusive.

### **3.5 QUALIFYING FLOATING CHARGE**

Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by clause 3.4.

### **3.6 AUTOMATIC CRYSTALLISATION OF FLOATING CHARGE**

The floating charge created by clause 3.4 shall automatically and immediately (without notice) convert into a fixed charge over the assets subject to that floating charge if:

- (a) the Company:
  - (i) creates, or attempts to create, without the prior written consent of the Security Trustee, Security or a trust in favour of another person over all or any part of the Secured Assets (except as expressly permitted by the terms of this deed or with the prior written consent of the Lender); or



- (ii) disposes, or attempts to dispose, of all or any part of the Secured Assets (other than Secured Assets that are only subject to the floating charge while it remains uncrystallised);
- (b) any person levies (or attempts to levy) any distress, attachment, execution or other process against all or any part of the Secured Assets;
- (c) a resolution is passed or an order is made for the winding-up, dissolution, administration or re-organisation of the Company; or
- (d) an application is made to court, or an order is made, for the appointment of an administrator, or a notice of intention to appoint an administrator is given or an administrator is appointed

### **3.7 CRYSTALLISATION OF FLOATING CHARGE BY NOTICE**

Except as provided in clause 3.8, the Security Trustee may, in its sole discretion, at any time and by written notice to the Company after an Event of Default which is continuing, convert the floating charge created under this deed into a fixed charge as regards any part of the Secured Assets specified by the Security Trustee in that notice.

### **3.8 PART A1 MORATORIUM**

- (a) Subject to paragraph (b) below, the floating charge created by clause 3.4 may not be converted into a fixed charge solely by reason of obtaining a moratorium (or anything done with a view to obtaining a moratorium) under Part A1 of the Insolvency Act 1986.
- (b) Paragraph (a) above does not apply to any floating charge referred to in section A52(4) of Part A1 of the Insolvency Act 1986.

### **3.9 ASSETS ACQUIRED AFTER ANY FLOATING CHARGE HAS CRYSTALLISED**

Any asset acquired by the Company after any crystallisation of the floating charge created under this deed that, but for that crystallisation, would be subject to a floating charge under this deed, shall (unless the Security Trustee confirms otherwise to the Company in writing) be charged to the Security Trustee by way of first fixed charge.

## **4. LIABILITY OF THE COMPANY**

### **4.1 LIABILITY NOT DISCHARGED**

The Company's liability under this deed in respect of any of the Secured Liabilities shall not be discharged, prejudiced or affected by:

- (a) any security, guarantee, indemnity, remedy or other right held by, or available to, the Security Trustee that is, or becomes, wholly or partially illegal, void or unenforceable on any ground;
- (b) the Security Trustee renewing, determining, varying or increasing any facility or other transaction in any manner or concurring in, accepting or varying any compromise, arrangement or settlement, or omitting to claim or enforce payment from any other person; or
- (c) any other act or omission that, but for this clause 4.1, might have discharged, or otherwise prejudiced or affected, the liability of the Company.



#### **4.2 IMMEDIATE RECOURSE**

The Company waives any right it may have to require the Security Trustee to enforce any security or other right, or claim any payment from, or otherwise proceed against, any other person before enforcing this deed against the Company.

#### **5. REPRESENTATIONS AND WARRANTIES**

##### **5.1 TIMES FOR MAKING REPRESENTATIONS AND WARRANTIES**

The Company makes the representations and warranties set out in this clause 5 to the Security Trustee on the date of this deed and are deemed to be repeated on each day of the Security Period with reference to the facts and circumstances existing at the time of repetition.

##### **5.2 OWNERSHIP OF SECURED ASSETS**

The Company is the sole legal and beneficial owner of, and has good, valid and marketable title to, the Secured Assets.

##### **5.3 NO SECURITY**

The Secured Assets are free from any Security other than Permitted Security and the Security created by this deed.

##### **5.4 NO ADVERSE CLAIMS**

The Company has not received, or acknowledged notice of, any adverse claim by any person in respect of the Secured Assets or any interest in them.

##### **5.5 NO ADVERSE COVENANTS**

There are no covenants, agreements, reservations, conditions, interests, rights or other matters whatsoever that materially and adversely affect the Secured Assets.

##### **5.6 NO BREACH OF LAWS**

There is no breach of any law or regulation that materially and adversely affects the Secured Assets.

##### **5.7 NO INTERFERENCE IN ENJOYMENT**

No facility necessary for the enjoyment and use of the Secured Assets is subject to terms entitling any person to terminate or curtail its use.

##### **5.8 NO OVERRIDING INTERESTS**

Nothing has arisen, has been created or is subsisting, that would be an overriding interest in any Charged Property.

##### **5.9 AVOIDANCE OF SECURITY**

No Security expressed to be created under this deed is liable to be avoided, or otherwise set aside, on the liquidation or administration of the Company or otherwise.

##### **5.10 ENVIRONMENTAL COMPLIANCE**

The Company has, at all times, complied in all material respects with all applicable Environmental Law and Environmental Licences.



#### **5.11 ENFORCEABLE SECURITY**

This deed constitutes and will constitute the legal, valid, binding and enforceable obligations of the Company, and is, and will continue to be, effective security over all and every part of the Secured Assets in accordance with its terms.

#### **5.12 INVESTMENTS**

- (a) The Investments are fully paid and are not subject to any option to purchase or similar rights.
- (b) No constitutional document of an issuer of an Investment, nor any other agreement:
  - (i) restricts or inhibits any transfer of the Investments on creation or enforcement of the security constituted by this deed; or
  - (ii) contains any rights of pre-emption in relation to the Investments.
- (c) The Company has complied with all notices relating to all or any of the Investments received by it pursuant to sections 790D and 790E of the Companies Act 2006.
- (d) No warning notice has been issued under paragraph 1(2) of Schedule 1B of the Companies Act 2006, and no restrictions notice has been issued under paragraph 1(3) of Schedule 1B of the Companies Act 2006, in respect of all or any of the Investments.

### **6. GENERAL COVENANTS**

#### **6.1 NEGATIVE PLEDGE AND DISPOSAL RESTRICTIONS**

The Company shall not at any time, except with the prior written consent of the Security Trustee:

- (a) create, purport to create or permit to subsist any Security on, or in relation to, any Secured Asset other than any Security created by this deed or any Permitted Security;
- (b) sell, assign, transfer, part with possession of, or otherwise dispose of in any manner (or purport to do so), all or any part of, or any interest in, the Secured Assets (except, in the ordinary course of business, Secured Assets that are only subject to an uncrystallised floating charge); or
- (c) create or grant (or purport to create or grant) any interest in the Secured Assets in favour of a third party.

#### **6.2 PRESERVATION OF SECURED ASSETS**

The Company shall not do, or permit to be done, any act or thing that would or might depreciate, jeopardise or otherwise prejudice the security held by the Security Trustee, or materially diminish the value of any of the Secured Assets or the effectiveness of the security created by this deed.

#### **6.3 COMPLIANCE WITH LAWS AND REGULATIONS**

- (a) The Company shall not, without the Security Trustee's prior written consent, use or permit the Secured Assets to be used in any way contrary to law.
- (b) The Company shall:
  - (i) comply with the requirements of any law or regulation relating to or affecting the Secured Assets or the use of it or any part of them;





- (ii) obtain, and promptly renew from time to time, and comply with the terms of all authorisations that are required in connection with the Secured Assets or their use or that are necessary to preserve, maintain or renew any Secured Asset; and
- (iii) promptly effect any maintenance, modifications, alterations or repairs that are required by any law or regulation to be effected on or in connection with the Secured Assets.

#### **6.4 ENFORCEMENT OF RIGHTS**

The Company shall use its best endeavours to:

- (a) procure the prompt observance and performance by each counterparty to any agreement or arrangement with the Company (including each insurer in respect of an Insurance Policy) of the covenants and other obligations imposed on that counterparty; and
- (b) enforce any rights and institute, continue or defend any proceedings relating to any of the Secured Assets as the Security Trustee may require from time to time.

#### **6.5 NOTICE OF MISREPRESENTATION AND BREACHES**

The Company shall, promptly on becoming aware of any of the same, notify the Security Trustee in writing of:

- (a) any representation or warranty set out in this deed that is incorrect or misleading in any material respect when made or deemed to be repeated; and
- (b) any breach of any covenant set out in this deed.

#### **6.6 TITLE DOCUMENTS**

The Company shall, as so required by the Security Trustee, deposit with the Security Trustee and the Security Trustee shall, for the duration of this deed be entitled to hold:

- (a) all deeds and documents of title relating to the Secured Assets that are in the possession or control of the Company (and if they are not within the possession or control of the Company, the Company undertakes to obtain possession of all those deeds and documents of title);
- (b) all Insurance Policies and any other insurance policies relating to any of the Secured Assets that the Company is entitled to possess;
- (c) all deeds and documents of title (if any) relating to the Book Debts as the Security Trustee may specify from time to time;

#### **6.7 INFORMATION**

The Company shall:

- (a) give the Security Trustee such information concerning the location, condition, use and operation of the Secured Assets as the Security Trustee may require;
- (b) permit any persons designated by the Security Trustee and any Receiver to enter on its premises and inspect and examine any Secured Asset, and the records relating to that Secured Asset, at all reasonable times and on reasonable prior notice; and



- (c) promptly notify the Security Trustee in writing of any action, claim, notice or demand made by or against it in connection with all or any part of a Secured Asset or of any fact, matter or circumstance which may, with the passage of time, give rise to such an action, claim, notice or demand, together with, in each case, the Company's proposals for settling, liquidating, compounding or contesting any such action, claim, notice or demand and shall, subject to the Security Trustee's prior approval, implement those proposals at its own expense.

#### **6.8 PAYMENT OF OUTGOINGS**

The Company shall promptly pay all taxes, fees, licence duties, registration charges, insurance premiums and other outgoings in respect of the Secured Assets and, on demand, produce evidence of payment to the Security Trustee.

### **7. PROPERTY COVENANTS**

#### **7.1 REPAIR AND MAINTENANCE**

The Company shall keep all premises and fixtures and fittings on each Charged Property in good and substantial repair and condition and shall keep all premises adequately and properly painted and decorated and replace any fixtures and fittings which have become worn out or otherwise unfit for use with others of a like nature and equal value.

#### **7.2 NO ALTERATIONS**

The Company shall not, without the prior written consent of the Security Trustee:

- (a) pull down or remove the whole, or any part of, any building forming part of any Charged Property or permit the same to occur;
- (b) make or permit to be made any material alterations to any Charged Property, or sever or remove or permit to be severed or removed, any of its fixtures or fittings (except to make any necessary repairs or renew or replace the same in accordance with clause 7.1); or
- (c) remove or make any material alterations to any of the Equipment belonging to, or in use by, the Company on any Charged Property (except to effect necessary repairs or replace them with new or improved models or substitutes).

#### **7.3 CONDUCT OF BUSINESS ON CHARGED PROPERTIES**

The Company shall carry on its trade and business on those parts (if any) of the Charged Properties as are used for the purposes of trade or business in accordance with the standards of good management from time to time current in that trade or business.

#### **7.4 NOTICES OR CLAIMS RELATING TO THE PROPERTY**

- (a) The Company shall:
  - (i) give full particulars to the Security Trustee of any notice, order, direction, designation, resolution, application, requirement or proposal given or made by any public or local body or authority (a **Notice**) that specifically applies to any Charged Property, or to the locality in which it is situated, within seven days after becoming aware of the relevant Notice; and



- (ii) (if the Security Trustee so requires) immediately, and at the cost of the Company, take all reasonable and necessary steps to comply with any Notice, and make, or join with the Security Trustee in making, any objections or representations in respect of that Notice that the Security Trustee thinks fit.
- (b) The Company shall give full particulars to the Security Trustee of any claim, notice or other communication served on it in respect of any modification, suspension or revocation of any Environmental Licence or any alleged breach of any Environmental Law, in each case relating to any Charged Property.

#### **7.5 COMPLIANCE WITH AND ENFORCEMENT OF COVENANTS**

The Company shall:

- (a) observe and perform all covenants, stipulations and conditions to which each Charged Property, or the use of it, is or may be subject, and (if the Security Trustee so requires) produce to the Security Trustee evidence sufficient to satisfy the Security Trustee that those covenants, stipulations and conditions have been observed and performed; and
- (b) diligently enforce all covenants, stipulations and conditions benefiting each Charged Property and shall not (and shall not agree to) waive, release or vary any of the same.

#### **7.6 PAYMENT OF RENT AND OUTGOINGS**

The Company shall:

- (a) where a Charged Property, or part of it, is held under a lease, duly and punctually pay all rents due from time to time; and
- (b) pay (or procure payment of the same) when due all charges, rates, taxes, duties, assessments and other outgoings relating to or imposed on each Charged Property or on its occupier.

#### **7.7 LEASES AND LICENCES AFFECTING THE CHARGED PROPERTIES**

The Company shall not, without the prior written consent of the Security Trustee (which consent, in the case of clause 7.7(d), is not to be unreasonably withheld or delayed in circumstances in which the Company may not unreasonably withhold or delay its consent):

- (a) grant any licence or tenancy affecting the whole or any part of any Charged Property, or exercise the statutory powers of leasing or of accepting surrenders under sections 99 or 100 of the LPA 1925 (or agree to grant any such licence or tenancy, or agree to exercise the statutory powers of leasing or of accepting surrenders under section 99 or section 100 of the LPA 1925);
- (b) in any other way dispose of, accept the surrender of, surrender or create any legal or equitable estate or interest in the whole or any part of any Charged Property (or agree to dispose of, accept the surrender of, surrender or create any legal or equitable estate or interest in the whole or any part of any Charged Property);
- (c) let any person into occupation of or share occupation of the whole or any part of any Charged Property; or
- (d) grant any consent or licence under any lease or licence affecting any Charged Property.



#### **7.8 REGISTRATION RESTRICTIONS AND CAUTIONS AGAINST FIRST REGISTRATION AND NOTICES**

- (a) If the title to any Charged Property is not registered at the Land Registry, the Company shall procure that no person (other than itself) shall be registered under the Land Registration Act 2002 as proprietor of all or any part of any Charged Property, without the prior written consent of the Security Trustee.
- (b) Whether or not title to any Charged Property is registered at the Land Registry, if any caution against first registration or any notice (whether agreed or unilateral) is registered against the Company's title to any Charged Property, the Company shall immediately provide the Security Trustee with full particulars of the circumstances relating to such caution or notice. If such caution or notice was registered to protect a purported interest the creation of which is not permitted under this deed, the Company shall immediately, and at its own expense, take such steps as the Security Trustee may require to ensure that the caution or notice, as applicable, is withdrawn or cancelled.
- (c) The Company shall be liable for the costs and expenses of the Security Trustee in lodging cautions against the registration of the title to the whole or any part of any Charged Property from time to time.

#### **7.9 DEVELOPMENT RESTRICTIONS**

The Company shall not, without the prior written consent of the Security Trustee:

- (a) make or, insofar as it is able, permit others to make any application for planning permission or development consent in respect of any Charged Property; or
- (b) carry out or permit or suffer to be carried out on any Charged Property any development (as defined in each of the Town and Country Planning Act 1990 and the Planning Act 2008) or change or permit or suffer to be changed the use of any Charged Property.

#### **7.10 ENVIRONMENT**

The Company shall in respect of each Charged Property:

- (a) comply with all the requirements of Environmental Law; and
- (b) obtain and comply with all Environmental Licences.

#### **7.11 NO RESTRICTIVE OBLIGATIONS**

The Company shall not, without the prior written consent of the Security Trustee, enter into any onerous or restrictive obligations affecting the whole or any part of any Charged Property, or create or permit to arise any overriding interest, easement or right whatever in or over the whole or any part of any Charged Property.

#### **7.12 PROPRIETARY RIGHTS**

The Company shall procure that no person shall become entitled to assert any proprietary or other like right or interest over the whole or any part of any Charged Property without the prior written consent of the Security Trustee.





**7.13 INSPECTION**

The Company shall permit the Security Trustee, any Receiver and any person appointed by either of them to enter on and inspect any Charged Property on reasonable prior notice.

**7.14 PROPERTY INFORMATION**

The Company shall inform the Security Trustee promptly of any acquisition by the Company of, or contract made by the Company to acquire, any freehold, leasehold or other interest in any property.

**7.15 VAT OPTION TO TAX**

The Company shall not, without the prior written consent of the Security Trustee:

- (a) exercise any VAT option to tax in relation to any Charged Property; or
- (b) revoke any VAT option to tax exercised, and disclosed to the Security Trustee, before the date of this deed.

**7.16 REGISTRATION OF LEGAL MORTGAGE AT THE LAND REGISTRY**

The Company consents to an application being made by the Security Trustee to the Land Registrar for the following restriction in Form P to be registered against its title to each Charged Property over which the Security Trustee has a legal mortgage:

"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 [DATE] in favour of [TBA] referred to in the charges register or their conveyancer."

**8. INVESTMENTS COVENANTS**

**8.1 DEPOSIT OF TITLE DOCUMENTS**

- (a) The Company shall:
  - (i) on the execution of this deed, deposit with the Security Trustee, or as the Security Trustee may direct, all stock or share certificates and other documents of title or evidence of ownership relating to any Investments owned by the Company at that time; and
  - (ii) on the purchase or acquisition by it of Investments after the date of this deed, deposit with the Security Trustee, or as the Security Trustee may direct, all stock or share certificates and other documents of title or evidence of ownership relating to those Investments.
- (b) At the same time as depositing documents with the Security Trustee, or as the Security Trustee may direct, in accordance with clause 8.1(a), the Company shall also deposit with the Security Trustee, or as the Security Trustee may direct:
  - (i) all stock transfer forms relating to the relevant Investments duly completed and executed by or on behalf of the Company, but with the name of the transferee, the consideration and the date left blank; and



- (ii) any other documents (in each case duly completed and executed by or on behalf of the Company) that the Security Trustee may request to enable it or any of its nominees, or any purchaser or transferee, to be registered as the owner of, or otherwise obtain a legal title to, or to perfect its security interest in any of the relevant Investments,

so that the Security Trustee may, at any time and without notice to the Company, complete and present those stock transfer forms and other documents to the issuer of the Investments for registration.

## **8.2 NOMINATIONS**

- (a) The Company shall terminate with immediate effect all nominations it may have made (including, without limitation, any nomination made under section 145 or section 146 of the Companies Act 2006) in respect of any Investments and, pending that termination, procure that any person so nominated:
  - (i) does not exercise any rights in respect of any Investments without the prior written approval of the Security Trustee; and
  - (ii) immediately on receipt by it, forward to the Security Trustee all communications or other information received by it in respect of any Investments for which it has been so nominated.
- (b) The Company shall not, during the Security Period, exercise any rights (including, without limitation, any rights under sections 145 and 146 of the Companies Act 2006) to nominate any person in respect of any of the Investments.

## **8.3 PRE-EMPTION RIGHTS AND RESTRICTIONS ON TRANSFER**

The Company shall:

- (a) obtain all consents, waivers, approvals and permissions that are necessary, under the articles of association (or otherwise) of an issuer of any Investments, for the transfer of the Investments to the Security Trustee or its nominee, or to a purchaser on enforcement of the security constituted by this deed; and
- (b) procure the amendment of the share transfer provisions (including, but not limited to, deletion of any pre-emption provisions) under the articles of association, other constitutional document or otherwise of each issuer of the Investments in any manner that the Security Trustee may require in order to permit the transfer of the Investments to the Security Trustee or its nominee, or to a purchaser on enforcement of the security constituted by this deed.

## **8.4 DIVIDENDS AND VOTING RIGHTS BEFORE ENFORCEMENT**

- (a) Before the security constituted by this deed becomes enforceable, the Company may retain and apply for its own use all dividends, interest and other monies paid or payable in respect of the Investments and, if any are paid or payable to the Security Trustee or any of its nominees, the Security Trustee will hold all those dividends, interest and other monies received by it for the Company and will pay them to the Company promptly on request.



- (b) Before the security constituted by this deed becomes enforceable, the Company may exercise all voting and other rights and powers in respect of the Investments or, if any of the same are exercisable by the Security Trustee or any of its nominees, to direct in writing the exercise of those voting and other rights and powers provided that:
  - (i) it shall not do so in any way that would breach any provision of this deed or for any purpose inconsistent with this deed; and
  - (ii) the exercise of, or the failure to exercise, those voting rights or other rights and powers would not, in the Security Trustee's opinion, have an adverse effect on the value of the Investments or otherwise prejudice the Security Trustee's security under this deed.
- (c) The Company shall indemnify the Security Trustee against any loss or liability incurred by the Security Trustee (or its nominee) as a consequence of the Security Trustee (or its nominee) acting in respect of the Investments at the direction of the Company.
- (d) The Security Trustee shall not, by exercising or not exercising any voting rights or otherwise, be construed as permitting or agreeing to any variation or other change in the rights attaching to, or conferred by, any of the Investments that the Security Trustee considers prejudicial to, or impairing the value of, the security created by this deed.

#### **8.5 DIVIDENDS AND VOTING RIGHTS AFTER ENFORCEMENT**

After the security constituted by this deed has become enforceable:

- (a) all dividends and other distributions paid in respect of the Investments and received by the Company shall be held by the Company on trust for the Security Trustee and immediately paid into a Designated Account or, if received by the Security Trustee, may be applied by the Security Trustee in accordance with clause 18.1; and
- (b) all voting and other rights and powers attaching to the Investments may be exercised by, or at the direction of, the Security Trustee and the Company shall, and shall procure that its nominees shall, comply with any directions the Security Trustee may give, in its absolute discretion, concerning the exercise of those rights and powers.

#### **8.6 CALLS ON INVESTMENTS**

Notwithstanding the security created by this deed, the Company shall promptly pay all calls, instalments and other payments that may be or become due and payable in respect of all or any of the Investments. The Company acknowledges that the Security Trustee shall not be under any liability in respect of any such calls, instalments or other payments.

#### **8.7 NO ALTERATION OF CONSTITUTIONAL DOCUMENTS OR RIGHTS ATTACHING TO INVESTMENTS**

The Company shall not, without the prior written consent of the Security Trustee, amend, or agree to the amendment of:

- (a) the memorandum or articles of association, or any other constitutional documents, of any issuer of the Investments that is not a public company; or
- (b) the rights or liabilities attaching to, or conferred by, all or any of the Investments.



#### **8.8 PRESERVATION OF INVESTMENTS**

The Company shall ensure (as far as it is able to by the exercise of all voting rights, powers of control and other means available to it) that any issuer of any of the Investments (that is not a public company) shall not:

- (a) consolidate or subdivide any of the Investments, or re-organise, exchange, repay or reduce its share capital in any way;
- (b) issue any new shares or stock; or
- (c) refuse to register any transfer of any of the Investments that may be lodged with it for registration by, or on behalf of, the Security Trustee or the Company in accordance with this deed.

#### **8.9 INVESTMENTS INFORMATION**

The Company shall, promptly following receipt, send to the Security Trustee copies of any notice, circular, report, accounts and any other document received by it that relates to the Investments.

#### **8.10 COMPLIANCE WITH REQUESTS FOR INFORMATION**

The Company shall promptly send a copy to the Security Trustee of, and comply with, all requests for information which is within its knowledge and which are made under any law or regulation or any similar provision in any articles of association or other constitutional document, or by any listing or other authority, relating to any of the Investments. If it fails to do so, the Security Trustee may elect to provide such information as it may have on behalf of the Company.

### **9. EQUIPMENT COVENANTS**

#### **9.1 MAINTENANCE OF EQUIPMENT**

The Company shall:

- (a) maintain the Equipment in good and serviceable condition (except for expected fair wear and tear) in compliance with all relevant manuals, handbooks, manufacturer's instructions and recommendations and maintenance or servicing schedules;
- (b) at its own expense, renew and replace any parts of the Equipment when they become obsolete, worn out or damaged with parts of a similar quality and of equal or greater value; and
- (c) not permit any Equipment to be:
  - (i) used or handled other than by properly qualified and trained persons; or
  - (ii) overloaded or used for any purpose for which it is not designed or reasonably suitable.

#### **9.2 PAYMENT OF EQUIPMENT TAXES**

The Company shall promptly pay all taxes, fees, licence duties, registration charges, insurance premiums and other outgoings in respect of the Equipment and, on demand, produce evidence of such payment to the Security Trustee.





### **9.3 NOTICE OF CHARGE**

- (a) The Company shall, if so requested by the Security Trustee, affix to and maintain on each item of Equipment in a conspicuous place, a clearly legible identification plate containing the following wording:

"NOTICE OF CHARGE

This [DESCRIBE ITEM] and all additions to it and ancillary equipment are subject to a fixed charge dated [DATE] in favour of [TBA] ."

- (b) The Company shall not, and shall not permit any person to, conceal, obscure, alter or remove any plate affixed in accordance with clause 9.3(a).

## **10. BOOK DEBTS COVENANTS**

### **10.1 REALISING BOOK DEBTS**

- (a) The Company shall as an agent for the Security Trustee, collect in and realise all Book Debts, pay the proceeds into a Designated Account immediately on receipt and, pending that payment, hold those proceeds in trust for the Security Trustee.
- (b) The Company shall not, without the prior written consent of the Security Trustee, withdraw any amounts standing to the credit of any Designated Account.
- (c) The Company shall, if called on to do so by the Security Trustee, execute a legal assignment of the Book Debts to the Security Trustee on such terms as the Security Trustee may require and give notice of that assignment to the debtors from whom the Book Debts are due, owing or incurred.

### **10.2 PRESERVATION OF BOOK DEBTS**

The Company shall not (except as permitted under clause 10.1 or with the prior written consent of the Security Trustee) release, exchange, compound, set off, grant time or indulgence in respect of, or in any other manner deal with, all or any of the Book Debts.

## **11. INTELLECTUAL PROPERTY COVENANTS**

### **11.1 PRESERVATION OF RIGHTS**

The Company shall take all necessary action to safeguard and maintain present and future rights in, or relating to, the Intellectual Property including (without limitation) by observing all covenants and stipulations relating to those rights, and by paying all applicable renewal fees, licence fees and other outgoings.

### **11.2 REGISTRATION OF INTELLECTUAL PROPERTY**

The Company shall use all reasonable efforts to register applications for the registration of any Intellectual Property, and shall keep the Security Trustee informed of all matters relating to each such registration.

### **11.3 MAINTENANCE OF INTELLECTUAL PROPERTY**

The Company shall not permit any Intellectual Property to be abandoned, cancelled or to lapse.



## **12. POWERS OF THE SECURITY TRUSTEE**

### **12.1 POWER TO REMEDY**

- (a) The Security Trustee shall be entitled (but shall not be obliged) to remedy, at any time, a breach by the Company of any of its obligations contained in this deed.
- (b) The Company irrevocably authorises the Security Trustee and its agents to do all things that are necessary or desirable for that purpose.
- (c) The Company shall reimburse the Security Trustee, on a full indemnity basis, for any monies the Security Trustee expends in remedying a breach by the Company of its obligations contained in this deed, and such monies shall carry interest in accordance with clause 19.1.

### **12.2 EXERCISE OF RIGHTS**

- (a) The rights of the Security Trustee under clause 12.1 are without prejudice to any other rights of the Security Trustee under this deed.
- (b) The exercise of any rights of the Security Trustee under this deed shall not make the Security Trustee liable to account as a mortgagee in possession.

### **12.3 POWER TO DISPOSE OF CHATTELS**

- (a) At any time after the security constituted by this deed has become enforceable, the Security Trustee or any Receiver may, as agent for the Company, dispose of any chattels or produce found on any Charged Property.
- (b) Without prejudice to any obligation to account for the proceeds of any disposal made under clause 12.3(a), the Company shall indemnify the Security Trustee and any Receiver against any liability arising from any disposal made under clause 12.3(a).

### **12.4 SECURITY TRUSTEE HAS RECEIVER'S POWERS**

To the extent permitted by law, any right, power or discretion conferred by this deed (either expressly or impliedly) or by law on a Receiver may, after the security constituted by this deed has become enforceable, be exercised by the Security Trustee in relation to any of the Secured Assets whether or not it has taken possession of any Secured Assets and without first appointing a Receiver or notwithstanding the appointment of a Receiver.

### **12.5 CONVERSION OF CURRENCY**

- (a) For the purpose of, or pending the discharge of, any of the Secured Liabilities, the Security Trustee may convert any monies received, recovered or realised by it under this deed (including the proceeds of any previous conversion under this clause 12.5) from their existing currencies of denomination into any other currencies of denomination that the Security Trustee may think fit.
- (b) Any such conversion shall be effected at the Security Trustee's bank's then prevailing spot selling rate of exchange for such other currency against the existing currency.
- (c) Each reference in this clause 12.5 to a currency extends to funds of that currency and, for the avoidance of doubt, funds of one currency may be converted into different funds of the same currency.



## **12.6 NEW ACCOUNTS**

- (a) If the Security Trustee receives, or is deemed to have received, notice of any subsequent Security, or other interest, affecting all or part of the Secured Assets, the Security Trustee may open a new account for the Company in the Security Trustee's books. Without prejudice to the Security Trustee's right to combine accounts, no money paid to the credit of the Company in any such new account shall be appropriated towards, or have the effect of discharging, any part of the Secured Liabilities.
- (b) If the Security Trustee does not open a new account immediately on receipt of the notice, or deemed notice, under clause 12.6(a), then, unless the Security Trustee gives express written notice to the contrary to the Company, all payments made by the Company to the Security Trustee shall be treated as having been credited to a new account of the Company and not as having been applied in reduction of the Secured Liabilities, as from the time of receipt or deemed receipt of the relevant notice by the Security Trustee.

## **12.7 INDULGENCE**

The Security Trustee may, at its discretion, grant time or other indulgence, or make any other arrangement, variation or release with any person not being a party to this deed (whether or not any such person is jointly liable with the Company) in respect of any of the Secured Liabilities, or of any other security for them without prejudice either to this deed or to the liability of the Company for the Secured Liabilities.

## **12.8 APPOINTMENT OF AN ADMINISTRATOR**

- (a) The Security Trustee may, without notice to the Company, appoint any one or more persons to be an Administrator of the Company pursuant to Paragraph 14 of Schedule B1 of the Insolvency Act 1986 if the security constituted by this deed becomes enforceable.
- (b) Any appointment under this clause 12.8 shall:
  - (i) be in writing signed by a duly authorised signatory of the Security Trustee; and
  - (ii) take effect in accordance with paragraph 19 of Schedule B1 of the Insolvency Act 1986.
- (c) The Security Trustee may apply to the court for an order removing an Administrator from office and may by notice in writing in accordance with this clause 12.8 appoint a replacement for any Administrator who has died, resigned, been removed or who has vacated office upon ceasing to be qualified.

## **13. WHEN SECURITY BECOMES ENFORCEABLE**

### **13.1 SECURITY BECOMES ENFORCEABLE ON EVENT OF DEFAULT**

The security constituted by this deed shall become immediately enforceable if an Event of Default occurs.

### **13.2 DISCRETION**

After the security constituted by this deed has become enforceable, the Security Trustee may, in its absolute discretion, enforce all or any part of that security at the times, in the manner and



on the terms it thinks fit, and take possession of and hold or dispose of all or any part of the Secured Assets.

#### **14. ENFORCEMENT OF SECURITY**

##### **14.1 GENERAL**

- (a) For the purposes of all powers implied by statute, the Secured Liabilities are deemed to have become due and payable on the date of this deed.
- (b) The power of sale and other powers conferred by section 101 of the LPA 1925 (as varied or extended by this deed) shall be immediately exercisable at any time after the security constituted by this deed has become enforceable under clause 13.1.
- (c) Section 103 of the LPA 1925 does not apply to the security constituted by this deed.

##### **14.2 EXTENSION OF STATUTORY POWERS OF LEASING**

The statutory powers of leasing and accepting surrenders conferred on mortgagees under the LPA 1925 and by any other statute are extended so as to authorise the Security Trustee and any Receiver, at any time after the security constituted by this deed has become enforceable, whether in its own name or in that of the Company, to:

- (a) grant a lease or agreement for lease;
- (b) accept surrenders of leases; or
- (c) grant any option in respect of the whole or any part of the Secured Assets with whatever rights relating to other parts of it,

whether or not at a premium and containing such covenants on the part of the Company, and on such terms and conditions (including the payment of money to a lessee or tenant on a surrender) as the Security Trustee or Receiver thinks fit without the need to comply with any of the restrictions imposed by sections 99 and 100 of the LPA 1925.

##### **14.3 ACCESS ON ENFORCEMENT**

- (a) At any time after the Security Trustee has demanded payment of the Secured Liabilities or if the Company defaults in the performance of its obligations under this deed, the Company will allow the Security Trustee or its Receiver, without further notice or demand, immediately to exercise all its rights, powers and remedies in particular (and without limitation) to take possession of any Secured Asset and for that purpose to enter on any premises where a Secured Asset is situated (or where the Security Trustee or a Receiver reasonably believes a Secured Asset to be situated) without incurring any liability to the Company for, or by any reason of, that entry.
- (b) At all times, the Company must use its best endeavours to allow the Security Trustee or its Receiver access to any premises for the purpose of clause 14.3(a) (including obtaining any necessary consents or permits of other persons) and ensure that its employees and officers do the same.

##### **14.4 REDEMPTION OF PRIOR SECURITY**

- (a) At any time after the security constituted by this deed has become enforceable, or after any powers conferred by any Security having priority to this deed shall have become exercisable], the Security Trustee may:





- (i) redeem any prior Security over any Secured Asset;
  - (ii) procure the transfer of that Security to itself; and
  - (iii) settle and pass the accounts of the holder of any prior Security (and any accounts so settled and passed shall, in the absence of any manifest error, be conclusive and binding on the Company).
- (b) The Company shall pay to the Security Trustee immediately on demand all principal, interest, costs, charges and expenses of, and incidental to, any such redemption or transfer, and such amounts shall be secured by this deed as part of the Secured Liabilities.

#### **14.5 PROTECTION OF THIRD PARTIES**

No purchaser, mortgagee or other person dealing with the Security Trustee, any Receiver or any Delegate shall be concerned to enquire:

- (a) whether any of the Secured Liabilities have become due or payable, or remain unpaid or undischarged;
- (b) whether any power the Security Trustee, a Receiver or Delegate is purporting to exercise has become exercisable or is being properly exercised; or
- (c) how any money paid to the Security Trustee, any Receiver or any Delegate is to be applied.

#### **14.6 PRIVILEGES**

Each Receiver and the Security Trustee is entitled to all the rights, powers, privileges and immunities conferred by the LPA 1925 on mortgagees and receivers.

#### **14.7 EXCLUSION OF LIABILITY**

Neither the Security Trustee, nor any Receiver or Delegate, shall be liable to the Company or any other person:

- (a) (by reason of entering into possession of a Secured Asset, or for any other reason) to account as mortgagee in possession in respect of all or any of the Secured Assets;
- (b) for any loss on realisation, or for any act, default or omission for which a mortgagee in possession might be liable; or
- (c) for any expense, loss or liability:
  - (i) relating to the enforcement of, or any failure to enforce or delay in enforcing, any security constituted by or pursuant to this deed;
  - (ii) relating to an exercise of rights, or by any failure to exercise or delay in exercising, rights under this deed; or
  - (iii) arising in any other way in connection with this deed.

except that this does not exempt the Security Trustee or any Receiver or Delegate from liability for losses caused by the gross negligence, fraud or wilful misconduct of the Security Trustee or the relevant Receiver or Delegate.



#### **14.8 CONCLUSIVE DISCHARGE TO PURCHASERS**

The receipt of the Security Trustee, or any Receiver or Delegate shall be a conclusive discharge to a purchaser and, in making any sale or other disposal of any of the Secured Assets or in making any acquisition in the exercise of their respective powers, the Security Trustee, and every Receiver and Delegate may do so for any consideration, in any manner and on any terms that it thinks fit.

#### **14.9 RIGHT OF APPROPRIATION**

- (a) To the extent that:
  - (i) the Secured Assets constitute Financial Collateral; and
  - (ii) this deed and the obligations of the Company under it constitute a Security Financial Collateral Arrangement,

the Security Trustee shall have the right, at any time after the security constituted by this deed has become enforceable, to appropriate all or any of those Secured Assets in or towards the payment or discharge of the Secured Liabilities in any order that the Security Trustee may, in its absolute discretion, determine.
- (b) The value of any Secured Assets appropriated in accordance with this clause shall be:
  - (i) in the case of cash, the amount standing to the credit of each of the Company's accounts with any bank, financial institution or other person, together with any accrued but unpaid interest, at the time the right of appropriation is exercised; and
  - (ii) in the case of Investments, the market price of those Investments at the time the right of appropriation is exercised determined by the Security Trustee by reference to a recognised market index or by any other method that the Security Trustee may select (including independent valuation).
- (c) The Company agrees that the methods of valuation provided for in this clause are commercially reasonable for the purposes of the Financial Collateral Regulations.

### **15. RECEIVER**

#### **15.1 APPOINTMENT**

- (a) At any time after the security constituted by this deed has become enforceable, or at the request of the Company, the Security Trustee may, without further notice, appoint by way of deed, or otherwise in writing, any one or more persons to be a Receiver of all or any part of the Secured Assets.
- (b) The Security Trustee may not appoint a Receiver solely as a result of the obtaining of a moratorium (or as a result of anything done with a view to obtaining a moratorium) under Part A1 of the Insolvency Act 1986 other than in respect of a floating charge referred to in section A52(4) of Part A1 of the Insolvency Act 1986.

#### **15.2 REMOVAL**

The Security Trustee may, without further notice (subject to section 45 of the Insolvency Act 1986 in the case of an administrative receiver), from time to time, by way of deed, or otherwise



in writing, remove any Receiver appointed by it and may, whenever it thinks fit, appoint a new Receiver in the place of any Receiver whose appointment may for any reason have terminated.

### **15.3 REMUNERATION**

The Security Trustee may fix the remuneration of any Receiver appointed by it without the restrictions contained in section 109 of the LPA 1925, and the remuneration of the Receiver shall be a debt secured by this deed, to the extent not otherwise discharged.

### **15.4 POWER OF APPOINTMENT ADDITIONAL TO STATUTORY POWERS**

The power to appoint a Receiver conferred by this deed shall be in addition to all statutory and other powers of the Security Trustee under the Insolvency Act 1986, the LPA 1925 or otherwise, and shall be exercisable without the restrictions contained in sections 103 and 109 of the LPA 1925 or otherwise.

### **15.5 POWER OF APPOINTMENT EXERCISABLE DESPITE PRIOR APPOINTMENTS**

The power to appoint a Receiver (whether conferred by this deed or by statute) shall be, and remain, exercisable by the Security Trustee despite any prior appointment in respect of all or any part of the Secured Assets.

### **15.6 AGENT OF THE COMPANY**

Any Receiver appointed by the Security Trustee under this deed shall be the agent of the Company and the Company shall be solely responsible for the contracts, engagements, acts, omissions, defaults, losses and remuneration of that Receiver and for liabilities incurred by that Receiver. The agency of each Receiver shall continue until the Company goes into liquidation and after that the Receiver shall act as principal and shall not become the agent of the Security Trustee.

## **16. POWERS OF RECEIVER**

### **16.1 GENERAL**

- (a) Any Receiver appointed by the Security Trustee under this deed shall, in addition to the powers conferred on it by statute, have the rights, powers and discretions set out in clause 16.2 to clause 16.23.
- (b) A Receiver has all the rights, powers and discretions conferred on a receiver (or a receiver and manager) under the LPA 1925, and shall have those rights, powers and discretions conferred on an administrative receiver under the Insolvency Act 1986 whether it is an administrative receiver or not.
- (c) If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing it states otherwise) exercise all of the powers conferred on a Receiver under this deed individually and to the exclusion of any other Receiver.
- (d) Any exercise by a Receiver of any of the powers given by clause 16 may be on behalf of the Company, the directors of the Company (in the case of the power contained in clause 16.16) or itself.



## **16.2 REPAIR AND DEVELOP CHARGED PROPERTIES**

A Receiver may undertake or complete any works of repair, alteration, building or development on the Charged Properties and may apply for and maintain any planning permission, development consent, building regulation approval or any other permission, consent or licence to carry out any of the same.

## **16.3 GRANT OR ACCEPT SURRENDERS OF LEASES**

A Receiver may grant, or accept, surrenders of any leases or tenancies affecting any Secured Asset on any terms, and subject to any conditions, that it thinks fit.

## **16.4 EMPLOY PERSONNEL AND ADVISERS**

(a) A Receiver may provide services and employ or engage any managers, officers, servants, contractors, workmen, agents, other personnel and professional advisers on any terms, and subject to any conditions, that it thinks fit.

(b) A Receiver may discharge any such person or any such person appointed by the Company.

## **16.5 MAKE AND REVOKE VAT OPTIONS TO TAX**

A Receiver may make, exercise or revoke any VAT option to tax as it thinks fit.

## **16.6 REMUNERATION**

A Receiver may charge and receive any sum by way of remuneration (in addition to all costs, charges and expenses incurred by it) that the Security Trustee may prescribe or agree with it.

## **16.7 POSSESSION**

A Receiver may take immediate possession of, get in and realise any Secured Asset.

## **16.8 MANAGE OR RECONSTRUCT THE COMPANY'S BUSINESS**

A Receiver may carry on, manage, develop, reconstruct, amalgamate or diversify or concur in carrying on, managing, developing, reconstructing, amalgamating or diversifying the business of the Company.

## **16.9 DISPOSE OF SECURED ASSETS**

A Receiver may sell, exchange, convert into money and realise all or any of the Secured Assets in respect of which it is appointed in any manner (including, without limitation, by public auction or private sale) and generally on any terms and conditions as it thinks fit. Any sale may be for any consideration that the Receiver thinks fit and a Receiver may promote, or concur in promoting, a company to purchase the Secured Assets to be sold.

## **16.10 SEVER FIXTURES AND FITTINGS**

A Receiver may sever and sell separately any fixtures or fittings from any Charged Property without the consent of the Company.

## **16.11 SELL BOOK DEBTS**

A Receiver may sell and assign all or any of the Book Debts in respect of which it is appointed in any manner, and generally on any terms and conditions, that it thinks fit.





**16.12 VALID RECEIPTS**

A Receiver may give a valid receipt for all monies and execute all assurances and things that may be proper or desirable for realising any of the Secured Assets.

**16.13 MAKE SETTLEMENTS**

A Receiver may settle, adjust, refer to arbitration, compromise and arrange any claim, account, dispute, question or demand with or by any person who claims to be a creditor of the Company or relating in any way to any Secured Asset.

**16.14 LEGAL ACTION**

A Receiver may bring, prosecute, enforce, defend and abandon all actions, suits and proceedings in relation to any of the Secured Assets as it thinks fit.

**16.15 IMPROVE THE EQUIPMENT**

A Receiver may make substitutions of, or improvements to, the Equipment as it may think expedient.

**16.16 MAKE CALLS ON COMPANY MEMBERS**

A Receiver may make calls conditionally or unconditionally on the members of the Company in respect of uncalled capital with (for that purpose and for the purpose of enforcing payments of any calls so made) the same powers as are conferred by the articles of association of the Company on its directors in respect of calls authorised to be made by them.

**16.17 INSURE**

A Receiver may, if it thinks fit, but without prejudice to the indemnity in clause 19, effect with any insurer any policy of insurance either in lieu or satisfaction of, or in addition to, the insurance required to be maintained by the Company under this deed.

**16.18 SUBSIDIARIES**

A Receiver may form a subsidiary of the Company and transfer to that subsidiary any Secured Asset.

**16.19 BORROW**

A Receiver may, for whatever purpose it thinks fit, raise and borrow money either unsecured or on the security of all or any of the Secured Assets in respect of which it is appointed on any terms that it thinks fit (including, if the Security Trustee consents, terms under which that security ranks in priority to this deed).

**16.20 REDEEM PRIOR SECURITY**

A Receiver may redeem any prior Security and settle and pass the accounts to which the Security relates. Any accounts so settled and passed shall be, in the absence of any manifest error, conclusive and binding on the Company, and the monies so paid shall be deemed to be an expense properly incurred by the Receiver.

**16.21 DELEGATION**

A Receiver may delegate its powers in accordance with this deed.



#### **16.22 ABSOLUTE BENEFICIAL OWNER**

A Receiver may, in relation to any of the Secured Assets, exercise all powers, authorisations and rights it would be capable of exercising as, and do all those acts and things, an absolute beneficial owner could exercise or do, in the ownership and management of the Secured Assets or any part of the Secured Assets.

#### **16.23 INCIDENTAL POWERS**

A Receiver may do any other acts and things that it:

- (a) may consider desirable or necessary for realising any of the Secured Assets;
- (b) may consider incidental or conducive to any of the rights or powers conferred on a Receiver under or by virtue of this deed or law; or
- (c) lawfully may or can do as agent for the Company.

#### **17. DELEGATION**

##### **17.1 DELEGATION**

The Security Trustee or any Receiver may delegate (either generally or specifically) by power of attorney or in any other manner to any person any right, power, authority or discretion conferred on it by this deed (including the power of attorney granted under clause 21.1).

##### **17.2 TERMS**

The Security Trustee and each Receiver may make a delegation on the terms and conditions (including the power to sub-delegate) that it thinks fit.

##### **17.3 LIABILITY**

Neither the Security Trustee nor any Receiver shall be in any way liable or responsible to the Company for any loss or liability of any nature arising from any act, default, omission or misconduct on the part of any Delegate.

#### **18. APPLICATION OF PROCEEDS**

##### **18.1 ORDER OF APPLICATION OF PROCEEDS**

All monies received or recovered by the Security Trustee, a Receiver or a Delegate under this deed or in connection with the realisation or enforcement of all or part of the security constituted by this deed (other than sums received under any Insurance Policy), shall (subject to the claims of any person having prior rights and by way of variation of the LPA 1925) be applied in the following order of priority (but without prejudice to the Security Trustee's right to recover any shortfall from the Company):

- (a) in or towards payment of all costs, liabilities, charges and expenses incurred by or on behalf of the Security Trustee (and any Receiver, Delegate, attorney or agent appointed by it) under or in connection with this deed, and of all remuneration due to any Receiver under or in connection with this deed;
- (b) in or towards payment of the Secured Liabilities in any order and manner that the Security Trustee determines; and
- (c) in payment of the surplus (if any) to the Company or other person entitled to it.



## **18.2 APPROPRIATION**

Neither the Security Trustee, any Receiver nor any Delegate shall be bound (whether by virtue of section 109(8) of the LPA 1925, which is varied accordingly, or otherwise) to pay or appropriate any receipt or payment first towards interest rather than principal or otherwise in any particular order between any of the Secured Liabilities.

## **18.3 SUSPENSE ACCOUNT**

All monies received by the Security Trustee, a Receiver or a Delegate under this deed (other than sums received under any Insurance Policy that are not going to be applied in or towards discharge of the Secured Liabilities):

- (a) may, at the discretion of the Security Trustee, Receiver or Delegate, be credited to a suspense account;
- (b) shall bear interest, if any, at the rate agreed in writing between the Security Trustee and the Company; and
- (c) may be held in that account for so long as the Security Trustee, Receiver or Delegate thinks fit.

## **19. COSTS AND INDEMNITY**

### **19.1 COSTS**

The Company shall, within three Business Days of demand, pay to, or reimburse, the Security Trustee and any Receiver, on a full indemnity basis, all costs, charges, expenses, taxes and liabilities of any kind (including, without limitation, legal, printing and out-of-pocket expenses) incurred by the Security Trustee, any Receiver or any Delegate in connection with:

- (a) the negotiation, preparation, execution and delivery of this deed;
- (b) the Secured Assets;
- (c) taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Security Trustee's, a Receiver's or a Delegate's rights under this deed;
- (d) any amendment, extension, waiver, consent or suspension of rights (or any proposal for any of these) under or in connection with this deed;
- (e) any release of any security constituted by this deed; or
- (f) taking proceedings for, or recovering, any of the Secured Liabilities,

together with interest, which shall accrue and be payable (without the need for any demand for payment being made) from the date on which the relevant cost, charge, expense, tax or liability arose until full discharge of that cost, charge, expense, tax or liability (whether before or after judgment) at the rate of 3% above the Bank of England base rate from time to time, per year.

### **19.2 INDEMNITY**

- (a) The Company shall, within three Business Days of demand, indemnify the Security Trustee, each Receiver and each Delegate, and their respective employees and agents against all liabilities, costs, expenses, damages and losses (including but not limited to any direct, indirect or consequential losses, loss of profit, loss of reputation and all interest, penalties and legal costs (calculated on a full indemnity basis) and all other



professional costs and expenses) suffered or incurred by any of them arising out of or in connection with:

- (i) the exercise or purported exercise of any of the rights, powers, authorities or discretions vested in them under this deed or by law in respect of the Secured Assets;
  - (ii) taking, holding, protecting, perfecting, preserving, releasing or enforcing (or attempting to do so) the security constituted by this deed; or
  - (iii) any default or delay by the Company in performing any of its obligations under this deed.
- (b) Any past or present employee or agent may enforce the terms of this clause 19.2 subject to and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

## **20. FURTHER ASSURANCE**

### **20.1 FURTHER ASSURANCE**

The Company shall promptly, at its own expense, take whatever action the Security Trustee or any Receiver may reasonably require for:

- (a) creating, perfecting or protecting the security created or intended to be created by this deed;
- (b) facilitating the realisation of any Secured Asset; or
- (c) facilitating the exercise of any right, power, authority or discretion exercisable by the Security Trustee or any Receiver in respect of any Secured Asset,

including, without limitation the execution of any mortgage, transfer, conveyance, assignment or assurance of all or any of the assets forming part of (or intended to form part of) the Secured Assets (whether to the Security Trustee or to its nominee) and the giving of any notice, order or direction and the making of any filing or registration which, in any such case, the Security Trustee may consider necessary or desirable.

## **21. POWER OF ATTORNEY**

### **21.1 APPOINTMENT OF ATTORNEYS**

By way of security, the Company irrevocably appoints the Security Trustee, every Receiver and every Delegate separately to be the attorney of the Company and, in its name, on its behalf and as its act and deed, to execute any documents and do any acts and things that:

- (a) the Company is required to execute and do under this deed; or
- (b) any attorney deems proper or desirable in exercising any of the rights, powers, authorities and discretions conferred by this deed or by law on the Security Trustee, any Receiver or any Delegate.

### **21.2 RATIFICATION OF ACTS OF ATTORNEYS**

The Company ratifies and confirms, and agrees to ratify and confirm, anything that any of its attorneys may do in the proper and lawful exercise, or purported exercise, of all or any of the rights, powers, authorities and discretions referred to in clause 21.1.





**22. RELEASE**

22.1 Subject to clause 29.3, at the end of the Security Period, the Security Trustee shall, at the request and cost of the Company, take whatever action is necessary to:

- (a) release the Secured Assets from the security constituted by this deed; and
- (b) reassign the Secured Assets to the Company.

**23. ASSIGNMENT AND TRANSFER**

**23.1 ASSIGNMENT BY SECURITY TRUSTEE**

- (a) At any time, without the consent of the Company, the Security Trustee may assign any of its rights or transfer any of its rights and obligations under this deed.
- (b) The Security Trustee may disclose to any actual or proposed assignee or transferee any information in its possession that relates to the Company, the Secured Assets and this deed that the Security Trustee considers appropriate.

**23.2 ASSIGNMENT BY COMPANY**

The Company may not assign any of its rights, or transfer any of its rights or obligations, under this deed or enter into any transaction which would result in any of those rights or obligations passing to another person.

**24. SET-OFF**

**24.1 SECURITY TRUSTEE'S RIGHT OF SET-OFF**

The Security Trustee may at any time set off any liability of the Company to the Security Trustee against any liability of the Security Trustee to the Company, whether either liability is present or future, liquidated or unliquidated, and whether or not either liability arises under this deed. If the liabilities to be set off are expressed in different currencies, the Security Trustee may convert either liability at a market rate of exchange for the purpose of set-off. Any exercise by the Security Trustee of its rights under this clause 24 shall not limit or affect any other rights or remedies available to it under this deed or otherwise.

**24.2 NO OBLIGATION TO SET OFF**

The Security Trustee is not obliged to exercise its rights under clause 24.1. If it does exercise those rights it must promptly notify the Company of the set-off that has been made.

**24.3 EXCLUSION OF COMPANY'S RIGHT OF SET-OFF**

All payments made by the Company to the Security Trustee under this deed shall be made in full without any set-off, counterclaim, deduction or withholding (other than any deduction or withholding of tax as required by law).

**25. AMENDMENTS, WAIVERS AND CONSENTS**

**25.1 AMENDMENTS**

No amendment of this deed shall be effective unless it is in writing and signed by, or on behalf of, each party (or its authorised representative).



## **25.2 WAIVERS AND CONSENTS**

- (a) A waiver of any right or remedy under this deed or by law, or any consent given under this deed, is only effective if given in writing by the waiving or consenting party and shall not be deemed a waiver of any subsequent right or remedy. It only applies to the circumstances in relation to which it is given and shall not prevent the party giving it from subsequently relying on the relevant provision.
- (b) A failure by the Security Trustee to exercise, or delay by it in exercising any right or remedy provided under this deed or by law shall not constitute a waiver of that or any other right or remedy, prevent or restrict any further exercise of that or any other right or remedy or constitute an election to affirm this deed. No single or partial exercise of any right or remedy provided under this deed or by law shall prevent or restrict the further exercise of that or any other right or remedy. No election to affirm this deed by the Security Trustee shall be effective unless it is in writing.

## **25.3 RIGHTS AND REMEDIES**

The rights and remedies provided under this deed are cumulative and are in addition to, and not exclusive of, any rights and remedies provided by law.

## **26. PARTIAL INVALIDITY**

### **26.1 PARTIAL INVALIDITY**

If, at any time, any provision of this deed is or becomes invalid, illegal or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired.

## **27. COUNTERPARTS**

### **27.1 COUNTERPARTS**

- (a) This deed may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all the counterparts shall together constitute one deed.
- (b) Transmission of an executed counterpart of this deed (but for the avoidance of doubt not just a signature page) by fax or email (in PDF, JPEG or other agreed format) shall take effect as delivery of an executed counterpart of this deed. If either method of delivery is adopted, without prejudice to the validity of the deed thus made, each party shall provide the others with the original of such counterpart as soon as reasonably possible thereafter.
- (c) No counterpart shall be effective until each party has executed and delivered at least one counterpart.

## **28. THIRD PARTY RIGHTS**

### **28.1 THIRD PARTY RIGHTS**

- (a) Except as expressly provided elsewhere in this deed, a person who is not a party to this deed has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce, or enjoy the benefit of, any term of this deed.



- (b) Notwithstanding any term of this deed, the consent of any person who is not a party to this deed is not required to rescind or vary this deed at any time.

## **29. FURTHER PROVISIONS**

### **29.1 INDEPENDENT SECURITY**

The security constituted by this deed shall be in addition to, and independent of, any other security or guarantee that the Security Trustee may hold for any of the Secured Liabilities at any time. No prior security held by the Security Trustee over the whole or any part of the Secured Assets shall merge in the security created by this deed.

### **29.2 CONTINUING SECURITY**

The security constituted by this deed shall remain in full force and effect as a continuing security for the Secured Liabilities, despite any settlement of account, or intermediate payment, or other matter or thing, unless and until the Security Trustee discharges this deed in writing.

### **29.3 DISCHARGE CONDITIONAL**

Any release, discharge or settlement between the Company and the Security Trustee shall be conditional on no payment or security received by the Security Trustee and/or any Beneficiary in respect of the Secured Liabilities being avoided, reduced, set aside or ordered to be refunded under any law relating to insolvency, bankruptcy, winding-up, administration, receivership or for any other reason. Despite any such release, discharge or settlement:

- (a) the Security Trustee or its nominee may retain this deed and the security created by or under it, including all certificates and documents relating to the whole or any part of the Secured Assets, for any period that the Security Trustee deems necessary to provide the Security Trustee with security against any such avoidance, reduction or order for refund; and
- (b) the Security Trustee may recover the value or amount of such security or payment from the Company subsequently as if the release, discharge or settlement had not occurred.

### **29.4 CERTIFICATES**

Any certification or determination by the Security Trustee of any rate or amount under this deed is, in the absence of manifest error, conclusive evidence of the matters to which it relates.

### **29.5 CONSOLIDATION**

The restriction on the right of consolidation contained in section 93 of the LPA 1925 shall not apply to this deed.

## **30. NOTICES**

### **30.1 DELIVERY**

Any notice or other communication given to a party under or in connection with this deed shall be:

- (a) in writing;
- (b) delivered by hand, by pre-paid first-class post or other next working day delivery service, or by email; and



- (c) sent to:
  - (i) the Company at:
    - at the Company's registered office at that time
    - Attention: the Managing Director
    - or if sent by email, to the email address of the Company specified in the Loan Note Instrument
  - (ii) the Security Trustee at:
    - at the Security Trustee's address as specified in the security trust deed to which this debenture relates
    - or if sent by email, to [charles.dickson@tarncourt.com](mailto:charles.dickson@tarncourt.com)
- or to any other address as is notified in writing by one party to the other from time to time.

### **30.2 RECEIPT BY COMPANY**

Any notice or other communication that the Security Trustee gives to the Company shall be deemed to have been received:

- (a) if delivered by hand, at the time it is left at the relevant address;
- (b) if posted by pre-paid first-class post or other next working day delivery service, on the second Business Day after posting;

A notice or other communication given as described in clause 30.1 on a day that is not a Business Day, or after normal business hours, in the place it is received, shall be deemed to have been received on the next Business Day.

### **30.3 RECEIPT BY SECURITY TRUSTEE**

Any notice or other communication given to the Security Trustee shall be deemed to have been received only on actual receipt.

### **30.4 SERVICE OF PROCEEDINGS**

This clause 30 does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

## **31. GOVERNING LAW AND JURISDICTION**

### **31.1 GOVERNING LAW**

This deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

### **31.2 JURISDICTION**

Each party irrevocably agrees that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this deed or its subject matter or formation. Nothing in this clause shall limit the right of the Security Trustee to take proceedings against the





Company in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

This agreement has been entered into as a deed on the date stated at the beginning of it.



**SCHEDULE 1**  
**Real Property**  
**PART 1**  
**Registered Property**

1.1     None



**EXECUTED** as a **DEED** by  
**CHARLES EDWARD DICKSON**

As Security Trustee  
in the presence of:-

Witness Signature

[Redacted Signature]

Witness Name

Michele Block

Witness Address

[Redacted Address]

[Redacted Address]

[Redacted Address]

Witness Occupation

Finance Manager

The witness confirms that they were physically present when **CHARLES EDWARD DICKSON** executed this deed.



EXECUTED as a DEED by

TARNCOURT PROPERTIES LIMITED

acting by ..... Charles Edward Dickson

a Director, in the presence of:-

)  
)  
)  
)

Director

Witness Signature

Witness Name

Michele Block

Witness Address

Witness Occupation

Finance Manager

The witness confirms that they were physically present when ..... Charles Edward Dickson ..... executed this deed.



