



Registration of a Charge

Company Name: **DEVON AND CORNWALL SECURITIES LIMITED**

Company Number: **01712730**



Received for filing in Electronic Format on the: **09/12/2021**

XAIYSPGG

Details of Charge

Date of creation: **07/12/2021**

Charge code: **0171 2730 0051**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description: **NONE AS AT THE DATE OF 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 INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **OLIVER ABEL SMITH**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 1712730

Charge code: 0171 2730 0051

The Registrar of Companies for England and Wales hereby certifies that a charge dated 7th December 2021 and created by DEVON AND CORNWALL SECURITIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 9th December 2021 .

Given at Companies House, Cardiff on 10th December 2021

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



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

Date:7..... December 2021

Devon and Cornwall Securities Limited

as Chargor

Shawbrook Bank Limited

as Lender

Security Agreement

Contents

No.	Heading	Page
1.	Definitions and interpretation	3
2.	Undertaking to pay	7
3.	Provisions relating to Security	7
4.	Fixed Security	8
5.	Floating Security	10
6.	Restrictions on dealing	11
7.	Representations	11
8.	General undertakings	12
9.	Real Property	14
10.	Accounts	16
11.	Investments	17
12.	Insurance	20
13.	Contracts	20
14.	Intellectual Property	22
15.	Power to remedy	23
16.	When Security becomes enforceable	23
17.	Enforcement of Security	24
18.	Receiver	26
19.	Powers of Receiver	27
20.	Exclusion of liability	29
21.	Application of proceeds	30
22.	Expenses and payments	31
23.	Delegation of powers by Lender or Receiver	31
24.	Further assurance	32
25.	Power of attorney	32

26.	Non-release provisions	32
27.	Release and recourse	34
28.	Benefit of this Deed	34
29.	Notices	35
30.	Miscellaneous	36
31.	Governing law	38
32.	Enforcement	38
	Schedule 1	40
	Security Assets	40
	Part 1 – Investments	40
	Part 2 – Intellectual Property	40
	Part 3 – Real Property	40
	Part 4 – Accounts	40
	Schedule 2	41
	Notice to Account Bank (for accounts other than a Blocked Account)	41
	Schedule 3	46
	Form of notice of charge of Blocked Account	46
	Schedule 4	50
	Form of notice of assignment of insurances	50
	Schedule 5	52
	Form of notice of charge of Charged Contract	52

THIS SECURITY AGREEMENT is made the 7th day of December 2021

BETWEEN:

- (1) **DEVON AND CORNWALL SECURITIES LIMITED**, a private limited company incorporated in England and Wales with registration number 01712730 and with its registered office at 8 Fore Street, Camelford, Cornwall, PL32 9PG (the "**Chargor**"); and
- (2) **SHAWBROOK BANK LIMITED**, a private limited company incorporated in England and Wales with company registration number 00388466 and with its registered office at Lutea House, The Drive, Warley Hill Business Park, Great Warley, Brentwood, Essex CM13 3BE (the "**Lender**").

IT IS AGREED as follows:

1. Definitions and interpretation

1.1 Definitions

In this Deed:

"**Account**" means any account opened by the Chargor, including without limitation the Collections Account and the Operating Account and all Related Rights;

"**Account Bank**" means Barclays Bank PLC, or any bank, building society, financial institution or other person with whom an Account is maintained by the Chargor;

"**Act**" means the Law of Property Act 1925;

"**Additional Obligor**" means any person that creates Security over its assets or becomes a guarantor (or both) in favour of the Lender in respect of any Secured Obligation, including without limitation Lobster Lending;

"**Administrator**" means an administrator appointed under paragraph 14 of schedule B1 to the Insolvency Act 1986;

"**Authorisation**" means an authorisation, consent, approval, resolution, licence, exemption, filing, notarisation or registration;

"**Blocked Account**" means any Account that may from time to time be agreed between the Lender and the Chargor to be a Blocked Account;

"**Business Day**" means a day (other than a Saturday or Sunday) on which banks are open for general business in London;

"**Charged Contracts**" means all agreements which from time to time are charged in favour of the Lender pursuant to Clause 4.11 (*Contracts*) of this Deed;

"**Collections Account**" means the sterling bank account of the Chargor with the Account Bank in England with account name Devon and Cornwall Securities Limited, account number 30601861 and sort code 20-74-20 and/or any other account with the Account Bank which is designated by the Chargor and the Lender as the "Collections Account", as the same may be redesignated or renumbered from time to time;

"Customer Loan" means any loan made by the Chargor to its customers, each on its Standard Customer Loan Documentation;

"Dividends" means all dividends, interest, coupons and other distributions paid or payable in respect of any Investment;

"Equipment" means all fixed and moveable plant, machinery, tools, vehicles, computers and office and other equipment and the benefit of all related Authorisations, agreements and warranties (including all spare parts, replacements, modifications and additions);

"Intellectual Property" means (i) any patents, trade marks, service marks, logos, trade names, domain names, copyrights (including rights in computer software), database rights, semi-conductor topography rights, utility models, rights in designs, rights in get-up, rights in inventions, rights in know-how and confidential information, moral rights and other intellectual property rights and interests (which may now or in the future subsist), in each case whether registered or unregistered, and all rights or forms of protection having equivalent or similar effect anywhere in the world, and (ii) the benefit of all applications for, and all rights to use, any of those things (which may now or in the future subsist), and "registered" includes registrations and applications for registration;

"Insurance Policy" means any contract or policy of insurance in which the Chargor has an interest from time to time and all rights related to any such policy;

"Investments" means in relation to the Chargor:

- (a) any stock, share, debenture, loan stock, security, bond, warrant, coupon, interest in any investment fund and any other investment (whether or not marketable) whether held directly by or to the order of the Chargor or by any trustee, nominee, fiduciary, investment manager or depository or clearance system on its behalf (including, but not limited to, the Investments, if any, described in Schedule 1 Part 2 (*Security Assets*));
- (b) all allotments, accretions, offers, options, rights, bonuses, benefits and advantages, whether by way of conversion, redemption, preference, option or otherwise which at any time accrue to or are offered or arise in respect of any such investments mentioned in paragraph (a) above; and
- (c) all rights the Chargor has against any trustee, nominee, fiduciary, investment manager, depository or clearance system in respect of any such investments mentioned in paragraphs (a) or (b) above;

"Lease" includes any lease, agreement for lease or tenancy and (where the context admits) any licence or other right of occupation;

"Lobster Lending" means Lobster Lending Limited a company registered in England and Wales with registration number 07083183;

"Obligor" means the Chargor and any Additional Obligor;

"Operating Account" means the sterling bank account of the Chargor with the Account Bank in England with account name Devon and Cornwall Securities Limited 2 Account, account number 8399057502 and sort code 20-74-20 and/or any other account with the Account Bank which is designated by the Chargor and the Lender as the "Operating Account", as the same may be redesignated or renumbered from time to time;

"Real Property" means freehold, leasehold or other immovable property and any buildings, erections, fixtures, fittings, fixed plant or machinery from time to time situated on or forming part of such property and easements or other rights servicing that property (including, but not limited to, the property described in Schedule 1 Part 4 (*Security Assets*));

"Receivables" means book and other debts and rights to money and income liquidated and unliquidated due or owing to the Chargor including the benefit of all negotiable instruments, securities, guarantees and indemnities for such debts and rights but excluding cash at bank;

"Receiver" means any one or more persons appointed by the Lender as a receiver, receiver and manager or (if allowed by law) administrative receiver under this Deed;

"Regulations" means the Financial Collateral Arrangements (No. 2) Regulations 2003 (SI 2003 No. 3226) (as amended) or (where the context admits) equivalent legislation in any applicable jurisdiction bringing into effect Directive 2002/47/EC on financial collateral arrangements;

"Related Rights" means, in relation to any asset (including the Investments):

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

"Rental Income" means amounts payable to or for the benefit of the Chargor under or in connection with any Lease or any other letting of Real Property forming part of the Security Assets;

"Secured Obligations" means in respect of any Obligor all moneys and liabilities now or after the date of this Deed due, owing or incurred by that Obligor to the Lender in any manner and in any currency or currencies and whether present or future, actual or contingent, whether incurred solely or jointly with any other person and whether as principal or surety, together with all interest accruing on such moneys and liabilities and all costs, charges and expenses incurred by the Lender;

"Security" means a mortgage, charge, pledge, lien or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect;

"Security Assets" means all the assets and undertaking of the Chargor from time to time the subject of any Security created or, where the context admits, to be created by this Deed;

"Security Period" means the period beginning on the date of this Deed and ending on the date on which the Lender is satisfied that all the Secured Obligations have been unconditionally and irrevocably paid, released and discharged in full and no further Secured Obligations are capable of becoming outstanding;

"Standard Customer Loan Documentation" means all standard form documents (including any pro forma legal documents) reflecting the Chargor's standard terms of its unregulated lending business and used by the Chargor in relation to the origination and documentation of loans to its customers, copies of which have been supplied to and approved by the Lender;

"Subsidiary" means a subsidiary undertaking of the Chargor within the meaning of section 1162 of the Companies Act 2006; and

"VAT" means value added tax as provided for in the Value Added Tax Act 1994 and any other tax of a similar nature.

1.2 Construction

- (a) In this Deed, unless a contrary indication appears, any reference to:
 - (i) **"assets"** includes present and future properties, revenues and rights of every description and includes the proceeds of sale of any such asset;
 - (ii) an agreement or document is a reference to that agreement or document as it may have been, or may from time to time be, amended, varied, supplemented or novated;
 - (iii) a party to this Deed shall be construed so as to include its successors in title, permitted assigns and permitted transferees;
 - (iv) a **"person"** includes any individual, firm, company, corporation, government, state or agency of a state or any association, trust, joint venture, consortium, partnership or other entity (whether or not having separate legal personality);
 - (v) a provision of law includes that provision as amended, re-enacted or replaced from time to time and includes any subordinate legislation;
 - (vi) **"Real Property"**, the **"Security Assets"**, and any other asset or assets or the **"Secured Obligations"** includes a reference to any part of them or it;
 - (vii) a **"regulation"** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, intergovernmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation;
 - (viii) **"this Security"** means any Security created or constituted by this Deed; and
 - (ix) words in the singular include the plural and vice versa and words in one gender include any other gender.
- (b) Headings in this Deed are for ease of reference only.
- (c) Any covenant or undertaking by the Chargor under this Deed is given to or made in favour of the Lender and remains in force during the Security Period.
- (d) It is intended that this document take effect as a deed notwithstanding the fact that the Lender may only execute this document under hand.
- (e) The terms of any other finance documents between the Lender and any other person evidencing the Secured Obligations, and of any side letter between the parties to this Deed are incorporated in this Deed to the extent required to ensure that any purported disposition of or purported agreement to dispose of any Real Property contained in this Deed is a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.

- (f) The fact that the details of any assets in the Schedules are incorrect or incomplete shall not affect the validity or enforceability of this Deed in respect of the assets of the Chargor.

1.3 Third party rights

- (a) Unless expressly provided to the contrary 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 to enjoy the benefit of any term of this Deed.
- (b) Notwithstanding any provision 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.

2. Undertaking to pay

2.1 Undertaking to pay

The Chargor undertakes with the Lender to pay the Secured Obligations when due.

2.2 Amount secured

The Chargor acknowledges to the Lender that the amount secured by this Deed and in respect of which this Security is enforceable is the full amount of the Secured Obligations.

2.3 Interest

If the Chargor fails to pay any of the Secured Obligations on the due date for payment of that sum, the Chargor shall on demand pay to the Lender interest on all such sums from the due date until the date of payment (both before and after judgment) at the rate which is two per cent. (2%) per annum higher than the rate ordinarily payable on the relevant unpaid sum from time to time or such other rate as may from time to time be agreed.

3. Provisions relating to Security

3.1 Nature of Security created

All the Security created under this Deed is created:

- (a) with full title guarantee in favour of the Lender as a continuing security for the payment, discharge and performance of the Secured Obligations; and
- (b) (except in the case of assets which are the subject of a legal mortgage under this Deed) over all present and future assets of the kind described which are owned by the Chargor and, to the extent it does not own those assets, shall extend to any right, title or interest which it may have in them.

3.2 Consents

- (a) If the Chargor purports to mortgage, assign or charge (absolutely or by way of fixed mortgage or charge) an asset under this Deed and such mortgage, assignment or charge breaches a term of an agreement or licence binding on the Chargor in respect of that asset because the consent of a person has not been obtained:
 - (i) the Chargor shall notify the Lender immediately;

- (ii) subject to paragraph (iv) below, the relevant mortgage, assignment or fixed charge under this Deed will extend (to the extent no breach of the relevant agreement would occur) to all amounts which the Chargor may receive and other rights in respect of that asset but will exclude the asset itself;
- (iii) unless the Lender otherwise requires, the Chargor shall use all reasonable endeavours to obtain the consent of the relevant person and, once obtained, shall promptly provide a copy of that consent to the Lender; and
- (iv) immediately upon the relevant consent being obtained, the relevant asset shall become subject to this Security in favour of the Lender under Clause 4 (*Fixed Security*).

4. Fixed Security

4.1 Real Property

- (a) The Chargor charges:
 - (i) by way of first legal mortgage the Real Property vested in it on the date of this Deed;
 - (ii) by way of first fixed charge any right, title or interest in Real Property (to the extent not the subject of a mortgage under paragraph (i) above).
- (b) The Chargor assigns absolutely, subject to the provisions of Clause 27 (*Release and recourse*):
 - (i) all Rental Income;
 - (ii) all rights under any licence, agreement for sale or agreement for lease or other use of its Real Property or under any agreement to purchase Real Property (in each case present or future);
 - (iii) all rights, powers, benefits, claims, contracts, warranties, remedies, covenants for title, security, guarantees or indemnities in respect of any of its Real Property or any Rental Income;
 - (iv) the proceeds of sale of any of its Real Property; and
 - (v) any other moneys paid or payable in respect of its Real Property.

4.2 Equipment

The Chargor charges by way of first fixed charge all its rights, title or interest in Equipment in so far as it is not charged under Clause 4.1 (*Real Property*) and in any Equipment for the time being in its possession.

4.3 Investments

The Chargor charges by way of first fixed charge all its rights, title or interest in Investments and Dividends.

4.4 Intellectual Property

The Chargor charges by way of first fixed charge all its rights, title or interest in Intellectual Property (including the Intellectual Property described in Schedule 1 Part 3 (*Security Assets*)).

4.5 Receivables

The Chargor charges by way of first fixed charge all its rights, title or interest in Receivables.

4.6 Accounts

The Chargor charges by way of first fixed charge all its rights, title or interest in the Accounts and all monies standing to the credit of the Accounts and interest and other monies payable on or in respect of the Accounts.

4.7 Goodwill

The Chargor charges by way of first fixed charge its goodwill.

4.8 Uncalled capital

The Chargor charges by way of first fixed charge all its uncalled capital.

4.9 Authorisations

The Chargor charges by way of first fixed charge all its rights, title or interest in Authorisations held in relation to any other Security Asset.

4.10 Insurances

The Chargor assigns absolutely, subject to the provisions of Clause 27 (*Release and recourse*), all its rights, title or interest in the Insurance Policies and the proceeds of such policies.

4.11 Contracts

The Chargor charges by way of fixed charge:

- (a) all its present and future right, title and interest to and in and the benefit of all agreements, deeds and documents of title (including without limitation any security, guarantees or indemnities (contractual or statutory)) from time to time entered into by, granted to or otherwise vested by it and relating to each Customer Loan (including, for the avoidance of doubt, each Customer Loan); and
- (b) all its rights under all other agreements and documents to which it is a party and the benefit of any guarantee, indemnity (contractual and statutory) or security for the performance of any of such agreements or other documents.

4.12 Pension funds

The Chargor charges by way of first fixed charge any beneficial interest, claim or entitlement of the Chargor in any pension fund.

5. Floating Security

5.1 Floating charge

The Chargor charges by way of first floating charge the whole of its present and future business, undertaking and assets to the extent that they are not effectively mortgaged, charged or assigned to the Lender by way of fixed security under Clause 4 (*Fixed Security*).

5.2 Conversion

Subject to Clause 5.3 (*Moratorium under Insolvency Act*), the Lender may at any time by written notice to the Chargor convert the floating charge created by Clause 5.1 (*Floating charge*) into a fixed charge as regards any assets specified in the notice if:

- (a) the Security created by this Deed has become enforceable;
- (b) the Lender considers such assets to be in danger of being seized or sold under any form of distress, attachment, execution or other legal process or to be otherwise in jeopardy or to be at risk of becoming subject to any Security (other than this Security); or
- (c) the Lender considers it is necessary in order to protect the value of the Security Asset or the priority of this Security.

5.3 Moratorium under Insolvency Act

The Lender shall not be entitled to convert the floating charge created by Clause 5.1 (*Floating charge*) into a fixed charge as a result only of the Chargor obtaining a moratorium or anything done with a view to obtaining a moratorium under section 1A of and Schedule A1 to the Insolvency Act 1986.

5.4 Qualifying floating charge

Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by Clause 5.1 (*Floating charge*), which is a "qualifying floating charge" for the purpose of paragraph 14(1) of Schedule B1 to the Insolvency Act 1986.

5.5 Automatic conversion

The floating charge created by Clause 5.1 (*Floating charge*) will convert automatically into a fixed charge over all the Chargor's assets not already subject to an effective fixed charge:

- (a) if the Lender receives notice of an intention to appoint an administrator of the Chargor;
- (b) if any step is taken to appoint a liquidator, provisional liquidator, administrator or Receiver in respect of the Chargor or over all or any of its assets, or if such person is appointed;
- (c) if the Chargor takes any step to create Security over any Security Asset in breach of Clause 6 (*Restrictions on dealing*);
- (d) on the crystallisation of any other floating charge over the Security Assets;
- (e) if any person takes any step to seize, attach, charge, take possession of or sell any Security Asset under any form of distress, sequestration, execution or other process; or

- (f) in any other circumstances prescribed by law.

5.6 Reconversion to floating charge

Any floating charge which has crystallised under Clause 5.2 (*Conversion*) or Clause 5.5 (*Automatic conversion*) may by notice in writing given at any time by the Lender to the Chargor be reconverted into a floating charge under Clause 5.1 (*Floating charge*) in relation to the assets, rights and property specified in such notice.

6. Restrictions on dealing

The Chargor shall not:

- (a) create or permit to subsist any Security over any of the Security Assets (save for any Security entered into in favour of the Lender); or
- (b) sell, transfer, license, lease or otherwise dispose of any of the Security Assets,

without the prior written consent of the Lender or otherwise as expressly permitted by the terms of a document entered into between the Lender and the Chargor.

7. Representations

The Chargor makes the representations and warranties set out in this Clause to the Lender.

7.1 Nature of Security

Subject to general principles of law limiting its obligations, this Deed creates the Security it purports to create and such Security is valid and effective.

7.2 Security Assets

- (a) It is the sole legal and beneficial owner of, and absolutely entitled to, the assets it purports to mortgage, charge or assign under this Deed (save, where relevant, in respect of the legal ownership of any of its Investments registered in the name of its nominee or custodian or in the name of the Lender (or its nominee) pursuant to this Deed).
- (b) Such assets are free from any Security (except as created in favour of the Lender) and it has not granted any option or other right in favour of a third party or otherwise encumbered any such assets.
- (c) As at the date of this Deed, Schedule 1 (*Security Assets*) identifies:
 - (i) all of the Real Property, Investments and Accounts in which it has any interest (whether direct or indirect); and
 - (ii) all of the Intellectual Property in which it has any interest that it considers (acting reasonably) is required to conduct its business or any part of it.

7.3 Investments

- (a) The Investments are duly authorised, validly issued, freely transferable and fully paid.

- (b) The terms and conditions of the Investments do not restrict or otherwise limit the Chargor's right to transfer or charge them.
- (c) It has not nominated any person to enjoy or exercise any rights relating to the Investments pursuant to Part 9 of the Companies Act 2006 or otherwise.
- (d) The Investments described in Schedule 1 Part 1 (*Security Assets*) constitute all of the share capital in each of its Subsidiaries and no person has or is entitled to any conditional or unconditional option, warrant or other right to subscribe for, purchase or otherwise acquire any issued or unissued shares, or any interest in shares, in the capital of any of its Subsidiaries.
- (e) It has complied with all notices relating to the Investments received by it pursuant to sections 790D and 790E of the Companies Act 2006.
- (f) 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 the Investments.

7.4 Intellectual Property

- (a) All Intellectual Property owned by the Chargor which is material to its business is identified in Schedule 1 Part 2 (*Security Assets*).
- (b) It is not aware of any infringement or threatened infringement of its Intellectual Property.

7.5 Charged Contracts

- (a) Each Charged Contract has been duly executed and delivered by the parties to it, is in full force and effect and enforceable in accordance with its terms except to the extent its enforceability may be limited by applicable bankruptcy, insolvency, reorganisation, moratorium or similar laws generally affecting the rights of creditors and by equitable principles.
- (b) There is no prohibition on assignment in any Charged Contract and the entry into and performance by it of this Deed does not conflict with any term of any Charged Contract.

7.6 Repetition

The representations and warranties in this Clause are deemed to be made by the Chargor on the date of this Deed and to be repeated by the Chargor by reference to the facts and circumstances then existing on each day during the Security Period.

8. General undertakings

8.1 Covenant to perform

The Chargor shall at all times comply with the terms of this Deed and of all contracts to which it is a party relating to the Secured Obligations.

8.2 Carry on business

The Chargor shall carry on its business in a proper manner and not make any material alteration in the nature of its business.

8.3 Laws

The Chargor shall observe and perform all laws, covenants and stipulations from time to time affecting any Security Asset or otherwise relating to its business.

8.4 Not to jeopardise this Security

The Chargor shall not do or cause or permit to be done anything which may depreciate, jeopardise or otherwise prejudice the Security Assets or their value to the Lender.

8.5 Maintenance

The Chargor shall keep all Equipment for the time being required for it to operate its business in a good and substantial state of repair and in good working order and condition and when necessary replace the same by items of similar quality and value.

8.6 Accounting records

The Chargor shall keep proper accounting records and make all proper entries in relation to its affairs and make such records available for inspection by or on behalf of the Lender or any Receiver at the cost of the Chargor at all reasonable times.

8.7 Information

The Chargor shall promptly:

- (a) provide the Lender or any Receiver with all such documents and information about the Security Assets and about the Chargor's business and affairs (including its books, accounts and records) as the Lender may from time to time reasonably require;
- (b) provide the Lender with copies of all communications sent to shareholders and/or creditors or any class of them generally; and
- (c) deliver to the Lender a copy of any notice or litigation, arbitration or administrative proceedings which to its knowledge are threatened, pending or have been commenced against it.

8.8 Documents

- (a) The Chargor shall, upon execution of this Deed or, if later, upon receipt, deposit with the Lender all deeds, certificates and other documents evidencing title in respect of the Investments and its Real Property.
- (b) The Chargor shall deliver to the Lender all deeds and other documents of title relating to its Intellectual Property (including any licences relating to, and any applications to register, any such Intellectual Property) and such other documents of title relating to Security Assets as the Lender may from time to time require.
- (c) The Lender is entitled to hold and retain all such deeds, certificates and documents until the expiry of the Security Period or, if earlier, until the Security Asset to which such deeds, certificates or documents of title relate is released from this Security.

8.9 Accuracy of information

The Chargor shall ensure that all information supplied to the Lender by it is at the time of supply complete and accurate in all material respects.

8.10 Centre of main interests

The Chargor shall not move its centre of main interests for the purposes of Regulation (EU) 2015/848 of 20 May 2015 on insolvency proceedings (recast) outside England and Wales.

9. Real Property

9.1 HM Land Registry

- (a) The Chargor applies and agrees that it shall apply to HM Land Registry (by submitting a form RX1, CH2 or otherwise as appropriate) to:
 - (i) enter a restriction in the following terms on the register or registers of title relating to any of its Real Property now or after the date of this Deed registered at HM Land Registry and against which this Deed may be noted:

"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 Shawbrook Bank Limited referred to in the Charges Register."
 - (ii) enter any obligation to make further advances on the relevant register of title.
- (b) The Chargor certifies to HM Land Registry that this Security does not contravene any of the provisions of its memorandum or articles of association or other constitutive documents.

9.2 Acquisitions of Real Property

The Chargor shall:

- (a) notify the Lender immediately upon the acquisition by or on behalf of the Chargor of any Real Property and the title number of such Real Property;
- (b) at the cost of the Chargor, execute and deliver to the Lender a legal mortgage in favour of the Lender of any Real Property which becomes vested in it after the date of this Deed substantially in the form of this Deed;
- (c) if the title to such Real Property is (or is required to be) registered at HM Land Registry, promptly submit an application to register the Chargor as proprietor of the Real Property and of the Lender as proprietor of such legal mortgage; and
- (d) if the consent of the landlord in whom the reversion of any lease comprised in any Real Property which becomes vested in the Chargor after the date of this Deed is required for the Chargor to create any fixed charge or legal mortgage, the Chargor will:
 - (i) use all reasonable endeavours to obtain such landlord's consent;

- (ii) notify the Lender in writing upon receipt of such consent; and
- (iii) not be required to create a fixed charge or legal mortgage over such Real Property until it has received the landlord's consent.

9.3 Outgoings

The Chargor shall punctually pay or cause to be paid and shall indemnify and/or secure the Lender and any Receiver against all rents, rates, taxes, liabilities, duties, assessments and other outgoings payable in respect of or by the owner or occupier of its Real Property.

9.4 Repair

The Chargor shall put and keep all buildings, installations and structures on its Real Property in good and substantial repair and condition, replacing, rebuilding and renewing the same when necessary and shall keep all fixtures and fittings from time to time on or in its Real Property in good and substantial repair and in good working order, in each case, ordinary wear and tear excepted.

9.5 Alterations

The Chargor shall not make any material alteration or addition to, erect, demolish or pull down, or change the use of, any of its Real Property or building or structure on its Real Property, or permit any such thing to be done.

9.6 Compliance with Leases

The Chargor shall:

- (a) observe and perform all the terms on its part contained in any Lease comprised within its Real Property and enforce the due observance and performance of all obligations of all other parties to such Lease;
- (b) not do or knowingly permit to be done any act as a result of which any such Lease may become liable to forfeiture or otherwise be determined;
- (c) not accelerate or defer payment of any moneys due or waive or vary any obligation under the terms of any Lease or other property agreement comprised within its Real Property; and
- (d) comply with any rent review procedures in Leases comprised within its Real Property.

9.7 Compliance with covenants

The Chargor shall duly and punctually perform and observe and indemnify and/or secure the Lender for any breach of any covenants and stipulations (restrictive or otherwise) affecting its Real Property or its use and enjoyment.

9.8 Compliance with applicable laws and regulations

The Chargor shall perform all of its obligations under any law or regulation affecting its Real Property including, but not limited to, any planning permission in any way related to or affecting its Real Property or its use and enjoyment.

9.9 Notices

The Chargor shall, promptly after the receipt by the Chargor of any material communication including, but not limited to, any application, requirement, order or notice served or given by any public or local or any other authority with respect to its Real Property, deliver a copy of the same to the Lender and inform the Lender of the steps taken or proposed to be taken to comply with the relevant communication.

9.10 Exercise of rights in respect of Receivables

The Chargor shall:

- (a) following the occurrence of an Event of Default, not be entitled to withdraw or otherwise transfer the proceeds of collection or realisation of any receivables standing to the credit of any Collections Account without the prior written consent of the Lender; and
- (b) give written notice of this Security to the debtors in respect of any Receivable in such form as the Lender may require.

10. Accounts

10.1 Notices

- (a) The Chargor shall, immediately following execution of this Deed in respect of any Account (other than a Blocked Account) which is open on the date of this Deed and promptly upon and in any event within 1 Business Day of the request of the Lender from time to time in respect of any Account (other than a Blocked Account) opened following the date of this Deed, deliver to the relevant bank or financial institution with which that Account is opened or maintained (with a copy to the Lender) a notice of charge substantially in the form set out in Schedule 2 (*Form of Notice of Charge of Account (Other than a Blocked Account)*) or such other form as the Lender shall agree or require duly executed by or on behalf of the Chargor and shall ensure that such notice is acknowledged by the relevant bank or financial institution with which that Account is opened or maintained.
- (b) The Chargor shall, immediately following execution of this Deed in respect of any Blocked Account which is open on the date of this Deed and promptly upon and in any event within 1 Business Day of the request of the Lender from time to time in respect of any Blocked Account opened following the date of this Deed, deliver to the relevant bank or financial institution with which that Account is opened or maintained (with a copy to the Lender) a notice of charge substantially in the form set out in Schedule 3 (*Form of Notice of Charge of Blocked Account*) or such other form as the Lender shall agree or require duly executed by or on behalf of the Chargor and shall ensure that such notice is acknowledged by the relevant bank or financial institution with which that Account is opened or maintained.

10.2 Other undertakings

- (a) The Chargor shall maintain each Account.
- (b) The Chargor shall promptly deliver to the Lender details of any Account maintained by it (unless such details are set out in Schedule 1 Part 4 (*Security Assets*)).
- (c) The Chargor shall not, without the Lender's prior written consent, permit or agree to any variation of the rights attaching to any Account or close any Account.

10.3 Exercise of rights before Security becomes enforceable

Prior to the Security created by this Deed becoming enforceable, the Chargor:

- (a) shall be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any Account (other than a Blocked Account); and
- (b) shall not be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any Blocked Account except with the prior consent of the Lender.

10.4 Exercise of rights after Security becomes enforceable

After the Security created by this Deed becomes enforceable:

- (a) the Chargor shall not be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any Account except with the prior written consent of the Lender; and
- (b) the Lender shall be entitled without notice to withdraw, apply, transfer or set off any or all of the credit balances from time to time on any Account in or towards payment or other satisfaction of all or part of the Secured Obligations in accordance with Clause 21 (*Application of proceeds*).

10.5 Representations

The Chargor represents to the Lender on the date of this Deed and on each day prior to the release of the Security constituted by this Deed in accordance with Clause 27 (Release and recourse)) that:

- (a) each Account is the subject of an appropriate mandate in form and content reasonably satisfactory to the Lender which shall be irrevocable until such time as each of the Lender and the Chargor shall otherwise agree;
- (b) no party (other than the Account Bank) has any rights of set-off or counterclaim in respect of any Account; and
- (c) none of the Accounts is the subject of any claim, assertion, right, action or other restriction or arrangement of whatever nature which does or may impinge upon the ownership of the Accounts by the Chargor (other than any rights of set-off or counterclaim held by the Account Bank in respect of any Account).

11. Investments**11.1 Documents of title relating to Investments**

The Chargor shall, on the date of this Deed or, if later, upon becoming entitled to the relevant Investments, deliver to the Lender:

- (a) all stock and share certificates and other documents of title relating to the Investments; and
- (b) all stock transfer forms (duly executed in blank and left undated) and other documents that the Lender may request in respect of the Investments and in such form as the Lender may require (including declarations of trust in relation to any Investments in

which the Chargor has an interest that are not held in its sole name, and forms of waiver of any pre-emption rights necessary to enable such transfers to be registered).

11.2 Voting powers

- (a) Prior to the occurrence of a Voting Event:
 - (i) the Chargor may continue to exercise the voting rights, powers and other rights in respect of the Investments (subject to paragraph (b) below); and
 - (ii) if any Investments have been registered in the name of the Lender (or its nominee), the Lender (or its nominee) shall exercise the voting rights, powers and other rights in respect of such Investments in such manner as the Chargor may direct in writing from time to time.
- (b) The Chargor shall not exercise any of its voting rights, powers and other rights in respect of the Investments (or direct the Lender (or its nominee) to exercise such voting rights, powers and other rights) in any manner which varies the rights attaching to or conferred by the Investments in any way which could reasonably be expected to adversely affect the interests of the Lender or which could reasonably be expected to prejudice the value of or the ability of the Lender to realise this Security in respect of the Investments.
- (c) Before the occurrence of a Voting Event, voting power (for the purposes of section 435(10) of the Insolvency Act 1986) in respect of the Investments shall remain with the Chargor and shall not pass to the Lender.
- (d) In this Clause 11 "**Voting Event**" in relation to a particular Investment means service of a notice by the Lender (either specifying that Investment or generally in relation to all or a designated class of Investments) on the Chargor after the Security created by this Deed has become enforceable, specifying that control over voting rights are to pass to the Lender.

11.3 Other undertakings

- (a) Until the Security created by this Deed becomes enforceable, the Chargor shall be entitled to receive and retain all Dividends paid or payable in relation to the Investments.
- (b) After the Security created by this Deed becomes enforceable, all Dividends in respect of the Investments will be payable to the Lender and may be applied by the Lender in reduction of the Secured Obligations whether or not any such Investment is registered in the name of the Lender or its nominee or in the name of the Chargor or its nominee.
- (c) The Chargor shall not nominate any person, other than the Lender (or its nominee), to enjoy or exercise any right relating to any of the Investments whether pursuant to Part 9 of the Companies Act 2006 or otherwise.
- (d) At any time when any Investments have been registered in the name of the Lender (or its nominee), the Lender (or its nominee) will not be under any duty to ensure that any Dividends or other monies payable in respect of such Investments are duly and promptly paid or received by it (or its nominee), or to verify that the correct amounts are paid or received by it (or its nominee), or to take any action in connection with the taking up of any (or any offer of any) stocks, shares, rights, monies or other property paid, distributed, accruing or offered at any time by way of interest, dividend, redemption,

bonus, rights, preference, option, warrant or otherwise on or in respect of such Investments.

- (e) Until the Security created by this Deed becomes enforceable, the Lender shall use its reasonable endeavours to forward to the Chargor all material notices, correspondence and other communication it receives in relation to the Investments.
- (f) The Chargor shall indemnify the Lender (or its nominee) against any loss or liability incurred by the Lender (or its nominee) as a consequence of the Lender (or its nominee) acting at the direction of a Chargor in respect of the Investments.
- (g) The Chargor shall pay when due all calls or other payments that may be or become due in respect of any of the Investments. In the case of a default by the Chargor in such payment, the Lender may make such payment on behalf of the Chargor in which case any sums paid by the Lender shall be reimbursed (together with interest at the rate applicable under Clause 2.3 (*Interest*) for the period from and including the date incurred up to and excluding the date reimbursed) by the Chargor to the Lender on demand.

11.4 Exercise of rights on Voting Event

- (a) On and after the occurrence of a Voting Event, the Lender (or its nominee) may exercise or refrain from exercising any voting rights, powers and other rights in respect of the Investments in each case in the name of the Chargor, the registered holder or otherwise and without any further consent or authority on the part of the Chargor and irrespective of any direction given by the Chargor.
- (b) The Chargor irrevocably appoints the Lender (or its nominee) as its proxy to exercise all voting rights in respect of the Investments with effect from the occurrence of a Voting Event to the extent that such Investments remain registered in its name.

11.5 Clearance systems

- (a) The Chargor shall, if so requested by the Lender:
 - (i) instruct or request its nominee or custodian to instruct any clearance system (including, but not limited to, CREST) to transfer any Investment held by it or its nominee or custodian for the Chargor to an account of the Lender or its nominee with that clearance system; and
 - (ii) take whatever action the Lender may request for the dematerialisation or rematerialisation of any Investments held in a clearance system.
- (b) The Lender may, at the expense of the Chargor, take whatever action the Lender considers necessary for the dematerialisation or rematerialisation of the Investments.

11.6 Custodian arrangements

The Chargor shall:

- (a) promptly give notice of this Deed to any custodian of any Investment in any form which the Lender may reasonably require; and
- (b) use reasonable endeavours to ensure that the custodian acknowledges that notice in any form which the Lender may reasonably require.

12. Insurance

12.1 Cover

The Chargor shall insure its business and assets with insurance companies to such an extent and against such risks as companies engaged in a similar business normally insure.

12.2 Other undertakings

- (a) The Chargor will promptly pay all premiums and take all reasonable and practicable steps to preserve and enforce its rights and remedies under or in respect of each Insurance Policy.
- (b) The Chargor shall supply to the Lender on request copies of each Insurance Policy together with the current applicable premium receipts.

12.3 Proceeds

All money received under any Insurance Policy shall be applied:

- (a) until the Security created by this Deed becomes enforceable, in making good the relevant loss or damage (any deficiency being made good by the Chargor); and
- (b) after the Security created by this Deed becomes enforceable, in or towards discharge of the Secured Obligations.

Any such money received by the Chargor shall be held on trust for the Lender.

12.4 Notice of assignment

The Chargor shall deliver to each insurer (with a copy to the Lender) in respect of each Insurance Policy the proceeds of which are assigned pursuant to Clause 4.10 (*Insurances*), a notice of assignment substantially in the form set out in Schedule 4 (*Form of Notice of Assignment of Insurances*) duly executed by it promptly following execution of this Deed or promptly upon the Chargor entering into a new Insurance Policy and in each case within 1 Business Day of the same. The Chargor shall use all reasonable endeavours to procure that each notice is acknowledged promptly by the relevant counterparty.

12.5 Leasehold property

If any part of the Security Assets is held by the Chargor under a Lease or subject to a prior Security, this Clause shall apply to the extent compatible with the terms of the relevant Lease or prior Security.

13. Contracts

13.1 Performance

- (a) The Chargor shall duly and promptly perform its obligations and enforce and diligently pursue its rights under each Charged Contract.
- (b) Until the Security created by this Deed becomes enforceable, the Chargor shall remain entitled to exercise its rights and remedies under or in respect of the Charged Contracts.

- (c) The Chargor shall take all reasonable and practicable steps to preserve and enforce its rights and remedies under or in respect of Charged Contracts.
- (d) The Chargor shall give notice to the Lender forthwith in writing of any breach of any Charged Contract or right of rescission or termination arising under any Charged Contract together (where such breach is by the Chargor) with its proposals for causing any breach to be remedied and, subject to the Lender's approval of such proposals, forthwith implement them at the Chargor's expense to the satisfaction of the Lender.

13.2 Assignment

Upon request by the Lender at any time, the Chargor shall execute a legal assignment of any Charged Contract to the Lender and give notice of such assignment to the counterparty and use reasonable endeavours to procure that each relevant counterparty acknowledges that notice

13.3 Notice of security

In respect of each Charged Contract, unless the Lender has made a request pursuant to Clause 13.2 (*Assignment*) above the Chargor shall deliver a notice of charge substantially in the form set out in Schedule 5 (*Form of notice of charge of Charged Contract*) duly executed by it:

- (a) in respect of any Charged Contract which is a Customer Loan, immediately following a request by the Lender after the Security created by this Deed becomes enforceable; and
- (b) in respect of any Charged Contract which is not a Customer Loan, promptly following execution of this Deed or promptly upon the Chargor entering into that Charged Contract and in each case within 1 Business Day of the same.

13.4 No changes to lending criteria or Standard Customer Loan Documentation

The Chargor shall not make any changes to its lending criteria or its Standard Customer Loan Documentation, in any way which would be adverse to the interests of the Lender, without the prior written consent of the Lender.

13.5 Copies

- (a) The Chargor shall supply to the Lender on request copies of each Charged Contract and any other information and documentation relating to any Charged Contract.
- (b) The Chargor shall supply to the Lender on request all material documentation relating to the Customer Loans (including any property deeds and finance documentation).

13.6 No restrictions on assignment

The Chargor shall ensure that no Charged Contract which it enters into after the date of this Deed shall contain restrictions which would cause it to be excluded from the charges or assignments contained in Clauses 4 (*Fixed Security*) or 5 (*Floating Security*).

13.7 Exercise of rights after Security becomes enforceable

After the Security created by this Deed becomes enforceable, the Lender may exercise (without any further consent or authority on the part of the Chargor and irrespective of any direction given by the Chargor) the Chargor's rights and remedies (including direction of any payments to the Lender) under or in respect of any Charged Contract.

14. Intellectual Property

14.1 Preservation

The Chargor shall preserve and maintain the subsistence and validity of the Intellectual Property necessary for its business.

14.2 Infringements

The Chargor shall prevent any infringement in any material respect of its Intellectual Property and immediately notify the Lender if it becomes aware of any infringement or suspected infringement or any challenge to the validity, enforceability or ownership of its Intellectual Property and supply the Lender with all relevant information in relation to it.

14.3 Registrations

The Chargor shall make registrations and pay all registration and renewal fees and taxes necessary to maintain its Intellectual Property in full force and effect and record its interest in that Intellectual Property.

14.4 Use of Intellectual Property

The Chargor shall not use or permit its Intellectual Property to be used in a way or take any step or omit to take any step in respect of its Intellectual Property which may materially and adversely affect the existence or value of its Intellectual Property or imperil its right to use its Intellectual Property.

14.5 Fees

The Chargor shall pay all renewal and other fees which may become payable in respect of its Intellectual Property before or as soon as they become due and produce to the Lender on demand a receipt for such fees or other evidence of payment of those fees.

14.6 Not abandon Intellectual Property

The Chargor shall not abandon, cancel or allow any of its Intellectual Property to become void, lapse or to become vulnerable to attack for non-use or otherwise.

14.7 Detect infringements

The Chargor shall use all reasonable endeavours to detect any material infringement of, or challenge to, any of its Intellectual Property and, immediately after becoming aware of such material infringement or challenge, inform the Lender and take such steps at the cost of the Chargor as the Lender shall reasonably consider necessary or desirable in order to protect its Intellectual Property in relation to any infringement of or challenge to any of its Intellectual Property.

14.8 Notification of new Intellectual Property

The Chargor shall promptly notify the Lender of the creation or acquisition by it of any new Intellectual Property.

14.9 Further assurance

The Chargor shall promptly and at its own expense take all such steps and execute all such documents as the Lender reasonably requires in relation to the registration of the Lender's interest under this Deed in or in relation to its Intellectual Property or to record the interest of the Lender in any registers relating to any such Intellectual Property.

14.10 Other undertakings

The Chargor shall promptly provide details to the Lender of any Intellectual Property that the Chargor considers (acting reasonably) is required to conduct its business or any part of it unless such details are set out in Schedule 1 Part 2 (*Security Assets*).

15. Power to remedy**15.1 Lender's powers**

If the Chargor fails to comply with any of the covenants or obligations set out in this Deed or fails to perform its obligations affecting the Security Assets, and such failure is not remedied promptly to the satisfaction of the Lender, the Chargor will allow the Lender, its agents or contractors to take such action on behalf of the Chargor as may be necessary to ensure that such covenants and obligations are complied with. Such action may include, but is not limited to:

- (a) entering the Chargor's Real Property and carrying out any repairs or other works which the Chargor has failed to do; and
- (b) taking such action as the Lender considers necessary or appropriate to comply with or object to any notice served on the Chargor in respect of its Real Property,

and the Lender shall not, by taking any such action, become liable as a mortgagee in possession.

15.2 Reimbursement of expenses

The Chargor shall reimburse the Lender on demand for all costs and expenses incurred by the Lender in anything done pursuant to the powers contained in Clause 15.1 (*Lender's powers*) together with interest from the date of payment by the Lender until the reimbursement calculated in accordance with Clause 2.3 (*Interest*).

16. When Security becomes enforceable**16.1 Timing**

The Security created by this Deed shall, for all purposes, become immediately enforceable:

- (a) upon the Lender demanding the payment or discharge of all or any part of the Secured Obligations as are due but unpaid; or
- (b) if the Chargor requests the Lender to exercise any of its powers under this Deed.

16.2 Enforcement

After this Security has become enforceable, the Lender may in its absolute discretion enforce all or any part of this Security in any manner it sees fit.

17. Enforcement of Security

17.1 Lender's powers

Immediately upon this Security becoming enforceable or at any time thereafter the Lender may do all or any of the following:

- (a) exercise the power of sale and all other rights, powers and discretions conferred on mortgagees by section 101 of the Act as varied or extended by this Deed;
- (b) appoint one or more qualified persons as an Administrator of the Chargor (to act together or independently of any others so appointed) in accordance with schedule B1 to the Insolvency Act 1986, and for this purpose "qualified person" means a person who, under the Insolvency Act 1986, is qualified to act as an administrator of any company with respect to which he is appointed;
- (c) subject to section 72A of and paragraph 43 of schedule A1 to the Insolvency Act 1986, appoint one or more persons as a Receiver of all or any part of the Security Assets;
- (d) exercise all the rights, powers and discretions conferred on a Receiver by this Deed, the Act, the Insolvency Act 1986 or otherwise by law, without first appointing a Receiver or notwithstanding the appointment of a Receiver;
- (e) by notice to the Chargor end the Chargor's right to possession of all or any of its Real Property and enter into possession of all or such part of such Real Property;
- (f) exercise all other powers conferred on mortgagees or receivers by law;
- (g) to the extent that this Deed constitutes a "security financial collateral arrangement" as defined in the Regulations, without notice to the Chargor, appropriate any Security Asset which constitutes "financial collateral" as defined in the Regulations in or towards satisfaction of the Secured Obligations and for this purpose the value of the financial collateral so appropriated shall be:
 - (i) in the case of cash, the amount standing to the credit of each relevant account together with any accrued but unposted interest at the time the right of appropriation is exercised;
 - (ii) in the case of any Investment the market price of such Investment at the time the right of appropriation is exercised determined by the Lender in a commercially reasonable manner (including by reference to a public index or independent valuation or other procedure selected by the Lender acting reasonably);
 - (iii) in the case of any other Security Asset, such amount as the Lender determines having taken into account advice obtained by it from an independent investment or accounting firm of national standing selected by it.

The Chargor agrees that the methods of valuation provided for in this Clause are commercially reasonable for the purposes of the Regulations.

17.2 Consideration on a disposal

The consideration for any sale or other disposal of the Security Assets by the Lender or any Receiver in the exercise of their respective powers may (in addition to that permitted under the

Act on a sale by a mortgagee) consist of cash, shares, securities, debentures or other valuable consideration, may fluctuate according to or dependent upon profit or turnover or be determined by a third party, and may be payable in a lump sum or in instalments (with or without security).

17.3 Leasing

The statutory powers of leasing conferred on the Lender are extended so as to authorise the Lender to lease, make agreements for leases, accept surrenders of leases and grant options as the Lender may think fit and without the need to comply with any provision of sections 99 or 100 of the Act, and may be exercised by the Lender at any time after this Security has become enforceable. Any lease granted will bind any holder of a subsequent Security deriving title under the Lender.

17.4 Protection of third parties

No person (including a purchaser) dealing with the Lender or a Receiver will be concerned to enquire:

- (a) whether the Secured Obligations have become payable;
- (b) whether any right or power which the Lender or a Receiver is purporting to exercise has arisen or become exercisable;
- (c) whether any money remains due under this Deed or in respect of the Secured Obligations;
- (d) how any money paid to the Lender or to a Receiver is to be applied; or
- (e) as to the propriety or regularity of such dealings.

17.5 Redemption of prior mortgages

At any time after this Security has become enforceable, the Lender may redeem any prior Security against any Security Asset, and/or procure the transfer of that Security to itself, and/or settle and pass the accounts of the prior mortgagee, chargee or encumbrancer. Any accounts so settled and passed shall be conclusive and binding on the Chargor. All principal moneys, interest, costs, charges and expenses of and incidental to any such redemption and/or transfer shall be paid by the Chargor to the Lender on demand and form part of the Secured Obligations.

17.6 Receipts

The receipt of the Lender or the Receiver shall be an absolute and a conclusive discharge to a purchaser and shall relieve it of any obligation to see to the application of any moneys paid to or by the direction of the Lender or the Receiver.

17.7 General

- (a) For the purposes of all rights, powers and discretions implied by statute or arising by law, the Secured Obligations are deemed to have become due and payable on the date of this Deed.
- (b) The power of sale and all other powers conferred on mortgagees by section 101 of the Act as varied or extended by this Deed shall arise on the execution of this Deed by the Chargor.

- (c) Section 103 of the Act (restricting the power of sale) and section 93 of the Act (restricting the right of consolidation) do not apply to this Security.
- (d) The power to appoint a Receiver pursuant to Clause 17.1 (*Lender's powers*) is in addition to the power to appoint a Receiver under section 101 of the Act. Section 109(1) of the Act does not apply to this Deed.

18. Receiver

18.1 Appointment

Any appointment of a Receiver by the Lender shall be by deed or in writing under its hand.

18.2 Extension of appointment

If a Receiver is appointed of part of the Security Assets, the Lender may subsequently extend the appointment to all or any other part of the Security Assets or appoint another Receiver of any other part of the Security Assets.

18.3 Removal

The Lender may by writing under its hand or by deed (subject to any requirement for an order of the court in the case of an administrative receiver):

- (a) remove any Receiver appointed by it; and
- (b) whenever it deems it expedient, appoint a new Receiver to be an additional Receiver or in the place of any Receiver whose appointment may for any reason have terminated.

18.4 Remuneration

The Lender may appoint any Receiver upon such terms as to remuneration and otherwise as the Lender thinks fit, and the maximum rate specified in section 109(6) of the Act will not apply.

18.5 Payments to the Lender

Only monies actually paid by a Receiver to the Lender in satisfaction or discharge of the Secured Obligations shall be capable of being applied by the Lender for that purpose.

18.6 Agent of the Chargor

Each Receiver shall be the agent of the Chargor for all purposes and accordingly is deemed to be in the same position as a Receiver duly appointed by a mortgagee under the Act. The Chargor alone shall be responsible for his remuneration and for his contracts, engagements, acts, omissions, defaults and losses and for liabilities incurred by him and the Lender shall not incur any liability (either to the Chargor or to any other person) by reason of the Lender making his appointment as a Receiver or for any other reason. If a liquidator is appointed in respect of the Chargor, the Receiver shall act as principal and not as agent of the Lender.

18.7 Receivers of the same assets

If at any time any two or more persons appointed by the Lender hold office as Receivers of the same assets or income, each of them may (unless otherwise stated in the instrument(s) appointing them) exercise all rights, powers and discretions conferred on Receivers by this Deed individually and to the exclusion of the other or others of them.

19. Powers of Receiver

19.1 General powers

A Receiver has (subject to any limitation or restriction expressed in the instrument appointing him) all the rights, powers and discretions set out below in this Clause 19 in addition to those conferred on the Receiver by any law or otherwise conferred by this Deed. Such rights, powers and discretions include (without limitation):

- (a) in the case of an administrative receiver all the rights, powers and discretions conferred on an administrative receiver under the Insolvency Act 1986;
- (b) otherwise, all the rights, powers and discretions conferred on a receiver (or receiver or manager) under the Act or the Insolvency Act 1986.

19.2 Possession

A Receiver may take immediate possession of, collect and get in any Security Asset.

19.3 Comply with undertakings

A Receiver may comply with and perform all of the undertakings and covenants of the Chargor contained in this Deed.

19.4 Carry on business

A Receiver may carry on, manage, develop, amalgamate, reconstruct or diversify the whole or any part of the Chargor's business and, where the Chargor has one or more Subsidiaries, may supervise, control and finance any such Subsidiary or business.

19.5 Building operations

A Receiver may commence and/or complete any building operations or development on any Real Property subject to any of this Security and apply for and obtain any planning permissions, building regulation approvals and any other permissions, consents or licences, and may appoint and enter into contracts with building and engineering contractors or other contractors or professional advisors, in each such case as he may think fit.

19.6 Repairs

A Receiver may repair, decorate, maintain, furnish, alter or improve the Security Assets.

19.7 Borrow money

A Receiver may raise or borrow money either unsecured or on the security of any Security Asset either in priority to this Security or otherwise and generally on such terms as he may think fit.

19.8 Subsidiaries

A Receiver may form a Subsidiary of the Chargor and transfer any Security Asset to that Subsidiary on such terms and conditions as he thinks fit.

19.9 Leasehold property

If the Real Property subject to any of this Security is leasehold a Receiver may vary the terms of or surrender the lease and/or take a new lease of such Real Property on such terms as he may think fit. Any such new lease shall automatically be charged to the Lender on the terms of this Deed so far as applicable, but a Receiver shall if requested by the Lender execute a formal legal charge over such new lease in favour of the Lender in such form as the Lender may require.

19.10 Power of sale

A Receiver may sell, transfer, assign, exchange, hire out, lend or otherwise convert into money or realise or dispose of the Security Assets or concur in any of the same, either by public auction or private contract or in any other manner, and generally in such manner and on such terms and conditions and for such consideration as he may think fit. Equipment, other than landlord's fixtures (where the Real Property subject to this Security is leasehold), may be severed and sold separately from such Real Property.

19.11 Leases

A Receiver may grant Leases of Real Property subject to this Security for any term and at any rent, with or without a premium, and otherwise on such terms and conditions as he may think fit and may accept surrenders of such Leases on such terms as he may think fit, with or without a premium to or by any tenant or other person.

19.12 Transfers and other disposals

A Receiver may carry any sale, letting or other disposal into effect by transferring, letting or otherwise making such disposal in the name of the Chargor and for that purpose may give valid receipts for all moneys and enter into covenants and contractual obligations in the name of and so as to bind the Chargor.

19.13 Legal actions

A Receiver may bring, prosecute, enforce, defend and abandon all actions, suits and proceedings in relation to the Security Assets or the business of the Chargor as he may think fit.

19.14 Obligations in relation to the Security Assets

A Receiver may enter into, perform, repudiate, rescind, rectify or vary contracts, bonds, covenants, commitments, guarantees, indemnities and similar matters in relation to the Security Assets and may make all payments needed to effect, maintain, perform or satisfy any of the same.

19.15 Settle disputes

A Receiver may settle, adjust, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any person who is or claims to be a creditor of the Chargor or relating in any way to the Security Assets.

19.16 Insurance

A Receiver may effect such insurances of or in connection with the Security Assets as he may think fit.

19.17 Employees

A Receiver may engage or employ or dismiss managers, officers, contractors, agents, servants, workmen and others for any of the purposes referred to in this Clause 19 upon such terms as to remuneration or otherwise as he may think fit.

19.18 Prior Security

A Receiver may redeem, discharge or compromise any prior Security and settle the account of encumbrances on such terms as he may think fit.

19.19 Act in the Chargor's name

A Receiver may do all acts and execute in the name and on behalf of the Chargor, any deed, receipt or other document.

19.20 VAT

A Receiver may make such elections, registrations and applications for VAT purposes as he may think fit, and may do so in, or use the Chargor's name, for any such purpose.

19.21 Credit and guarantees

A Receiver may lend money or extend credit to any customer of the Chargor, enter into bonds, covenants, commitments, guarantees, indemnities or like matters and make all requisite payments to effect, maintain or satisfy the same.

19.22 Other acts

A Receiver may do all other acts and things which he may consider to be necessary, expedient or desirable for preserving, improving or realising any Security Asset or the getting in and collection of the Security Assets (or any assets which when got in would constitute Security Assets) or which are incidental or conducive to any of the rights, powers and discretions conferred on a Receiver by or pursuant to this Deed or by law.

19.23 Other powers

A Receiver may exercise in relation to the Security Assets all powers, authorities and things which he could exercise if he were the absolute beneficial owner of the Security Assets.

20. Exclusion of liability**20.1 No obligation to recover**

Neither the Lender nor any Receiver is under any obligation to take action to collect any money or enforce any rights comprised in the Security Assets whether or not it is in possession of the relevant Security Assets.

20.2 No liability as mortgagee in possession

Neither the Lender nor any Receiver shall be liable, by reason of entering into possession of the Security Assets to account as mortgagee or be liable for any loss on realisation or for any default or omission for which a mortgagee might be liable.

20.3 Possession

If the Lender or any Receiver shall take possession of the Security Assets it or he may at any time go out of possession. The Chargor will remain liable to observe and perform all conditions and obligations relating to the Security Assets.

20.4 Losses on enforcement

The Lender or any Receiver will not be liable to the Chargor for any loss or damage arising from:

- (a) any sale of any Security Asset;
- (b) any act, default or omission of the Lender or any Receiver in relation to any Security Asset; or
- (c) any exercise or non-exercise by the Lender or any Receiver of any power conferred upon it in relation to any Security Asset by or pursuant to this Deed or by the Act.

21. Application of proceeds**21.1 Order of application**

Subject to any claims having priority to this Security all money recovered by the Lender or any Receiver as a result of the enforcement of this Deed or otherwise by reason of this Security will be applied in the following order:

- (a) in payment of all costs, fees, taxes and expenses incurred by the Lender or any Receiver in or pursuant to the exercise of the powers set out in this Deed and all other outgoings properly payable by any Receiver;
- (b) in payment of remuneration to any Receiver;
- (c) in or towards payment of the Secured Obligations; and
- (d) the balance (if any) will be applied as required by law.

The Lender may at any time vary such order in its absolute discretion.

21.2 Contingent or future liabilities

If any money is received by the Lender or a Receiver as a result of the enforcement of or otherwise by reason of this Security at a time when the Secured Obligations include contingent or future liabilities the Lender or any Receiver may hold some or all of such money in an interest bearing suspense account.

21.3 Insurance moneys

Any insurance moneys received by a Receiver deriving from any Insurance Policy which form part of the Security Assets shall be applied in accordance with Clause 12.3 (*Proceeds*) and section 109(8) of the Act shall not apply.

22. Expenses and payments**22.1 Enforcement and preservation costs**

All costs and expenses (including legal fees), charges and liabilities incurred in connection with the negotiation, preparation, printing, execution, registration and perfection, enforcement of, or the preservation of any rights under, this Deed by the Lender or any Receiver shall be paid by the Chargor to the Lender on demand.

22.2 Indemnity

The Chargor shall indemnify the Lender and any Receiver upon demand against all liabilities, claims and expenses whether arising out of contract or in tort or in any other way which may at any time be incurred by any of them in connection with this Deed or for anything done or omitted to be done in the exercise or purported exercise of their powers pursuant to this Deed.

22.3 Stamp taxes

The Chargor shall pay and, within three Business Days of demand, indemnify and/or secure the Lender and any Receiver against any cost, loss or liability the Lender or Receiver incurs in relation to all stamp duty, stamp duty land tax, registration and other similar taxes payable in respect of or in connection with the entry into, performance or enforcement against the Chargor of this Deed.

22.4 VAT

Where this Deed requires the Chargor to reimburse or indemnify and/or secure the Lender or any Receiver for any costs or expenses the Chargor shall at the same time pay and indemnify and/or secure the Lender or any Receiver against all VAT incurred by the Lender or any Receiver in respect of the costs and expenses to the extent that the Lender or any Receiver determines that it is not entitled to credit or repayment of the VAT. All amounts payable by the Chargor under this Deed are exclusive of VAT. The Chargor will, in addition, pay any applicable VAT on those amounts.

23. Delegation of powers by Lender or Receiver**23.1 Delegation**

The Lender and (to the fullest extent permitted by law) any Receiver may delegate by power of attorney or in any other manner to any person any right, power or discretion exercisable by it under this Deed. Any such delegation may be made upon the terms (including power to sub-delegate) and subject to any conditions or regulations which the Lender or Receiver (as the case may be) may think fit.

23.2 No liability for delegates

Neither the Lender nor any Receiver will be in any way liable or responsible to the Chargor for any loss or liability arising from any act, default, omission or misconduct on the part of any such delegate or sub-delegate.

23.3 Construction of this Deed

References in this Deed to the Lender or a Receiver shall be deemed to include references to any delegate of the Lender or Receiver appointed in accordance with this Clause 23.3.

24. Further assurance

When required by the Lender or any Receiver the Chargor shall, at its own cost:

- (a) execute any documents or do any other thing which the Lender or any Receiver may require for perfecting or protecting any Security created or intended to be created by this Deed or in connection with the exercise of any rights, powers or discretions given to the Lender or any Receiver under this Deed; and
- (b) convey, transfer, assign or otherwise deal with any Security Assets in such manner as the Lender or any Receiver may require in connection with any enforcement of any of this Security.

25. Power of attorney**25.1 Grant of power of attorney**

The Chargor, by way of security, irrevocably and severally appoints the Lender and each Receiver to be its attorney in its name and on its behalf to take any action which the Chargor is or may be obliged to take under or pursuant to this Deed or which the Lender or any Receiver in its or his sole and absolute discretion considers to be requisite, expedient or appropriate in order to carry any sale, lease or other disposal into effect, or to execute any deed, document or instrument, or to convey or transfer any legal estate or other interest in any asset, or to get in the Security Assets, or generally to enable the Lender or a Receiver to exercise the respective rights, powers and discretions conferred on them by or pursuant to this Deed or by law.

25.2 Ratification

The Chargor agrees to ratify and confirm whatever any such attorney shall do, or attempt to do, in the exercise or purported exercise of the power of attorney granted under this Clause 25.

25.3 Appropriation

The power of attorney conferred on the Lender and each Receiver shall continue notwithstanding the exercise by the Lender of any right of appropriation pursuant to Clause 15.1 (*Lenders' powers*).

26. Non-release provisions**26.1 Waiver of defences**

The obligations and liabilities of the Chargor under this Deed and this Security will not be affected by an act, omission or thing (whether or not known to it or the Lender) which, but for this Clause, would reduce, release or prejudice any of such obligations and liabilities or Security including:

- (a) any time, waiver or consent granted to, or composition with, any person;
- (b) the release of any person under the terms of any composition or arrangement;
- (c) the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or Security over property of, any person;
- (d) any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any Security;

- (e) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of any person;
- (f) any amalgamation, merger or reconstruction of the Lender with any other person or any sale or transfer of the whole or any part of the assets of the Lender to any other person;
- (g) the existence of any claim, set-off or other rights which any other person may have at any time against the Lender, whether in connection with the Secured Obligations or otherwise;
- (h) any novation, amendment (however fundamental) or replacement of any document evidencing the Secured Obligations or any other document or Security;
- (i) any obligation of any person under any document evidencing the Secured Obligations or any other document or Security being void, voidable, invalid, unenforceable or otherwise irrecoverable; or
- (j) any insolvency or similar proceedings.

26.2 Immediate recourse

The Chargor waives any right it may have of first requiring the Lender to proceed against or enforce any other rights or Security or claim payment from any person before enforcing this Security. This waiver applies irrespective of any law or any provision of any document to the contrary.

26.3 Appropriations

During the Security Period the Lender may:

- (a) refrain from applying or enforcing any moneys, Security or rights held or received by it (or any trustee or agent on its behalf) in respect of the Secured Obligations, or, subject to Clause 21 (*Application of proceeds*), apply and enforce the same in such manner and order as it sees fit (whether against the Secured Obligations or otherwise) and the Chargor shall not be entitled to the benefit of the same; and
- (b) hold in an interest bearing suspense account any moneys received from the Chargor for or on account of the Secured Obligations.

26.4 Deferral of Chargor's rights

Until the expiry of the Security Period and unless the Lender otherwise directs, the Chargor will not exercise any rights which it may have by reason of the enforcement of this Deed to:

- (a) be indemnified by any other Obligor;
- (b) claim any contribution from any other Obligor or any other person in respect of any obligations and liabilities of that person in respect of the Secured Obligations;
- (c) take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Lender in respect of the Secured Obligations or of any other guarantee or security taken pursuant to, or in connection with, the Secured Obligations by the Lender;

- (d) bring legal or other proceedings for an order requiring any Obligor to make any payment, or perform any obligation, in respect of which the Chargor has given Security under this Deed;
- (e) exercise any right of set-off against any Obligor;
- (f) exercise any right of quasi-retainer or other analogous equitable right; and/or
- (g) claim or prove as a creditor of any Obligor in competition with the Lender.

26.5 Turnover

If the Chargor receives any benefit, payment or distribution in relation to the rights referred to in Clause 26.4 (*Deferral of Chargor's rights*) it shall hold that benefit, payment or distribution on trust for the Lender and shall promptly pay or transfer the same to the Lender or as the Lender may direct for application in or towards discharge of the Secured Obligations.

27. Release and recourse

27.1 Release of Security Assets

Upon the expiry of the Security Period (but not otherwise), the Lender shall, at the request and cost of the Chargor:

- (a) take whatever action is necessary to release the Security Assets from, and/or to cancel, this Security; and
- (b) reassign or procure the reassignment to the Chargor of the assets assigned by it to the Lender pursuant to this Deed,

in each case subject to Clause 27.2 (*Releases conditional*) and without recourse to, or any representation or warranty by, the Lender or any of its nominees.

27.2 Releases conditional

Any settlement, release or discharge under this Deed between the Lender and the Chargor will be conditional upon no security or payment to the Lender by the Chargor or any other person being avoided or set aside or ordered to be refunded or reduced by virtue of any provision or enactment relating to bankruptcy, winding-up, administration or insolvency for the time being in force, and if such condition is not satisfied, the Lender will be entitled to recover from the Chargor on demand the value of such security or the amount of any such payment as if such settlement, release or discharge had not occurred and/or to enforce this Security to the full extent of the Secured Obligations. The Lender may concede or compromise any claim that any payment, security or disposition is liable to avoidance, refund or reduction.

28. Benefit of this Deed

28.1 Assignment by the Lender

The Lender may at any time assign or transfer all or any part of its rights, and/or obligations under this Deed without the consent of the Chargor. The Chargor shall enter into any documents specified by the Lender to be necessary to give effect to such assignment or transfer.

28.2 No assignment by the Chargor

The Chargor may not assign or transfer all or any part of its rights and/or obligations under this Deed.

28.3 Disclosure of information

The Lender may disclose to:

- (a) any person to (or through) whom it assigns or transfers (or may potentially assign or transfer) this Security or all or any of its rights and obligations under this Deed;
- (b) any Receiver or proposed replacement or additional Receiver;
- (c) any person with (or through) whom it enters into (or may potentially enter into) any arrangement in relation to, or any other transaction under which payments are to be made by reference to, the Secured Obligations; or
- (d) any person to whom, and to the extent that, information is required to be disclosed by any applicable law or regulation,

any information about the Chargor and this Deed as the Lender shall consider appropriate.

28.4 Change in name or constitution

This Deed shall remain valid and enforceable notwithstanding any change in the name, composition or constitution of any party or any merger, amalgamation or consolidation of such party with any other corporation or any reconstruction or reorganisation of any kind.

29. Notices**29.1 Communications in writing**

Any communication to be made under or in connection with this Deed shall be made in writing and, unless otherwise stated, may be made by letter or by email.

29.2 Addresses

- (a) Subject to paragraph (a) below, the address and email address (and the department or officer, if any, for whose attention the communication is to be made) of each party for any communication or document to be made or delivered under or in connection with this Deed is in the case of the Lender and the Chargor, that identified with its name below, or any substitute address and email address or department or officer as the Chargor may notify to the Lender (or the Lender may notify to the Chargor, if a change is made by the Lender) by not less than five Business Days' notice.
- (b) A notice, communication or document by the Lender shall also be effective if sent to or left at the Chargor's registered office or the address or email address of the Chargor last known to the Lender.

29.3 Method and receipt

- (a) Any communication or document made or delivered by one person to another under or in connection with this Deed will only be effective:

- (i) if by way of email, when received in legible form; or
- (ii) if by way of letter, when it has been left at the relevant address or five Business Days after being deposited in the post postage prepaid in an envelope addressed to it at that address,

and, if a particular department or officer is specified as part of its address details provided under Clause 29.2 (*Addresses*), if addressed to that department or officer.

- (b) Any communication or document to be made or delivered to the Lender will be effective only when actually received by the Lender in and then only if it is expressly marked for the attention of the department or officer identified with the Lender's signature below (or any substitute department or officer as the Lender shall specify for this purpose).
- (c) Any communication or document which becomes effective, in accordance with paragraphs (a) or (b) above, after 5.00 p.m. in the place of receipt shall be deemed only to become effective on the following day.

29.4 English language

Any notice given under or in connection with this Deed must be in English.

30. Miscellaneous

30.1 Continuing security

This Security is continuing and will extend to the ultimate balance of all the Secured Obligations, regardless of any intermediate payment or discharge in whole or in part.

30.2 Additional Security

This Security is in addition to and is not in any way prejudiced by any bill, note, guarantee, indemnity or other Security now or subsequently held by the Lender for any of the Secured Obligations.

30.3 New accounts

If the Lender receives, or is deemed to be affected by, notice, whether actual or constructive, of any subsequent Security or other interest affecting any Security Asset and/or the proceeds of sale of any Security Asset, or this Security for any reason ceases to be a continuing security in respect of the Chargor, the Lender may open a new account for the Chargor. If the Lender does not open a new account, it shall nevertheless be treated as if it had done so at the time when it received or was deemed to have received notice. As from that time all payments made to the Lender will be credited or be treated as having been credited to the new account and will not operate to reduce any amount for which this Deed is security.

30.4 No deduction or withholding

All payments made by the Chargor to the Lender under this Deed shall (save insofar as required by law to the contrary) be paid in full without set-off or counterclaim and free and clear of and without any deduction or withholding or payment for or on account of any present or future tax, levy, duty, impost or other charge or withholding of a similar nature. If the Chargor shall be required by law to effect any such deduction or withholding or payment the Chargor shall immediately pay to the Lender such additional amount as will result in the immediate receipt by

the Lender of the full amount which would otherwise have been received had no such deduction or withholding or payment been made.

30.5 Set-off

The Lender may set off any matured obligation owed by the Chargor to the Lender against any matured obligation owed by the Lender to the Chargor regardless of the place of payment, or currency of either obligation. If the obligations are in different currencies, the Lender may convert either obligation at a market rate of exchange for the purpose of the set-off in an amount estimated by it in good faith to be the amount of that obligation.

30.6 Remedies

No failure to exercise, nor any delay in exercising, on the part of the Lender, any right or remedy under this Deed, shall operate as a waiver, nor shall any single or partial exercise of any right or remedy prevent any further or other exercise or the exercise of any other right or remedy. The rights and remedies provided in this Deed are cumulative and not exclusive of any rights or remedies provided by law.

30.7 Waivers

A waiver given or consent granted by the Lender under this Deed will be effective only if given in writing and then only in the instance and for the purpose for which it is given.

30.8 Partial invalidity

If, at any time, any provision of this Deed is or becomes illegal, invalid 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.

30.9 Amendments

Any term of this Deed may be amended, varied or supplemented with the consent of the Lender and the Chargor and by an instrument in writing signed by the parties to this Deed and any such amendment, variation or supplement will be binding on the Lender and the Chargor.

30.10 Certificates and determinations

Any certification or determination by the Lender of a rate or amount under this Deed is, in the absence of manifest or proven error, conclusive evidence of the matters to which it relates.

30.11 Accounts

In any litigation or arbitration proceedings arising out of or in connection with this Deed, the entries made in the accounts maintained by the Lender are *prima facie* evidence of the matters to which they relate.

30.12 Currency

- (a) In this Clause, the "**Spot Rate**" means the Lender's spot rate of exchange for the purchase of any currency with any other currency in the London foreign exchange market.

- (b) The Lender may convert any moneys received, recovered or realised in any currency under this Deed (including the proceeds of any previous conversion under this Clause) from their existing currency into any other currency, by purchasing that other currency at the Spot Rate.
- (c) If the Chargor fails to pay any sum under this Deed on the due date, the Lender may, without notice to the Chargor, purchase at the Spot Rate any currency which the Lender considers necessary or desirable to cover the liabilities of the Chargor to pay that sum.

30.13 Currency indemnity

- (a) If any sum due from the Chargor under this Deed (a "**Sum**"), or any order, judgment or award given or made in relation to a Sum, has to be converted from the currency (the "**First Currency**") in which that Sum is payable into another currency (the "**Second Currency**") for the purpose of:
 - (i) making or filing a claim or proof against the Chargor; or
 - (ii) obtaining or enforcing an order, judgment or award in relation to any litigation or arbitration proceedings,

the Chargor shall as an independent obligation, within three Business Days of demand, indemnify and/or secure the Lender against any cost, loss or liability arising out of or as a result of the conversion including any discrepancy between (A) the rate of exchange used to convert that Sum from the First Currency into the Second Currency and (B) the rate or rates of exchange available to the Lender at the time of its receipt of that Sum.
- (b) The Chargor waives any right it may have in any jurisdiction to pay any amount under this Deed in a currency or currency unit other than that in which it is expressed to be payable.

30.14 Counterparts

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

31. Governing law

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

32. Enforcement

32.1 Jurisdiction

- (a) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute regarding the existence, validity or termination of this Deed or any non-contractual obligations arising out of or in connection with this Deed) (a "**Dispute**").
- (b) The Lender and the Chargor agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly neither of them will argue to the contrary.

- (c) This Clause 32.1 is for the benefit of the Lender only. As a result, the Lender shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Lender may take concurrent proceedings in any number of jurisdictions.

EXECUTED as a deed and delivered by the Chargor and signed on behalf of the Lender on the date stated at the beginning of this document.

Schedule 1

Security Assets

Part 1 – Investments

None

Part 2 – Intellectual Property**Patent/Trademark Registered
Design/Application Number****Country****Proprietor**

None

Part 3 – Real Property

Registered Land

**Country and District (or London
Borough)****Address or Description****Title No.**

None

Part 4– Accounts

Account Bank	Account Name	Account Number	Sort Code	Status
Barclays Bank Plc	Collections Account	██████████	██████████	Not Blocked
Barclays Bank Plc	Operating Account	██████████	██████████	Not Blocked

Schedule 2

Notice to Account Bank (for accounts other than a Blocked Account)

To: *[Account Bank]*

[Date]

Dear Sirs

Security Agreement dated [•] (the "Security Agreement") between Devon and Cornwall Securities Limited and Shawbrook Bank Limited (the "Lender")

1. This letter constitutes notice to you that under the Security Agreement we have charged by way of first fixed charge in favour of the Lender all our rights, title and interest in all sums of money which may now or in the future be held with you for our account in the accounts identified in the schedule to this notice and to any other accounts from time to time maintained with you by us (the "**Accounts**") together with all interest from time to time earned on such sums and the debts represented by such sums and interest.
2. We hereby irrevocably instruct and authorise you:
 - (a) to credit to each Account all interest from time to time earned on the sums of money held in each Account;
 - (b) to disclose to the Lender, without any reference to or further authority from us and without any liability or inquiry by you as to the justification for such disclosure, such information relating to each Account and the sums in each Account as the Lender may, at any time and from time to time, request you to disclose to it;
 - (c) prior to receipt by you of a written notice from the Lender that the security created under the Security Agreement has become enforceable (a "**Default Notice**"), to continue to act upon our instructions in relation to each Account; and
 - (d) following receipt by you of a Default Notice:
 - (i) to hold all sums from time to time standing to the credit of each Account in our name with you to the order of the Lender;
 - (ii) to pay or release all or any part of the sums from time to time standing to the credit of each Account in our name with you only in accordance with the written instructions of the Lender at any time and from time to time; and
 - (iii) to comply with the terms of any written notice or instructions in any way relating to each Account or the sums standing to the credit of each Account from time to time which you may receive at any time from the Lender without any reference to or further authority from us and without any liability or inquiry by you as to the justification for or validity of such notice or instructions.
3. By counter-signing this notice, the Lender confirms that we may make withdrawals from the Account until such time as the Lender shall notify you in writing that the security created under the Security Agreement has become enforceable and further confirming that our permission is withdrawn, whereupon we will not be permitted to withdraw any amounts from each Account without the prior written consent of the Lender.

4. These instructions cannot be revoked or varied without the prior written consent of the Lender. This notice is governed by English law.
5. Please confirm your acceptance of the above instructions by returning the attached acknowledgement to the Lender with a copy to ourselves.

Yours faithfully

.....

for and on behalf of
DEVON AND CORNWALL SECURITIES LIMITED
as Chargor

Schedule

Account Number	Sort Code	Status
[•]	[•]	not blocked

[On acknowledgement copy]

To: Shawbrook Bank Limited

Dear Sirs

We confirm receipt of a notice dated [●] (the "**Notice**") from [●] (the "**Company**") of a charge, upon the terms of a security agreement dated [●] 2021, over all the Company's right, title and interest in and to all sums of money which are now or may from time to time in the future be held in the following account with us in the name of the Company together with interest relating thereto:

[Insert details of each Account] (together the "**Account**"). We confirm that:

1. we accept the instructions and authorisations contained in the Notice and undertake to comply with its terms;
2. we have not received notice of the interest of any third party in the Account or in the sums of money held in the Account or the debts represented by those sums and we will notify you promptly should we receive notice of any third party interest;
3. we have not claimed or exercised, nor will we claim or exercise, any security or right of set-off or combination or counterclaim or other right in respect of the Account, the sums of money held in the Account or the debts represented by those sums;
4. until you notify us in writing that the security created under the Security Agreement (as defined in the Notice) and further confirming that withdrawals by the Company are prohibited the Company may make withdrawals from the Account provided that upon receipt of such notice we will not permit any amount to be withdrawn from the Account except against the signature of one of your authorised signatories; and
5. we will not seek to modify, vary or amend the terms upon which sums are deposited in the Account without your prior written consent.

Our acknowledgement of the notice is subject to the following conditions:

1. We shall not be bound to enquire whether the right of any person (including, but not limited to, the Lender) to withdraw any monies from the Account has arisen or be concerned with (A) the propriety or regularity of the exercise of that right or (B) notice to the contrary or (C) to be responsible for the application of any monies received by such person (including, but not limited to, the Lender); and
2. We shall have no liability for having acted on instructions from any person (including, but not limited to, the Lender) which on their face appear to be genuine, and which comply with the latest bank mandate held by us or relevant electronic banking system procedures in the case of an electronic instruction; and
3. We shall not be deemed to be a trustee for the Company or the Lender of the Account.

This letter shall be governed by English law.

Yours faithfully

By:.....

For and on behalf of [*Account Bank*]

Schedule 3

Form of notice of charge of Blocked Account

To: [Account Bank]

Date: [●]

Dear Sirs

We hereby give you notice that we have charged to Shawbrook Bank Limited (the "**Lender**") pursuant to a security agreement entered into by us in favour of the Lender dated [●] 2021 (the "**Security Agreement**") all of our right, title and interest in and to all sums of money which are now or may from time to time in the future be held in the following account in our name with you together with all interest credited thereto and the debts represented by those sums:

[Insert details of each Blocked Account] (together the "**Blocked Account**"). We hereby irrevocably instruct and authorise you:

1. to credit to the Blocked Account all interest from time to time earned on the sums of money held in the Blocked Account;
2. to disclose to the Lender, without any reference to or further authority from us and without any liability or inquiry by you as to the justification for such disclosure, such information relating to the Blocked Account and the sums in the Blocked Account as the Lender may, at any time and from time to time, request you to disclose to it;
3. prior to receipt by you of a written notice from the Lender that the security under the Security Agreement has become enforceable (a "**Default Notice**"), to continue to operate the Blocked Account in accordance with the joint mandate in respect of the Blocked Account (the "**Mandate**") and/or the relevant jointly operated electronic banking system; and
4. following receipt by you of a Default Notice:
 - (a) to hold all sums from time to time standing to the credit of the Blocked Account in our name with you to the order of the Lender;
 - (b) to pay or release all or any part of the sums from time to time standing to the credit of the Blocked Account in our name with you only in accordance with the written instructions of the Lender at any time and from time to time; and
 - (c) to comply with the terms of any written notice or instructions in any way relating to the Blocked Account or the sums standing to the credit of the Blocked Account from time to time which you may receive at any time from the Lender without any reference to or further authority from us and without any liability or inquiry by you as to the justification for or validity of such notice or instructions.

Please note that we are not entitled to receive, withdraw or otherwise transfer any credit balance from time to time on the Blocked Account except with the prior consent of the Lender.

These instructions cannot be revoked or varied without the prior written consent of the Lender. This notice is governed by English law.

Please confirm your acceptance of the above instructions by returning the attached acknowledgement to the Lender with a copy to ourselves.

Yours faithfully

.....

For and on behalf of
[Chargor]

To: [Lender]

Date: [●]

Dear Sirs

We confirm receipt of a notice dated [●] (the "**Notice**") from [●] (the "**Company**") of a charge, upon the terms of a security agreement dated [●] 2021, over all the Company's right, title and interest in and to all sums of money which are now or may from time to time in the future be held in the following account with us in the name of the Company together with interest relating thereto:

[Insert details of each Blocked Account] (together the "**Blocked Account**"). We confirm that:

1. we accept the instructions and authorisations contained in the Notice and undertake to comply with its terms;
2. we have not received notice of the interest of any third party in the Blocked Account or in the sums of money held in the Blocked Account or the debts represented by those sums and we will notify you promptly should we receive notice of any third party interest;
3. we have not claimed or exercised, nor will we claim or exercise, any security or right of set-off or combination or counterclaim or other right in respect of the Blocked Account, the sums of money held in the Blocked Account or the debts represented by those sums;
4. prior to receipt of a Default Notice (as defined in the Notice), we will only permit withdrawals to be made from the Blocked Account in accordance with the terms of the Mandate (as defined in the Notice) and/or the relevant jointly operated electronic banking system;
5. following receipt of a Default Notice (as defined in the Notice), we will not permit any amount to be withdrawn from the Blocked Account except against the signature of one of your authorised signatories; and
6. we will not seek to modify, vary or amend the terms upon which sums are deposited in the Blocked Account without your prior written consent.

Our acknowledgement of the notice is subject to the following conditions:

1. We shall not be bound to enquire whether the right of any person (including, but not limited to, the Lender) to withdraw any monies from the Blocked Account has arisen or be concerned with (A) the propriety or regularity of the exercise of that right or (B) notice to the contrary or (C) to be responsible for the application of any monies received by such person (including, but not limited to, the Lender); and

2. We shall have no liability for having acted on instructions from any person (including, but not limited to, the Lender) which on their face appear to be genuine, and which comply with the latest bank mandate held by us or relevant electronic banking system procedures in the case of an electronic instruction; and
3. We shall not be deemed to be a trustee for the Company or the Lender of the Blocked Account.

This letter shall be governed by English law.

Yours faithfully

By:

For and on behalf of [*Account Bank*]

Schedule 4

Form of notice of assignment of insurances

To: [Insurer]

Date: [•]

Dear Sirs,

We hereby give you notice that we have assigned to Shawbrook Bank Limited (the "**Lender**") pursuant to a security agreement entered into by us in favour of the Lender dated [•] 2021 (subject to a provision for reassignment) all our right, title and interest in and to the proceeds of [*insert description and number of relevant insurance policy*] (the "**Insurance Policy**").

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

1. make all payments and claims under or arising from the Insurance Policy (in accordance with the terms of that Insurance Policy) to us until such time as you receive notice from the Lender instructing you otherwise (Payment Notice). Upon receipt of a Payment Notice we instruct you to comply with all payment instructions in respect of any claims and payments under or arising from the Insurance Policy as set out in such Payment Notice;
2. note the interest of the Lender on the Insurance Policy; and
3. disclose to the Lender, without further approval from us, such information regarding the Insurance Policy as the Lender may from time to time request and to send it copies of all notices issued by you under the Insurance Policy.

Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning the same to the Lender at [•] marked for the attention of [•].

Yours faithfully,

.....
for and on behalf of
[Chargor]

To: Shawbrook Bank Limited

Date: [•]

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

We further confirm that no amendment or termination of the Insurance Policy shall be effective unless we have given the Lender thirty days written notice of such amendment or termination.

For and on behalf of [*Insurer*]

By:

Schedule 5

Form of notice of charge of Charged Contract

To: [Counterparty]

Date: [•]

Dear Sirs,

We hereby give you notice that we have charged by way of fixed charge to Shawbrook Bank Limited ("**Lender**") pursuant to a security agreement entered into by us in favour of the Lender dated [•] 2021 (the "**Security Agreement**") all our right, title and interest in and to *[insert details of contract]* (the "**Contract**") including all monies which may be payable to us in respect of the Contract.

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

1. all payments by you to us under or arising from the Contract should be made to us until such time as you receive notice from the Lender instructing you otherwise ("**Payment Notice**"). Upon receipt of a Payment Notice we instruct you to comply with all payment instructions in respect of any payments to be made under or arising from the Contract as set out in the Payment Notice;
2. upon your receipt of a Payment Notice from the Lender:
 - (a) all remedies provided for in the Contract or available at law or in equity may be exercised by the Lender;
 - (b) all rights to compel performance of the Contract may be exercised by the Lender although we shall remain liable to perform all the obligations assumed by it under the Contract; and
 - (c) all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Contract belong to the Lender to the exclusion of us and no changes may be made to the terms of the Contract;
3. you are authorised and instructed, without requiring further approval from us, to provide the Lender with such information relating to the Contract as it may from time to time request and to send it copies of all notices issued by you under the Contract to the Lender as well as to us; and
4. these instructions may not be revoked, nor may the terms of the Contract be amended, varied or waived without the prior written consent of the Lender.

Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning it to the Lender at [•] marked for the attention of [•].

Yours faithfully,

.....

for and on behalf of
[Chargor]

To: [Lender]

Date: [•]

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

We further confirm that no amendment, waiver or release of any of such rights, interests and benefits arising under the Contract shall be effective without the prior written consent of the Lender, unless it is of a minor technical or non-operational nature or in any way which could not be reasonably expected materially and adversely to affect the interests of the Lender.

For and on behalf of [Counterparty]

By:

The Chargor

EXECUTED as a DEED by **DEVON AND CORNWALL SECURITIES LIMITED** acting by two directors:


Signature of director
Name: Daniel Sproull


Signature of director
Name: Dugald Sproull

Notices:

Address: Devon and Cornwall Securities Limited, 8 Fore Street, Camelford, Cornwall, PL32 9PG
Email: dugald@devonandcornwallsecurities.co.uk; daniel@devonandcornwallsecurities.co.uk
Attention: Daniel Sproull/Dugald Sproull

The Lender

SIGNED for and on behalf of **SHAWBROOK BANK LIMITED**

By:

A black rectangular box redacting the signature of the authorized signatory.

Title:

Director

Authorised signatory under Power of Attorney

Notices:

Address: 8 Nelson Mandela Place, Glasgow, G2 1BT

Fax: NA

Attention: Lynn Morson