

MR01

Particulars of a charge



A fee is payable with this form
Please see 'How to pay' on the
last page

You can use the WebFiling service to file this form online.
Please go to www.companieshouse.gov.uk

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument

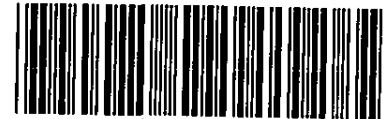
☒ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument Use form MR08

For further information, please
refer to our guidance at
www.companieshouse.gov.uk

This form **must be delivered to the Registrar for registration within 21 days** beginning with the day after the date of creation of the charge delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery

☒ You **must** enclose a certified copy of the instrument with this form. This scanned and placed on the public record **Do not send the original.**

WEDNESDAY



L43GSR3

LD3

18/03/2015

#24

COMPANIES HOUSE

1 Company details

Company number 0 1 9 3 1 3 2 7

Company name in full Diamant Limited

1 3 For official use

→ **Filling in this form**
Please complete in typescript or in
bold black capitals

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 0 6 0 3 2 0 1 5

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge

Name Wells Fargo Bank, N A , London Branch (as trustee for each of
the Secured Parties) (the "Security Agent")

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge

MR01

Particulars of a charge

4

Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument"

Please limit the description to the available space

Brief description

The Mortgaged Property being Property Name The Derwentwater Hotel, Portinscale, Title No CU35582, Property Name Gable Cottage, Tower Yard, Portinscale, Keswick, Title Number CU100310 and Property Name Derwentwater Hotel, Portinscale, Keswick CA12 5RE, Title Number CU233492 ✓

5

Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

☒ Yes

☐ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☒ Yes Continue

☐ No Go to Section 7

Is the floating charge expressed to cover all the property and undertaking of the company?

☒ Yes

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☒ Yes

☐ No

8

Trustee statement ①

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge

☐

① This statement may be filed after the registration of the charge (use form MR06)

9

Signature

Please sign the form here

Signature

Signature

X Clifford Chance LLP. X

This form must be signed by a person with an interest in the charge

MR01

Particulars of a charge



Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name Laura Smallcombe

Company name Clifford Chance LLP

Address 10 Upper Bank Street

Post town London

County/Region

Postcode E 1 4 5 J J

Country United Kingdom

DX 149120 Canary Wharf 3

Telephone 020 7006 4546



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing

Please make sure you have remembered the following:

- ☒ The company name and number match the information held on the public Register
- ☒ You have included a certified copy of the instrument with this form
- ☒ You have entered the date on which the charge was created
- ☒ You have shown the names of persons entitled to the charge
- ☒ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☒ You have given a description in Section 4, if appropriate
- ☒ You have signed the form
- ☒ You have enclosed the correct fee
- ☒ Please do not send the original instrument, it must be a certified copy



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland:

The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland:

The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
DX 481 N R Belfast 1



Further information

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number. 1931327

Charge code: 0193 1327 0013

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th March 2015 and created by DIAMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 18th March 2015

Df

Given at Companies House, Cardiff on 24th March 2015



Companies House



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

DATED 6 MARCH 2015

THE PERSONS LISTED IN SCHEDULE 1
AS CHARGORS

IN FAVOUR OF

WELLS FARGO BANK, N A., LONDON BRANCH
AS THE SECURITY AGENT

SUPPLEMENTAL AND CONFIRMATORY SECURITY
AGREEMENT
RELATING TO AN ORIGINAL SECURITY AGREEMENT
DATED 6 FEBRUARY 2015

We hereby certify that, save for material redacted
pursuant to s 859G of the Companies Act 2006, this
is a true copy of the original

Signed Clifford Chance LLP

Date 18 March 2015

Clifford Chance LLP
10 Upper Bank Street
London E14 5JJ

THIS SUPPLEMENTAL SECURITY AGREEMENT is made by way of deed on 6 March 2015 by

- (1) **THE PERSONS** listed in Schedule 1 (*Chargors*) (each a "**Chargor**") in favour of:
- (2) **WELLS FARGO BANK, N.A., LONDON BRANCH** as trustee for each of the Secured Parties (the "**Security Agent**")

WHEREAS:

- (A) It is a condition of the Facility Agreement (as defined below) that each of the *Chargors* creates and maintains security over its assets, including the Mortgaged Property (as defined below), as security for the Secured Liabilities (as defined below).
- (B) Pursuant to the Original Security Agreement (as defined below) the *Chargors* created security over, *inter alia*, the Mortgaged Property
- (B) Each of the *Chargors* has agreed to enter into this Supplemental Security Agreement to confirm the security created under the Original Security Agreement and to create further security.

IT IS AGREED as follows

1. DEFINITIONS AND INTERPRETATION

1.1 Terms defined

In this Supplemental Security Agreement

"Assigned Loans" means each and every sum paid or payable from time to time to any *Chargor* pursuant to an Inter-company Loan Agreement and any other sum from time to time paid or payable by any Transaction Obligor for the time being to any *Chargor*.

"Facility Agreement" means the facility agreement dated 6 February 2015 between, amongst others, the Company, the Original Guarantors, the Arranger, Wells Fargo Bank, N.A., London Branch as the Agent and the Security Agent and the Lenders (each as defined in that agreement as amended, varied, novated or supplemented from time to time)

"Inter-company Loan Agreement" means any loan agreement or other debt instrument pursuant to which a *Chargor* has provided debt to a member of the Group.

"Investment" means all Shares, securities, certificates of deposit and other investments, all interests in collective investment schemes and partnerships and all warrants, options and rights to subscribe for any investment whether held directly by or to the order of any *Chargor* or by any trustee, nominee, custodian, fiduciary or clearance system on its behalf (including all rights against any such trustee, nominee, custodian, fiduciary or clearance system) save, in each case, where such Shares, securities, certificates, investments, interests, warrants, options and rights relate to any *Chargor* incorporated under the laws of Scotland.

"Mortgaged Property" means the freehold and leasehold property specified in Schedule 2 (*Mortgaged Property*)

"Original Security" means the Security created under or pursuant to the Original Security Agreement

"Original Security Agreement" means the first accession security agreement dated 6 February 2015 granted by the Chargors in favour of Security Agent, the form of which is attached at Schedule 4 (*Original Security Agreement*) to this Supplemental Security Agreement

"Real Property" means (including as provided in Clause 1.4 (*Real Property*)), the Mortgaged Property and any present or future freehold or leasehold or immoveable property and any other interest in land or buildings and all rights relating thereto in which any Chargor has an interest

"Related Rights" means, in relation to any asset

- (a) the proceeds of sale or rental 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, powers, benefits, claims, causes of action, contracts, warranties, remedies, security, guarantees, indemnities or covenants for title in respect of or derived from that asset, and
- (d) any moneys and proceeds paid or payable in respect of that asset

"Relevant Share" means any Share listed in Schedule 3 (*Relevant Shares*) and all of any Chargor's other present and future Shares in any member of the Group (other than any member of the Group which is incorporated under the laws of Scotland, Jersey or the Grand Duchy of Luxembourg) for the time being

"Secured Liabilities" means all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or in any other capacity whatsoever and whether originally incurred by an Obligor or another Transaction Obligor or by some other person) of each Transaction Obligor to any Secured Party under each Finance Document

"Security Assets" means each of the assets and undertaking of each Chargor which from time to time are, or are expressed to be, the subject of any Security created or expressed to be created by it in favour of the Security Agent by or pursuant to this Security Agreement, which, for the avoidance of doubt, excludes any Jersey-situs assets

"Security Period" means the period beginning on the date of this Security Agreement and ending on the date on which the Security Agent is satisfied that the Secured Liabilities have been irrevocably and unconditionally paid or discharged in full and no Finance Party is under any further actual or contingent obligation to make advances or provide other financial accommodation to any Chargor or any other person under any of the Finance Documents

"Share" means any stock, share, debenture or other security

1 2 Terms defined in Original Security Agreement

Unless defined in this Supplemental Security Agreement, or the context otherwise requires, a term defined in the Original Security Agreement or the Facility Agreement has the same meaning in this Supplemental Security Agreement, or in any notice given under or in connection with this Supplemental Security Agreement

1 3 Application of provisions in Original Security Agreement

- (a) The rules of construction set out in Clauses 1 3 (*Construction*), 1 4 (*Application of provisions in Facility Agreement*) and 1 6 (*Present and future assets*) to 1 9 (*Consents*) (inclusive) of the Original Security Agreement (in the form attached to this Supplemental Security Agreement) shall apply to the construction of this Supplemental Security Agreement
- (b) From the date of this Supplemental Security Agreement, the Original Security Agreement shall be read and construed as one document with this Supplemental Security Agreement

1 4 Real Property

A reference in this Security Agreement to a mortgage, assignment or charge of any freehold, leasehold or commonhold property includes all buildings, fixtures and fittings from time to time on or forming part of that property and all Related Rights

1 5 Third Party Rights

A person who is not a party to this Supplemental Security Agreement has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or to enjoy the benefit of any term of this Supplemental Security Agreement

1 6 Finance Document

This Supplemental Security Agreement is a Finance Document

2 CONFIRMATION OF EXISTING SECURITY

Each Chargor confirms for the benefit of the Finance Parties that

- (a) schedule 2 (*Mortgaged Property*) to the Original Security Agreement is intended to be and is in form and substance identical to Schedule 2 (*Mortgaged Property*) to this Supplemental Security Agreement, and
- (b) with effect from the date of this Supplemental Security Agreement, and without prejudice to any Security created or expressed to be created under this Supplemental Security Agreement, the Original Security shall (a) remain in full force and effect and (b) continue to secure the Secured Liabilities under the Finance Documents

3 SUPPLEMENTAL SECURITY

3 1 Mortgage

- (a) Each Chargor (other than Domain Queens Road GP Limited and Domain Queens Road Nominee Limited) charges with full title guarantee in favour of the Security Agent (as trustee for the Secured Parties), with the payment and discharge of the Secured Liabilities, by way of first legal mortgage, its Mortgaged Property
- (b) Domain Queens Road GP Limited and Domain Queens Road Nominee Limited as trustees charge with full title guarantee in favour of the Security Agent (as trustee for the Secured Parties), with the payment and discharge of the Secured Liabilities, by way of first legal mortgage, their Mortgaged Property (being the freehold land registered with title numbers HP682667 and HP697257)

3 2 Assignment by way of Security

Each Chargor assigns and agrees to assign absolutely with full title guarantee to the Security Agent (as trustee for the Secured Parties) (to the extent not validly and effectively charged by way of first legal mortgage pursuant to Clause 3 1 (*Mortgage*) or effectively pledged under a Luxembourg law governed pledge agreement and to the fullest extent assignable or capable of assignment without infringing any contractual provision restricting the same, all of its right, title and interest from time to time in and to each of the following assets

- (a) any agreements, contracts, deeds, leases, licences, undertakings, guarantees, covenants, warranties, representations and other documents entered into by, given to or otherwise benefiting that Chargor in respect of the Real Property and all other Related Rights,
- (b) any sums paid or payable to or for the benefit of that Chargor arising from the letting, use or occupation of all or any part of any Real Property and all sums paid or payable and any other consideration given or to be given for the disposal of an interest in all or part of any Real Property or of any shares in any person which owns or whose subsidiary owns all or any part of any Real Property and the right to make demand for and receive the same,
- (c) any policy of insurance in which that Chargor may at any time have an interest and all proceeds paid or payable thereunder and all other Related Rights,
- (d) any account maintained by that Chargor and designated as a Cash Trap Account, a Collection Account, a Hedge Account, a Ground Rent Reserve Account, a Deposit Account, a Disposals Account, a Propco Rent Account, a Finance Costs Account, a General Account, a Group General Account, a Vendor Capex Reserve Account, a Shearings Cash Trap Account, a Hotel FF&E and Capex Account and a Hotel Operating Account (and in each case, its interest in any replacement account or sub-account or sub-division of that account) and the debt or debts represented thereby and all other Related Rights,

- (e) any master agreement, confirmation, transaction, schedule or other agreement entered into or to be entered into by that Chargor for the purpose of hedging interest or otherwise evidencing or relating to any swap, cap, floor, collar or option transaction or any other treasury transaction or any combination of the same or any other transaction entered into in connection with protection against or benefit from fluctuation or movement in interest or currency rates or in any other rate, index or return howsoever described and all proceeds paid or payable thereunder and all other Related Rights, and
- (f) the Assigned Loans, together with all Related Rights

3.3 Fixed charges

Each Chargor charges with full title guarantee in favour of the Security Agent (as trustee for the Secured Parties) (to the extent not validly and effectively charged by way of first legal mortgage pursuant to Clause 3.1 (*Mortgage*) or effectively pledged under a Luxembourg law governed pledge agreement or assigned pursuant to Clause 3.2 (*Assignment by way of Security*)), by way of first fixed charge, all of its rights, title and interest from time to time in and to each of the following assets

- (a) the Real Property and all Related Rights,
- (b) each of its accounts with any bank, building society, financial institution or other person (including any replacement account or sub-division or sub-account of that account) and the debt or debts represented thereby and all other Related Rights,
- (c) book and other debts and monetary claims owing to it and any proceeds of those debts and claims (including any claims or sums of money deriving from or in relation to any court order or judgment, the proceeds of any insurance policy, any contract or agreement to which any Chargor is a party and any other assets, property, rights or undertaking of that Chargor and all Related Rights,
- (d) patents, trade marks, service marks, designs, business and trade names, copyrights, design rights, moral rights, inventions, confidential information, know-how and other intellectual property rights and interests to which it is entitled, whether registered or unregistered, the benefit of all applications and its rights to use such assets and all Related Rights,
- (e) plant, machinery, office equipment, computers, vehicles, furniture, fittings and other chattels (excluding any for the time being forming part of any Chargor's stock in trade or work in progress) and all Related Rights,
- (f) goodwill and rights and claims in relation to its uncalled share capital,
- (g) rights to recover any VAT on any supplies made to it relating to the Security Assets and any sums so recovered,
- (h) the Relevant Shares and all dividends, interest and other moneys payable in respect of the Relevant Shares and all other Related Rights (whether derived

by way of redemption, bonus, preference, options, substitution, conversion, compensation or otherwise),

- (i) Investments and all Related Rights (including all rights against any trustee, nominee, fiduciary or clearance system in respect of those Investments) to the extent not charged pursuant to (h) above, and
- (j) each of the assets which are specified in Clause 3.2 (*Assignment by way of Security*)

4 FLOATING CHARGE

4.1 Floating charge

- (a) Each Chargor charges, by way of first floating charge, all present and future assets and undertaking of that Chargor
- (b) The floating charge created by paragraph (a) above shall be deferred in point of priority to (i) all fixed Security validly and effectively created by that Chargor under the Finance Documents in favour of the Security Agent (as trustee for the Secured Parties) as security for the Secured Liabilities and (ii) any Scottish Floating Charge
- (c) Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by paragraph (a) above
- (d) For the avoidance of doubt, the floating charge created by paragraph (a) above shall not extend to any present or future assets effectively pledged under a Luxembourg law governed pledge agreement

4.2 Conversion of floating charge to fixed Security

- (a) The Security Agent may at any time while this Security Agreement is enforceable by notice to any Chargor convert the floating charge constituted under Clause 4.1 (*Floating charge*) with immediate effect into a fixed charge as regards any asset which is the subject of the floating charge or which is specified in the notice
- (b) In addition, without prejudice to any law which may have a similar effect, the floating charge constituted under Clause 4.1 (*Floating charge*) will automatically be converted (without notice) with immediate effect into a fixed charge as regards all assets the subject of the floating charge if
 - (i) any Chargor creates or attempts to create any Security (other than any Security permitted under the terms of the Facility Agreement) over any of the Security Assets,
 - (ii) any person levies or attempts to levy any distress, execution or other process against any of the Security Assets,
 - (iii) an Administration Event occurs,

- (iv) a Receiver is appointed over all or any of the Security Assets,
- (v) a meeting is convened for the passing of a resolution for the voluntary winding-up of any Chargor,
- (vi) a petition is presented for the compulsory winding-up of or to appoint an examiner (or an interim examiner) to any Chargor,
- (vii) a provisional liquidator or an examiner (or an interim examiner) is appointed to any Chargor, or
- (viii) a resolution is passed or an order is made for the dissolution or reorganisation of or the appointment of an examiner (or an interim examiner) to any Chargor,

or any analogous procedure or step is taken in any jurisdiction

- (c) For the avoidance of doubt this Clause 4.2 shall not apply to any Chargor's assets located in Scotland or which are otherwise governed by Scots law

5 MISCELLANEOUS

5.1 Incorporation of terms

The provisions of Clauses 2 (*Covenant to pay*), 6.1 (*Negative pledge and restriction on dealings*), 6.2 (*Implied covenants for title*), 6.5 (*Notice of Security Assigned Loans*), 6.8 (*Delivery of share certificates*) to 6.12 (*Assigned Loans*) (inclusive), 7 (*Further Assurance*), 8 (*Shares and Investments*), 9 (*Accounts*), 10 (*Enforcement of Security*), 11 (*Extension of powers and right of appropriation*), 12 (*Appointment of receiver or administrator*), 13 (*Powers of Receivers*), 14 (*Application of moneys*), 15 (*Protection of purchasers*), 16 (*Power of Attorney*), 17 (*Effectiveness of Security*), 18 (*Prior Security Interests*), 19 (*Subsequent Security Interests*), 20 (*Suspense accounts*), 21 (*Release of Security*), 22 (*Set-off*), 23 (*Discretion and delegation*) and 25 (*Jurisdiction*) (and including Schedules 4 (*Leases and Insurances*) to 7 (*Hedging Agreements*) (inclusive)) of the Original Security Agreement (in the form attached to this Supplemental Security Agreement) are incorporated into this Supplemental Security Agreement as if set out in full in this Supplemental Security Agreement, but so that references into those clauses to

- (a) "**Security Assets**" are references to the assets of the Chargors charged in favour of, or assigned (whether at law or equity) to the Trustee pursuant to this Supplemental Security Agreement,
- (b) "**this Security Agreement**" are references to this Supplemental Security Agreement, and
- (c) "**Relevant Shares**" are references to the "Relevant Shares" as defined in this Supplemental Security Agreement

5 2 Notices of Security

Each Chargor shall join the Security Agent in giving notices of assignment or charge (in such form as may be specified by the Security Agent) in respect of any asset which is the subject of an assignment or charge pursuant to Clause 3 (*Supplemental Security*) promptly upon the request of the Security Agent from time to time and will use reasonable endeavours to procure from each recipient of those notices, an acknowledgment in a form satisfactory to the Security Agent

5 3 Original Security Agreement

- (a) Except insofar as supplemented by this Supplemental Security Agreement, the Original Security Agreement shall remain in full force and effect
- (b) The Security created under Clause 3 (*Supplemental Security*) and Clause 4 (*Floating Charge*) above is created without prejudice to the security confirmation contained in paragraph (b) of Clause 2 (*Confirmation of existing Security*) and without prejudice to the Original Security

5 4 No merger

For the avoidance of doubt, any charge or assignment (whether at law or in equity) created by the Original Security Agreement shall continue in full force and effect notwithstanding this Supplemental Security Agreement and shall not merge in any security constituted by this Supplemental Security Agreement or be released, extinguished or affected in any way by the security constituted by this Supplemental Security Agreement

5 5 Counterparts

This Supplemental Security Agreement 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 Supplemental Security Agreement

5 6 Trust

Each of Domain Queens Road GP Limited and Domain Queens Road Nominee Limited confirms that it granted the Security created or expressed to be created over its Mortgaged Property (as defined in the Original Security Agreement) (being the freehold land registered with title numbers HP682667 and HP697257) under the Original Security Agreement in its capacity as trustee

6 GOVERNING LAW

This Supplemental Security Agreement and all non-contractual obligations arising out of or in connection with it are governed by English law

THIS SUPPLEMENTAL SECURITY AGREEMENT has been executed as, and is intended to take effect as, a deed by each Chargor and has been signed by the Security Agent on the date written on the first page of this Supplemental Security Agreement

**SCHEDULE 1
CHARGORS**

Name	Jurisdiction	Company Number
LSREF3 Laser (Pinnacle) Limited	Jersey	117636
MREF II MH S à r l	Luxembourg	B 153855
MREF II Salisbury Property Limited	Jersey	109341
Skypark Trustee Limited as trustee of Skypark Unit Trust	Jersey	91531
MREF II Towers Property Company Limited	Jersey	109202
MREF II VV Holdco S a r l	Luxembourg	B 166769
MREF II VV Development Limited	England & Wales	07917310
MREF II VV Operations Limited	England & Wales	07917226
MREF II VV Property S à r l	Luxembourg	B 166780
Village VI Limited	England & Wales	07946244
MREF Hotels Limited	Jersey	95630
Eden Arms Rushyford Limited	Jersey	101047
George Chollerford Limited	Jersey	101045
Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as joint trustees of Jewel Hotels Unit Trust I	Jersey	92809 and 92810
Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as joint trustees of Jewel Hotels Unit Trust II	Jersey	92809 and 92810
Jewel II Property Company Limited	Jersey	101046
St George Harrogate Limited	Jersey	101048
Diamant Limited	England & Wales	01931327
MREF Derwentwater Holdings Limited	England & Wales	06378120
Domain Queens Road LP Limited	Jersey	94585
Domain Queens Road GP Limited	England & Wales	05931960

Name	Jurisdiction	Company Number
Domain Queens Road Limited Partnership	England & Wales	LP011657
Domain Queens Road Nominee Limited	England & Wales	05931976

SCHEDULE 2 MORTGAGED PROPERTY

Freehold Properties

Title Number	Property Description	Chargor
Shearings		
GR117674	Prince of Wales Hotel, Bristol Road, Berkeley GL13 9HD	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
NK96111	The Golden Lion Hotel, The Green, Hunstanton PE36 6BQ	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CU35582	The Derwentwater Hotel, Portinscale	Diamant Limited
CU100310	Gable Cottage, Tower Yard, Portinscale, Keswick	Diamant Limited
CU233492	Derwentwater Hotel, Portinscale, Keswick CA12 5RE	Diamant Limited
DU229102	Eden Arms Swallow Hotel, Rushyford, Ferryhill DL17 0LL	Eden Arms Rushyford Limited
NYK225199	The St George Swallow Hotel, Harrogate HG1 2SY	St George Harrogate Limited
ND113161	The George Hotel, Chollerford NE46 4EW	George Chollerford Limited
ND158483	Land adjoining The George Hotel, Chollerford, Hexham	Jewel II Property Company Limited
Towers		
GM472134	The Shirley Institute and land and buildings on the east side of Kingston Road, Didsbury	MREF II Towers Property Company Limited
Pinnacle		
YWE22598	West Riding House, Bond Street, Leeds	LSREF3 Laser (Pinnacle) Limited
Domain, Winchester		
HP682667	Flats 1 to 70, Queens Road Student Village, Queens Road, Winchester, SO22 4DQ	Domain Queens Road GP Limited and Domain Queens Road Nominee Limited as trustees of Domain Queens Road LP Ltd
HP697257	Land lying to the south of Queens Road, Winchester	Domain Queens Road GP Limited and Domain Queens Road Nominee Limited as trustees of Domain Queens

Title Number	Property Description	Chargor
		Road LP Ltd
Velocity		
SYK7418	55 Solly Street, Sheffield, S1 4BA	MREF II VV Property S à r l
SYK10420	Land associated with 55 Solly Street, Sheffield	MREF II VV Property S à r l
SYK148957	Land on the South side of Solly Street, Sheffield	MREF II VV Property S a r l
SYK308284	Land and buildings on the North West side of Tenter Street, Sheffield	MREF II VV Property S a r l
SYK329285	57 Solly Street, Sheffield, S1 4BA	MREF II VV Property S à r l
SYK486181	Land and buildings on the north west side of Tenter Street, Sheffield	MREF II VV Property S a r l
SYK512988	Land on the south side of Solly Street, Sheffield	MREF II VV Property S à r l
SYK534796	Land on the south side of Solly Street, Sheffield	MREF II VV Property S a r l
SKY442036	Land and buildings on the south side of Solly Street, Sheffield	MREF II VV Property S à r l
SYK512995	Land to the South of Solly Street, Sheffield	MREF II VV Property S à r l
SYK517122	Land on the South side of Solly Street, Sheffield	MREF II VV Property S à r l
YWE19317	Land on the south side of Solly Street, Sheffield	MREF II VV Property S à r l
Such right title and interest as MREF II VV Property S A R L has in the three small areas of unregistered land in Solly Street, Sheffield which form part of and/or are adjacent to the freehold and part leasehold property known as Velocity Village, Tenter Street, Sheffield		MREF II VV Property S à r l

Leasehold Properties

Title Number	Property Description	Proprietor
Shearings		
NYK320743	Royal Hotel, Whitby (YC21 3HA)	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CYM285579	Marine Hotel, Vaughan Street, Llandudno (LL30 1AN)	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
NK339684	Carlton Hotel, 1-6 (inclusive) Kimberley Terrace, 7-9 Kimberley Terrace (NR30 3JE) and 2 and 3 Albert Square (NR30 3JH)	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
NYK320742	New Southlands Hotel, 15 West Street, Scarborough YO11 2QW	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
ESX293874	Majestic Hotel, 26-34 Royal Parade, Eastbourne BN22 7AN	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
DN531136	Torbay Hotel, Torbay Road, Torquay TQ2 5EY	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CL225221	The St Ives Bay and Chy-an-Drea Hotel, the Terrace, St Ives and Garage TR26 2BP	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
DN531144	Esplanade Hotel, Esplanade Road, Paignton TQ4 6EE	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
LAN31602	Strathmore Hotel, Marine Road East, Morecambe LA4 5AP	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
DN531404	Dilkhusha Grand Hotel, Wilder Road, Ilfracombe EX34 9AH	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CU219567	Windermere Hotel, Kendal Road, Windermere LA23 1AL	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel

Title Number	Property Description	Proprietor
		Hotels Unit Trust I
DN531161	Valley of Rocks Hotel, Lee Road, Lynton EX35 6HS	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CL225256	Beresford Hotel, Narrowcliff, Newquay TR7 2PR	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
ST245402	Grand Atlantic Hotel and 32 Beach Road, Weston- Super-Mare BS23 1BA	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CYM285383	Imperial Hotel, The Paragon, Tenby SA70 7HR	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CL225227	Ship & Castle Hotel, The Quay, St Mawes, Truro TR2 5DG	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
DN531399	The Imperial Hotel, The Esplanade, Exmouth EX8 2SW	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
IW62300	The Royal Esplanade Hotel, 16 The Esplanade, Ryde PO33 2BD	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
NYK320745	Norbreck Hotel, Castle Road, Scarborough YO11 1HY	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
DN531132	Tor Park Hotel, 24 Vansittart Road, Torquay TQ2 5EW	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
LAN31676	3,5 and Glen Rosa Hotel, 7 Cocker Street, Blackpool FY1 1SF	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
LAN31686	Libertys on the Square and Alabama Showboat, 1 Cocker Square, Blackpool FY1 1RX	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I

Title Number	Property Description	Proprietor
CL225231	Marina Hotel, Narrowcliff, Newquay TR7 2FL	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
DT350248	The Royal Hotel, 90 and 91 The Esplanade, Weymouth DT4 7AX	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CYM285795	County Hotel, East Parade, Llandudno LL30 1BD	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust II
IW62306	Broadway Park Hotel, Melville Street, Sandown PO36 9DJ	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust II
ESX293880	Burlington Hotel, Grand Parade, Eastbourne BN21 3YN	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust II
DT339639	Savoy Hotel, West Hill Road, Bournemouth BH2 5EJ	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust II
DN531141	Trecarn Hotel and Oswalds Hotel, Palermo Road, Torquay TQ1 3NW	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust II
Salisbury House		
NGL619706	Salisbury House, 31 Finsbury Circus, London EC2M 5SQ	MREF II Salisbury Property Limited
Velocity		
SYK144581	Land and buildings on the South side of Solly Street, Sheffield	MREF II VV Property S a r l
SYK544336	Apartment 3, City Point, 1 Solly Street, Sheffield, S1 4BP	MREF II VV Property S a r l
SYK597200	Apartment 25, City Point, 1 Solly Street, Sheffield (S1 4BP)	Village VI Limited
SYK597201	Apartments 1-5 (inclusive), 7, 8, 10, 12, 15, 16, 18-20 (inclusive), 22, 24, 27-69 (inclusive), 73, 78, 79, 80, 82-84 (inclusive), 87, 88, 108-114 (inclusive), 124, 128 and 129 City Point, 1 Solly Street, Sheffield (S1 4BP)	Village VI Limited

**SCHEDULE 3
RELEVANT SHARES**

Company in which shares are held	Registration number	Chargor	Number/class of shares
Velocity			
MREF II VV Development Limited	07917310	MREF II VV Holdco S à r l	1 Ordinary Share of £1
MREF II VV Operations Limited	07917226	MREF II VV Holdco S à r l	1 Ordinary Share of £1
Village VI Limited	07946244	MREF II VV Holdco S à r l	1 Ordinary Share of £1
Shearings			
Diamant Limited	01931327	MREF Derwentwater Holdings Limited	335,639 Ordinary A Shares of £1 each 67,000 Ordinary B Shares of £1 each 166,000 Ordinary C Shares of £1 each
MREF Derwentwater Holdings Limited	06378120	Jewel Hotels Unit Trust I	1 Ordinary Share of £1
Winchester/Domain Queens Road			
Domain Queens Road GP Limited	05931960	Domain Queens Road LP Limited	2 Ordinary Shares of £1 each
Domain Queens Road Limited Partnership	LP011657	LP Domain Queens Road LP Limited (J) GP Domain Queens Road GP Limited	N/A
Domain Queens Road Nominee Limited	05931976	Domain Queens Road LP Limited (J)	2 Ordinary Shares of £1 each

**C L I F F O R D
C H A N C E**

CLIFFORD CHANCE LLP

EXECUTION VERSION

DATED 6 FEBRUARY 2015

THE PERSONS LISTED IN SCHEDULE 1
AS CHARGORS

IN FAVOUR OF

WELLS FARGO BANK, N A , LONDON BRANCH
AS THE SECURITY AGENT

SECURITY AGREEMENT

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THIS SECURITY AGREEMENT is made by way of deed on 6 February 2015 by:

- (1) **THE PERSONS** listed in Schedule 1 (*Chargors*) (each a "**Chargor**") in favour of.
- (2) **WELLS FARGO BANK, N.A., LONDON BRANCH** as trustee for each of the Secured Parties (the "**Security Agent**")

IT IS AGREED as follows:

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Security Agreement:

"Administration Event" means

- (a) the presentation of an application or petition to the court for the making of an administration order in relation to a **Chargor**; or
- (b) any person (who is entitled to do so) gives notice of its intention to appoint an administrator to a **Chargor** or files such a notice with the court

"Assigned Loans" means each and every sum paid or payable from time to time to any **Chargor** pursuant to an Inter-company Loan Agreement and any other sum from time to time paid or payable by any Transaction Obligor for the time being to any **Chargor**.

"Facility Agreement" means the facility agreement dated on or about the date of this Deed between, amongst others, the Company, the Original Guarantors, the Arrangers, Wells Fargo Bank, N A., London Branch as the Agent and the Security Agent and the Lenders (each as defined in that agreement as amended, varied, novated or supplemented from time to time).

"Inter-company Loan Agreement" means any loan agreement or other debt instrument pursuant to which a **Chargor** has provided debt to a member of the Group.

"Investment" means all Shares, securities, certificates of deposit and other investments, all interests in collective investment schemes and partnerships and all warrants, options and rights to subscribe for any investment whether held directly by or to the order of any **Chargor** or by any trustee, nominee, custodian, fiduciary or clearance system on its behalf (including all rights against any such trustee, nominee, custodian, fiduciary or clearance system) save, in each case, where such Shares, securities, certificates, investments, interests, warrants, options and rights relate to any **Chargor** incorporated under the laws of Scotland

"Key Lease Documents" means each of:

- (a) a lease of the premises known as Domain, Winchester dated 23 July 2010 and made between (1) Domain Queens Road GP Limited and Domain Queens Road Nominee Limited and (2) University of Winchester;

- (b) a lease of Unit 8 West Riding House Leeds (34-39 Bond Street and 53 Albion Street dated 20 March 2001 between (1) Hammerson International Holdings Limited and (2) Next plc;
- (c) a lease of Rooms 424-458 of 2nd Floor Salisbury House, London Wall dated 14 August 2014 and made between (1) MREF II Salisbury Property Limited (1) Druces LLP (OC 332179);
- (d) a lease of Unit 7A Towers Business Park, comprising the basement, ground and upper floors of the building dated 17 March 2000 between (1) Towers 2000 Limited and (2) British Airways PLC;
- (e) a lease of Crescent House, Unit 7B, Towers Business Park, comprising the basement, ground and upper floors dated 10 January 2001 between (1) Possfund Custodian Trustee Limited and (2) Cisco Systems Limited,
- (f) a lease of First Floor, Scotscroft Building, Towers Business Park dated 1 June 2010 between (1) Relovast B V. and (2) John Lewis PLC and a Reversionary Lease of the same premises dated 7 August 2014 between (1) MREF II Towers Property Company Limited and (2) John Lewis PLC; and
- (g) each Shearings Lease.

"Mortgaged Property" means the freehold and leasehold property specified in Schedule 2 (*Mortgaged Property*)

"Permitted Share Issue" any issue of Ownership Interests by a member of the Group which is a Subsidiary to its immediate Holding Company where (if the existing Ownership Interests of the Subsidiary are the subject of the Transaction Security) the newly-issued Ownership Interests also become subject to the Transaction Security on the same terms.

"Real Property" means (including as provided in Clause 1.5 (*Real Property*)), the Mortgaged Property and any present or future freehold or leasehold or immoveable property and any other interest in land or buildings and all rights relating thereto in which any Chargor has an interest

"Receiver" means a receiver, receiver and manager or, where permitted by law, an administrative receiver of the whole or any part of the Security Assets and that term will include any appointee made under a joint or several appointment

"Related Rights" means, in relation to any asset

- (a) the proceeds of sale or rental 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, powers, benefits, claims, causes of action, contracts, warranties, remedies, security, guarantees, indemnities or covenants for title in respect of or derived from that asset; and

(d) any moneys and proceeds paid or payable in respect of that asset

"Relevant Share" means any Share listed in Schedule 3 (*Relevant Shares*) and all of any Chargor's other present and future Shares in any member of the Group (other than any member of the Group which is incorporated under the laws of Scotland, Jersey or the Grand Duchy of Luxembourg) for the time being

"Scottish Floating Charge" means a floating charge governed by Scots law over its whole property, assets and undertaking granted or to be granted by an Obligor in favour of the Security Agent in agreed form.

"Secured Liabilities" means all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or in any other capacity whatsoever and whether originally incurred by an Obligor or another Transaction Obligor or by some other person) of each Transaction Obligor to any Secured Party under each Finance Document

"Secured Parties" means the Agent, the Security Agent, each Lender and the Arranger from time to time party to the Facility Agreement and any Receiver or Delegate

"Security Assets" means each of the assets and undertaking of each Chargor which from time to time are, or are expressed to be, the subject of any Security created or expressed to be created by it in favour of the Security Agent by or pursuant to this Security Agreement, which, for the avoidance of doubt, excludes any Jersey-situs assets.

"Security Period" means the period beginning on the date of this Security Agreement and ending on the date on which the Security Agent is satisfied that the Secured Liabilities have been irrevocably and unconditionally paid or discharged in full and no Finance Party is under any further actual or contingent obligation to make advances or provide other financial accommodation to any Chargor or any other person under any of the Finance Documents

"Share" means any stock, share, debenture or other security.

"Shearings Lease" means the standard form of Occupational Lease entered into in relation to each of the Shearings Properties in the form reviewed for the purposes of the Property Reports on or before the date of the Facility Agreement

1.2 Terms defined in other Finance Documents

Unless defined in this Security Agreement, or the context otherwise requires, a term defined in the Facility Agreement or in any other Finance Document has the same meaning in this Security Agreement or any notice given under or in connection with this Security Agreement, as if all references in those defined terms to the Facility Agreement or other Finance Document were a reference to this Security Agreement or that notice.

1 3 Construction

Clauses 1 2 (*Construction*), 1 3 (*Jersey Terms*), 1 4 (*Luxembourg Terms*), 1 6 (*Currency symbols and definitions*) and 1 8 (*Trust matters*) of the Facility Agreement will apply as if incorporated in this Security Agreement or in any notice given under or in connection with this Security Agreement, as if all references in that Clause to the Facility Agreement or Finance Document were a reference to this Security Agreement or that notice

1 4 Application of provisions in Facility Agreement

Clauses 1 7 (*Third party rights*), 8 4 (*Default interest*), 12 (*Tax gross up and indemnities*), 14 (*Other indemnities*), 16 (*Costs and expenses*), 26 1 (*Assignments and transfers by Obligors*), 28 1 (*Security Agent as trustee*), 32 (*Payment mechanics*), 34 (*Notices*), 35 1 (*Accounts*), 35 2 (*Certificates and determinations*), 38 (*Amendments and waivers*) and 44 (*Enforcement*) of the Facility Agreement are deemed to form part of this Security Agreement as if expressly incorporated into it and as if all references in those clauses to the Facility Agreement were references to this Security Agreement

1 5 Real Property

A reference in this Security Agreement to a mortgage, assignment or charge of any freehold, leasehold or commonhold property includes all buildings, fixtures and fittings from time to time on or forming part of that property and all Related Rights

1 6 Present and future assets

- (a) A reference in this Security Agreement to any Mortgaged Property, Security Asset or other asset includes, unless the contrary intention appears, present and future Mortgaged Property, Security Assets and other assets
- (b) The absence of or incomplete details of any Security Assets in any Schedule shall not affect the validity or enforceability of any Security under this Security Agreement.

1 7 Disposition of Property

The terms of the Facility Agreement and each other Finance Document and of any side letters between the Parties in relation to the Finance Documents are incorporated into this Security Agreement and each other Finance Document to the extent required for any purported disposition of any Real Property contained in any Finance Document to be a valid disposition in accordance with Section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989

1 8 Fixed Security

Clauses 4 1 (*Mortgage*) to 4 3 (*Fixed charges*) shall be construed as creating a separate and distinct mortgage, fixed charge or assignment by way of security over each relevant asset within any particular class of assets defined under this Security Agreement and the failure to create an effective mortgage, fixed charge or assignment by way of security (whether arising out of this Security Agreement or any act or

omission by any party) on any one asset shall not affect the nature of any mortgage, fixed charge or assignment imposed on any other asset whether within that same class of assets or not.

1 9 Consents

If the rights of a Chargor under a document or other asset cannot be assigned or secured (as applicable) until any relevant consent has been obtained or any restriction on the creation of Security over any such asset is removed.

- (a) the relevant Chargor must notify the Security Agent promptly upon becoming aware of such consent or restriction,
- (b) this Security will secure all amounts which that Chargor may receive or has received under or in connection with that document or asset but will exclude the assignment or charge (as applicable) of that document or asset, and
- (c) the relevant Chargor will use reasonable endeavours to obtain (in form and content reasonably satisfactory to the Security Agent) as soon as possible any consents necessary to enable its rights under such document to be the subject of an effective fixed charge or assignment pursuant to this Security Agreement and, immediately upon obtaining any such consent, the asset concerned will become subject to that Security and the relevant Chargor shall promptly deliver a copy of each consent to the Security Agent and shall enter into a such documents as the Security Agent may reasonably require to create and perfect such Security pursuant to Clause 7 1 (*Further assurance*).

2 COVENANT TO PAY

Each Chargor covenants with the Security Agent (as trustee for the Secured Parties) that it shall, on demand of the Security Agent pay, discharge and satisfy the Secured Liabilities in accordance with their respective terms and to indemnify the Secured Parties against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Secured Liabilities in accordance with their respective terms (which indemnified sums shall be treated as Secured Liabilities for the purposes of this Security Agreement)

3 COMMON PROVISIONS

3 1 Common provisions as to all Security

All the Security constituted by or pursuant to this Security Agreement is:

- (a) created with full title guarantee,
- (b) created in favour of the Security Agent as trustee for the Secured Parties and the Security Agent shall hold the benefit of this Security Agreement and the Security created by or pursuant to it on trust for the Secured Parties; and
- (c) continuing security for the payment and discharge of all the Secured Liabilities.

4. FIXED SECURITY

4.1 Mortgage

Each Chargor charges, by way of first legal mortgage, its Mortgaged Property.

4.2 Assignment by way of Security

Each Chargor assigns and agrees to assign absolutely (to the extent not validly and effectively charged by way of first legal mortgage pursuant to Clause 4.1 (*Mortgage*)) and to the fullest extent assignable or capable of assignment without infringing any contractual provision restricting the same, all of its right, title and interest from time to time in and to each of the following assets

- (a) any agreements, contracts, deeds, leases, licences, undertakings, guarantees, covenants, warranties, representations and other documents entered into by, given to or otherwise benefiting that Chargor in respect of the Real Property and all other Related Rights,
- (b) any sums paid or payable to or for the benefit of that Chargor arising from the letting, use or occupation of all or any part of any Real Property and all sums paid or payable and any other consideration given or to be given for the disposal of an interest in all or part of any Real Property or of any shares in any person which owns or whose subsidiary owns all or any part of any Real Property and the right to make demand for and receive the same;
- (c) any policy of insurance in which that Chargor may at any time have an interest and all proceeds paid or payable thereunder and all other Related Rights;
- (d) any account maintained by that Chargor and designated as a Cash Trap Account, a Collection Account, a Hedge Account, a Ground Rent Reserve Account, a Deposit Account, a Disposals Account, a Propco Rent Account, a Finance Costs Account, a General Account, a Group General Account, a Vendor Capex Reserve Account and a Shearings Cash Trap Account (and in each case, its interest in any replacement account or sub-account or sub-division of that account) and the debt or debts represented thereby and all other Related Rights,
- (e) any master agreement, confirmation, transaction, schedule or other agreement entered into or to be entered into by that Chargor for the purpose of hedging interest or otherwise evidencing or relating to any swap, cap, floor, collar or option transaction or any other treasury transaction or any combination of the same or any other transaction entered into in connection with protection against or benefit from fluctuation or movement in interest or currency rates or in any other rate, index or return howsoever described and all proceeds paid or payable thereunder and all other Related Rights; and
- (f) the Assigned Loans, together with all Related Rights

4.3 Fixed charges

Each Chargor charges (to the extent not validly and effectively charged by way of first legal mortgage pursuant to Clause 4.1 (*Mortgage*) or assigned pursuant to Clause 4.2 (*Assignment by way of Security*)) by way of first fixed charge, all of its rights, title and interest from time to time in and to each of the following assets.

- (a) the Real Property and all Related Rights,
- (b) each of its accounts with any bank, building society, financial institution or other person (including any replacement account or sub-division or sub-account of that account) and the debt or debts represented thereby and all other Related Rights;
- (c) book and other debts and monetary claims owing to it and any proceeds of those debts and claims (including any claims or sums of money deriving from or in relation to any court order or judgment, the proceeds of any insurance policy, any contract or agreement to which any Chargor is a party and any other assets, property, rights or undertaking of that Chargor and all Related Rights,
- (d) patents, trade marks, service marks, designs, business and trade names, copyrights, design rights, moral rights, inventions, confidential information, know-how and other intellectual property rights and interests to which it is entitled, whether registered or unregistered, the benefit of all applications and its rights to use such assets and all Related Rights,
- (e) plant, machinery, office equipment, computers, vehicles, furniture, fittings and other chattels (excluding any for the time being forming part of any Chargor's stock in trade or work in progress) and all Related Rights,
- (f) goodwill and rights and claims in relation to its uncalled share capital;
- (g) rights to recover any VAT on any supplies made to it relating to the Security Assets and any sums so recovered,
- (h) the Relevant Shares and all dividends, interest and other moneys payable in respect of the Relevant Shares and all other Related Rights (whether derived by way of redemption, bonus, preference, options, substitution, conversion, compensation or otherwise);
- (i) Investments and all Related Rights (including all rights against any trustee, nominee, fiduciary or clearance system in respect of those Investments) to the extent not charged pursuant to (j) above; and
- (j) each of the assets which are specified in Clause 4.2 (*Assignment by way of Security*)

5 FLOATING CHARGE

5.1 Floating charge

- (a) Each Chargor charges, by way of first floating charge, all present and future assets and undertaking of that Chargor
- (b) The floating charge created by paragraph (a) above shall be deferred in point of priority to (i) all fixed Security validly and effectively created by that Chargor under the Finance Documents in favour of the Security Agent (as trustee for the Secured Parties) as security for the Secured Liabilities and (ii) any Scottish Floating Charge
- (c) Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by paragraph (a) above

5.2 Conversion of floating charge to fixed Security

- (a) The Security Agent may at any time, while this Security Agreement is enforceable in accordance with Clause 10 (*Enforcement of security*) by notice to any Chargor convert the floating charge constituted under Clause 5.1 (*Floating charge*) with immediate effect into a fixed charge as regards any asset which is the subject of the floating charge or which is specified in the notice
- (b) In addition, without prejudice to any law which may have a similar effect, the floating charge constituted under Clause 5.1 (*Floating charge*) will automatically be converted (without notice) with immediate effect into a fixed charge as regards all assets the subject of the floating charge if
 - (i) any Chargor creates or attempts to create any Security (other than any Security permitted under the terms of the Facility Agreement), over any of the Security Assets;
 - (ii) any person levies or attempts to levy any distress, execution or other process against any of the Security Assets,
 - (iii) an Administration Event occurs,
 - (iv) a Receiver is appointed over all or any of the Security Assets;
 - (v) a meeting is convened for the passing of a resolution for the voluntary winding-up of any Chargor,
 - (vi) a petition is presented for the compulsory winding-up of or to appoint an examiner (or an interim examiner) to any Chargor,
 - (vii) a provisional liquidator or an examiner (or an interim examiner) is appointed to any Chargor, or

- (viii) a resolution is passed or an order is made for the dissolution or reorganisation of or the appointment of an examiner (or an interim examiner) to any Chargor,

or any analogous procedure or step is taken in any jurisdiction

- (c) For the avoidance of doubt this Clause 5.2 shall not apply to any Chargor's assets located in Scotland or which are otherwise governed by Scots law

6 PROVISIONS AS TO SECURITY AND PERFECTION

6.1 Negative pledge and restriction on dealings

Except where agreed in writing by the Security Agent or as permitted under the Finance Documents, no Chargor will at any time during the Security Period create or permit to subsist any Security over all or any part of the Security Assets or dispose of or otherwise deal with any part of the Security Assets.

6.2 Implied covenants for title

- (a) The covenants set out in Sections 3(1), 3(2) and 6(2) of the Law of Property (Miscellaneous Provisions) Act 1994 will not extend to Clauses 4 (*Fixed Security*) or 5 (*Floating charge*)
- (b) It shall be implied in respect of Clauses 4 (*Fixed Security*) and 5 (*Floating charge*) that each Chargor is disposing of the Security Assets free from all charges and incumbrances (whether monetary or not) and from all other rights exercisable by third parties (including liabilities imposed and rights conferred by or under any enactment)

6.3 Notices of Security: Lease Documents and Insurances

- (a) Promptly
 - (i) (and in any event within 3 Business Days of the date of this Security Agreement), in relation to all Key Lease Documents (other than a Shearings Lease) relating to the Real Property in existence on the date of this Security Agreement;
 - (ii) (and in any event within 10 Business Days of the date of this Security Agreement), in relation to each Shearings Lease relating to the Real Property in existence on the date of this Security Agreement, or
 - (iii) upon the occurrence of an Event of Default which is continuing and at the request of the Security Agent, in relation to all Lease Documents other than Key Lease Documents relating to Real Property in existence on the date of such Event of Default,

each Chargor will join the Security Agent in giving notice to all landlords, tenants and other persons which are parties to such Lease Documents of the Security constituted under this Security Agreement in respect of any such

Lease Documents, such notices being in the form set out in Part A of Schedule 4 (*Notice of security*)

- (b) Promptly
 - (i) (and in any event within 1 Business Day of the date of this Security Agreement), in relation to all Insurances in existence on the date of this Security Agreement; or
 - (ii) if later, upon any Chargor entering into any Insurances with any insurer,
 - (iii) each Chargor will join the Security Agent in giving notice to all insurers party to any Insurances of the Security constituted under this Security Agreement in respect of any such Insurances, such notices being in the form set out in Part A of Schedule 4 (*Notice of security*).
- (c) Each Chargor will use all reasonable endeavours to procure from each of the landlords, tenants, insurers and other persons referred to in paragraphs (a) and (b) above an acknowledgement in the form set out in Part B of Schedule 3 (*Acknowledgement of notice of security*) or otherwise in the form set out in the relevant notice of assignment

6 4 Notice of Security: Accounts

- (a) Each Chargor will promptly (and in any event within 2 Business Days of the date of this Security Agreement) in relation to each Account and each other account maintained by it, or if later, upon the opening of any other Account or any other account, give notice to the relevant bank, building society, financial institution or other person of the security constituted under this Security Agreement, the notice being in the form set out in Part A of Schedule 5 (*Notice of Security to Account Holding Bank*) (or such other form as the Security Agent may agree).
- (b) Each Chargor will use reasonable endeavours to procure from the Account Bank and from any other such bank, building society or other financial institution with which it holds an account, an acknowledgement of receipt of such notice in the form set out in Part B of Schedule 5 (*Acknowledgement of Security by Account Bank*) (or such other form as the Security Agent may agree)

6 5 Notice of Security: Assigned Loans

This Deed constitutes notice and acknowledgment in writing between the Chargors of the charge and assignment of the rights of each relevant Chargor under any Assigned Loan to which that Chargor and such other Chargor are a party

6 6 Notice of Security: Hedging Agreements

- (a) Promptly after the date of this Security Agreement, in relation to all Hedging Agreements in existence on the date of this Security Agreement, or promptly

after the entry into of any such Hedging Agreement if later, each Chargor shall ensure delivery to the Security Agent of notices of security in the form set out in Schedule 7 (*Hedging Agreements*) (or in such other form as may be agreed by the Security Agent) duly executed by or on behalf of each Chargor

- (b) Each Chargor will use its reasonable endeavours to procure from the relevant part to such Hedging Agreement an acknowledgment of receipt of such notice in the form set out in Schedule 7 (*Hedging Agreements*)

6.7 Notices of Security: other assets

Each Chargor shall join the Security Agent in giving notices of assignment or charge (in such form as may be specified by the Security Agent) in respect of any asset (other than those specified in Clause 6.3 (*Notices of assignment Lease Documents and Insurances*) and Clause 6.4 (*Notices of Security Accounts*)) which is the subject of an assignment or charge pursuant to Clause 4 (*Fixed Security*) promptly upon the request of the Security Agent from time to time and will use all reasonable endeavours to procure from each recipient of those notices, an acknowledgement in a form satisfactory to the Security Agent.

6.8 Delivery of share certificates

Each Chargor shall

- (a) promptly (and in any event within 5 Business Days of the date of this Security Agreement), deposit with the Security Agent (or procure the deposit of) all certificates or other documents of title to the Relevant Shares and stock transfer forms (executed in blank by it or on its behalf); and
- (b) promptly upon the accrual, offer or issue of any stocks, shares, warrants or other securities in respect of or derived from the Relevant Shares (or upon acquiring any interest therein), notify the Security Agent of that occurrence and procure the delivery to the Security Agent of (a) all certificates or other documents of title representing such items and (b) such stock transfer forms or other instruments of transfer (executed in blank by it or on its behalf) in respect thereof as the Security Agent may request.

6.9 Deposit of title deeds

Each Chargor shall.

- (a) promptly (and in any event within 5 Business Days of the date of this Security Agreement), (and upon the acquisition by it of any interest in any Security Asset at any time) deposit (or procure the deposit) with the Security Agent all deeds, certificates and other documents constituting or evidencing title to the Security Assets (or procure that the same are held to the order of the Security Agent subject to an undertaking in form and substance satisfactory to the Security Agent); and
- (b) deposit with the Security Agent at any time thereafter any further such deeds, certificates, instruments of transfer and other documents, promptly upon

coming into possession of any of those items (or procure that the same are held to the order of the Security Agent subject to an undertaking in form and substance satisfactory to the Security Agent)

6 10 Application to the Land Registry

Each Chargor hereby consents to an application being made to the Land Registry to enter the following restriction in the Proprietorship Register of any registered land at any time forming part of the Real Property

"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 [•] February 2015 in favour of Wells Fargo Bank, N A , London Branch referred to in the charges register or their conveyancer "

6 11 Further advances

- (a) Subject to the terms of the Facility Agreement, each Lender is under an obligation to make further advances to each Chargor and that obligation will be deemed to be incorporated in this Security Agreement as if set out in this Security Agreement.
- (b) Each Chargor consents to an application being made to the Land Registry to enter the obligation to make further advances on the Charges Register of any registered land forming part of the Security Assets

6 12 Assigned Loans

No Chargor shall take, or omit to take, any action or steps in respect of the Assigned Loans whereby the Security created under this Security Agreement might be terminated, impaired or adversely affected or the ability of the Security Agent to realise such Security might be prejudiced

7. FURTHER ASSURANCE

7 1 Further assurance

- (a) The covenant set out in Section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall extend to include the obligations set out in paragraph (b) below.
- (b) Each Chargor shall promptly, at its own cost, take all such action (including filings, registrations and notarisations and applying for relief against forfeiture) and execute all such documents (including assignments, transfers, mortgages, charges, notices and instructions) as the Security Agent may reasonably specify (and in such form as the Security Agent may reasonably require) in favour of the Security Agent or its nominee(s) to

- (i) create, perfect, protect and/or maintain the Security created or intended to be created in respect of the Security Assets in accordance with the rights vested in it under this Security Agreement (which may include the execution by that Chargor of a mortgage, charge or assignment over all or any of the assets constituting, or intended to constitute, Security Assets) or for the exercise of any of the rights, powers and remedies of the Security Agent provided by or pursuant to this Security Agreement or by law;
- (ii) confer on the Security Agent Security over any asset or undertaking of that Chargor located in any jurisdiction outside England and Wales equivalent or similar to the security intended to be conferred by or pursuant to this Security Agreement; and/or
- (iii) while an Event of Default is continuing, facilitate the realisation of the Security Assets

8 SHARES AND INVESTMENTS

8.1 Dividends prior to an Event of Default

Prior to this Security Agreement becoming enforceable in accordance with Clause 10.1 (*Enforcement*), the relevant Chargor shall be entitled to receive all dividends, interest and other moneys arising from the Relevant Shares

8.2 Dividends after an Event of Default

Upon this Security Agreement becoming enforceable in accordance with Clause 10.1 (*Enforcement*), the Security Agent may, at its discretion and election, (in the name of the relevant Chargor or otherwise and without any further consent or authority from any Chargor) apply all dividends, interest and other moneys arising from the Relevant Shares as though they were the proceeds of sale in accordance with Clause 14 (*Application of Moneys*)

8.3 Voting rights prior to notice

Prior to the giving of notice pursuant to Clause 8.4 (*Voting rights after notice*), each Chargor shall be entitled to exercise all voting rights in relation to the Relevant Shares

8.4 Voting rights after notice

Upon this Security Agreement becoming enforceable in accordance with Clause 10.1 (*Enforcement*), the Security Agent may (but without having any obligation to do so) give notice to the relevant Chargor (with a copy to the Agent) that this Clause 8.4 will apply. With effect from the giving of that notice the Security Agent may, at its discretion, in the name of the relevant Chargor or otherwise and without any further consent or authority from the relevant Chargor:

- (a) exercise (or refrain from exercising) any voting rights in respect of the Relevant Shares,

- (b) transfer the Relevant Shares into the name of the Security Agent or such nominee(s) of the Security Agent as it shall require, and
- (c) exercise (or refrain from exercising) the powers and rights conferred on or exercisable by the legal or beneficial owner of the Relevant Shares including the right, in relation to any company whose shares or other securities are included in the Relevant Shares, to concur or participate in
 - (i) the reconstruction, amalgamation, sale or other disposal of such company or any of its assets or undertaking (including the exchange, conversion or reissue of any shares or securities as a consequence thereof);
 - (ii) the release, modification or variation of any rights or liabilities attaching to such shares or securities, and
 - (iii) the exercise, renunciation or assignment of any right to subscribe for any shares or securities,

in each case in the manner and on the terms the Security Agent thinks fit, and the proceeds of any such action shall form part of the Relevant Shares

8 5 Shares: Voting rights

No Chargor shall exercise (and shall procure that any nominee acting on its behalf does not exercise) its voting rights in relation to the Relevant Shares or other Investments in any manner, or otherwise permit or agree to or concur or participate in any

- (a) variation, renunciation or assignment of the rights attaching to or conferred by all or any part of the Relevant Shares, or
- (b) increase in the issued share capital of any company whose shares are charged pursuant to this Security Agreement (save for a Permitted Share Issue),

which in the opinion of the Security Agent could reasonably be expected to prejudice the ability of the Security Agent to realise, the security created by this Security Agreement provided that the proceeds of any such action shall form part of the Relevant Shares

8 6 Investments and Shares: Payment of calls

The relevant Chargor shall pay when due all calls or other payments which may be or may become due in respect of any of the Relevant Shares or other Investments, and in any case of default by it in such payment, the Security Agent may, if it thinks fit, make such payment on its behalf in which case any sums paid by the Security Agent shall be reimbursed by each Chargor to the Security Agent on demand and shall carry interest from the date of payment by the Security Agent until reimbursed at the rate from time to time applicable to unpaid sums specified in the Facility Agreement

8.7 Investments: Exercise of rights

No Chargor shall exercise any of its rights and powers in relation to any of the Investments in any manner which would prejudice the ability of the Security Agent to realise, the Security created pursuant to this Security Agreement.

9 ACCOUNTS

The Security Agent may, at any time on behalf of any Secured Party while this Security Agreement is enforceable in accordance with Clause 10 (*Enforcement of security*), without prior notice:

- (a) set-off, transfer or apply any Account and any other account which is the subject of the security created by this Security Agreement and any debt represented thereby in or towards satisfaction of all or any part of the Secured Liabilities, and
- (b) demand and receive all and any moneys due under or arising out of each Account which has been assigned by this Security Agreement and exercise all rights that any Chargor was then entitled to exercise in relation to that Account or might, but for the terms of this Security Agreement, exercise.

10. ENFORCEMENT OF SECURITY

10.1 Enforcement

On and at any time after the occurrence of

- (a) an Event of Default (as long as it is continuing); or
- (b) an Administration Event, or
- (c) a request from any Chargor to the Security Agent that it exercise any of its powers under this Security Agreement,

the Security created by or pursuant to this Security Agreement is, immediately enforceable and the Security Agent may, without notice to any Chargor or prior authorisation from any court, in its absolute discretion

- (i) enforce all or any part of that Security (at the times, in the manner and on the terms it thinks fit and take possession of and hold or dispose of all or any part of the Security Assets (at the times, in the manner and on the terms it thinks fit (including whether for cash or non-cash consideration)), and
- (ii) whether or not it has appointed a Receiver, exercise all or any of the rights, powers, authorities and discretions conferred by the Law of Property Act 1925 (as varied or extended by this Security Agreement) on mortgagees and by this Security Agreement on any Receiver or otherwise conferred by law on mortgagees or Receivers

10.2 Effect of Moratorium

The Security Agent shall not be entitled to exercise its rights under Clause 10.1 (*Enforcement*) or Clause 5.2 (*Conversion of floating charge to fixed Security*) where the right arises as a result of an Event of Default occurring solely due to any person obtaining or taking steps to obtain a moratorium pursuant to Schedule A1 of the Insolvency Act 1986.

11 EXTENSION OF POWERS AND RIGHT OF APPROPRIATION

11.1 Extension of powers

The power of sale or other disposal conferred on the Security Agent and on any Receiver by this Security Agreement shall operate as a variation and extension of the statutory power of sale under Section 101 of the Law of Property Act 1925 and such power shall arise (and the Secured Liabilities shall be deemed due and payable for that purpose) on execution of this Security Agreement.

11.2 Restrictions

The restrictions contained in Sections 93 and 103 of the Law of Property Act 1925 shall not apply to this Security Agreement or to the exercise by the Security Agent of its right to consolidate all or any of the security created by or pursuant to this Security Agreement with any other security in existence at any time or to its power of sale, which powers may be exercised by the Security Agent without notice to any Chargor on or at any time after this Security Agreement has become enforceable in accordance with Clause 10 (*Enforcement of Security*)

11.3 Power of leasing

- (a) The statutory powers of leasing may be exercised by the Security Agent at any time on or after this Security Agreement has become enforceable in accordance with Clause 10 (*Enforcement of Security*) and the Security Agent and any Receiver may make any lease or agreement for lease, accept surrenders of leases and grant options on such terms as it shall think fit, without the need to comply with Sections 99 and 100 of the Law of Property Act 1925.
- (b) For the purposes of Sections 99 and 100 of the Law of Property Act 1925, the expression "Mortgagor" will include any incumbrancer deriving title under any Chargor and neither Sub-section (18) of Section 99 nor Sub-section (12) of Section 100 of the Law of Property Act 1925 will apply
- (c) No Chargor shall have, at any time during the Security Period, the power pursuant to Section 99 of the Law of Property Act 1925 to make any lease in respect of any Real Property without the prior written consent of the Security Agent or as permitted pursuant to the terms of the Facility Agreement.

11.4 Right of appropriation

To the extent that the provisions of the Financial Collateral Arrangements (No. 2) Regulations 2003 (the "**Regulations**") apply to a Security Asset, the Security Agent shall have the right to appropriate all or any part of that Security Asset in or towards the payment or discharge of the Secured Liabilities and may exercise such right to appropriate upon giving written notice to the Chargors. For this purpose, a commercially reasonable method of valuing a Security Asset shall be

- (a) in the case of cash, the amount standing to the credit of each Account or to the credit of any other account with any bank, building society, financial institution or otherwise, together with any accrued but unposted interest, at the time of appropriation; and
- (b) in the case of any Investments or Shares, their market value determined by the Security Agent by reference to a public index, independent valuation or by such other process as the Security Agent may select.

In each case, the parties agree that the method of valuation provided for this Security Agreement shall constitute a commercially reasonable method of valuation for the purposes of the Regulations.

12. APPOINTMENT OF RECEIVER OR ADMINISTRATOR

12.1 Appointment and removal

After the Security created by or pursuant to this Security Agreement has become enforceable in accordance with Clause 10 (*Enforcement of security*), the Security Agent may by deed or otherwise (acting through an authorised officer of the Security Agent):

- (a) without prior notice to any Chargor
 - (i) appoint one or more persons to be a Receiver of the whole or any part of the Security Assets; or
 - (ii) appoint two or more Receivers of separate parts of the Security Assets, or
 - (iii) remove (so far as it is lawfully able) any Receiver so appointed; or
 - (iv) appoint another person(s) as an additional or replacement Receiver(s), or
 - (v) appoint one or more persons to be an administrator of any Chargor pursuant to paragraph 14 of Schedule B1 of the Insolvency Act 1986; and
- (b) following notice to any relevant Chargor, appoint one or more persons to be an administrator of any Chargor pursuant to paragraph 12 of Schedule B1 of the Insolvency Act 1986

12.2 Capacity of Receivers

Each person appointed to be a Receiver pursuant to Clause 12.1 (*Appointment and removal*) shall be

- (a) entitled to act individually or together with any other person appointed or substituted as Receiver;
- (b) for all purposes deemed to be the agent of each Chargor which shall be solely responsible for his acts, defaults and liabilities and for the payment of his remuneration and no Receiver shall at any time act as agent for the Security Agent, and
- (c) entitled to remuneration for his services at a rate to be fixed by the Security Agent from time to time (without being limited to the maximum rate specified by the Law of Property Act 1925)

12.3 Statutory powers of appointment

The powers of appointment of a Receiver shall be in addition to all statutory and other powers of appointment of the Security Agent under the Law of Property Act 1925 (as extended by this Security Agreement) or otherwise and such powers shall remain exercisable from time to time by the Security Agent in respect of any part of the Security Assets

13 POWERS OF RECEIVERS

Every Receiver shall (subject to any restrictions in the instrument appointing him but notwithstanding any winding-up or dissolution of any Chargor) have and be entitled to exercise, in relation to the Security Assets (and any assets which, when got in, would be Security Assets in respect of which he was appointed), and as varied and extended by the provisions of this Security Agreement (in the name of or on behalf of any Chargor or in his own name and, in each case, at the cost of that Chargor)

- (a) all the powers conferred by the Law of Property Act 1925 on mortgagors and on mortgagees in possession and on receivers appointed under that Act,
- (b) all the powers of an administrative receiver set out in Schedule 1 to the Insolvency Act 1986 (whether or not the Receiver is an administrative receiver),
- (c) all the powers and rights of an absolute owner and power to do or omit to do anything which any Chargor itself could do or omit to do, and
- (d) the power to do all things (including bringing or defending proceedings in the name or on behalf of any Chargor) which seem to the Receiver to be incidental or conducive to.
 - (i) any of the functions, powers, authorities or discretions conferred on or vested in him;

- (ii) the exercise of any rights, powers and remedies of the Security Agent provided by or pursuant to this Security Agreement or by law (including realisation of all or any part of the assets in respect of which that Receiver was appointed), or
- (iii) bringing to his hands any assets of any Chargor forming part of, or which when got in would be, Security Assets

14 APPLICATION OF MONEYS

All moneys received or recovered and any non-cash recoveries made or received by the Security Agent or any Receiver pursuant to this Security Agreement or the powers conferred by it shall (subject to the claims of any person having prior rights thereto and by way of variation of the provisions of the Law of Property Act 1925) be applied first in the payment or other discharge of the costs, charges and expenses incurred and payments made by the Receiver, the payment or other discharge of his remuneration and the discharge of any liabilities incurred by the Receiver in, or incidental to, the exercise of any of his powers, and thereafter shall be applied by the Security Agent (notwithstanding any purported appropriation by any Chargor) in accordance with the terms of the Facility Agreement

15. PROTECTION OF PURCHASERS

15.1 Consideration

The receipt of the Security Agent or any Receiver shall be conclusive discharge to a purchaser and, in making any sale or disposal of any of the Security Assets or making any acquisition, the Security Agent or any Receiver may do so for such consideration (whether cash or non-cash), in such manner and on such terms as it thinks fit.

15.2 Protection of purchasers

No purchaser or other person dealing with the Security Agent or any Receiver shall be bound to inquire whether the right of the Security Agent or such Receiver to exercise any of its powers has arisen or become exercisable or be concerned with any propriety or regularity on the part of the Security Agent or such Receiver in such dealings

16. POWER OF ATTORNEY

16.1 Appointment and powers

Each Chargor by way of security irrevocably appoints the Security Agent and any Receiver severally to be its attorney and in its name, on its behalf and as its act and deed to execute, deliver and perfect all documents and do all things which the attorney may consider to be required or desirable for:

- (i) carrying out any obligation imposed on any Chargor by this Security Agreement or any other agreement binding on such Chargor to which the Security Agent is party (including the execution and delivery of any deeds, charges, assignments or other security and any transfers of

the Security Assets and perfecting and/or releasing the security created or intended to be created in respect of the Security Assets); and

- (ii) enabling the Security Agent and any Receiver to exercise, or delegate the exercise of, any of the rights, powers and authorities conferred on them by or pursuant to this Security Agreement or by law (including, after this Security Agreement has become enforceable in accordance with Clause 10 (*Enforcement of security*)), the exercise of any right of a legal or beneficial owner of the Security Assets.

16 2 Ratification

Each Chargor shall ratify and confirm all things done and all documents executed by any attorney in the exercise or purported exercise of all or any of his powers

17 EFFECTIVENESS OF SECURITY

17 1 Continuing security

- (a) The Security created by or pursuant to this Security Agreement shall remain in full force and effect as a continuing security for the Secured Liabilities unless and until discharged by the Security Agent in writing.
- (b) No part of the Security from time to time intended to be constituted by this Security Agreement will be considered satisfied or discharged by an intermediate payment, discharge or satisfaction of the whole or any part of the Secured Liabilities.

17 2 Cumulative rights

The Security created by or pursuant to this Security Agreement shall be cumulative, in addition to and independent of every other Security which the Security Agent or any Secured Party may at any time hold for the Secured Liabilities or any other obligations or any rights, powers and remedies provided by law and shall operate as an independent security notwithstanding any receipt, release or discharge endorsed on or given in respect of or under any such other Security. No prior Security held by the Security Agent (whether in its capacity as trustee or otherwise) or any of the other Secured Parties over the whole or any part of the Security Assets shall merge into the Security constituted by this Security Agreement.

17 3 No prejudice

The Security created by or pursuant to this Security Agreement shall not be prejudiced by any unenforceability or invalidity of any other agreement or document or by any time or indulgence granted to each Chargor or any other person, by the Security Agent (whether in its capacity as trustee or otherwise) or any of the other Secured Parties or by any variation of the terms of the trust upon which the Security Agent holds the security or by any other thing which might otherwise prejudice that Security.

17.4 Remedies and Waivers

No failure on the part of the Security Agent to exercise, nor any delay on its part in exercising, any right, power or remedy under this Security Agreement, shall operate as a waiver of that right, power or remedy or, power constitute an election to affirm this Security Agreement. No election to affirm this Security Agreement on the part of the Security Agent shall be effective unless it is in writing. The rights, powers and remedies provided in this Security Agreement are cumulative and not exclusive of any provided by law. No single or partial exercise of any right, power or remedy shall preclude any further or other exercise of that or any other right or remedy.

17.5 No liability

None of the Security Agent, its nominee(s) nor any Receiver shall be liable

- (a) to account as a mortgagee or mortgagee in possession, or
- (b) for any loss arising by reason of taking any action permitted by this Security Agreement or any neglect or default in connection with the Security Assets or taking possession of or realising all or any part of the Security Assets,

except in the case of gross negligence or wilful default upon its part

17.6 Partial invalidity

If, at any time, any provision of this Security Agreement is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions of this Security Agreement nor of such provision under the laws of any other jurisdiction shall in any way be affected or impaired thereby and, if any part of the security intended to be created by or pursuant to this Security Agreement is invalid, unenforceable or ineffective for any reason, that shall not affect or impair any other part of the security.

17.7 Waiver of defences

The obligations of, and the Security created by, each Chargor under this Security Agreement and the rights and remedies provided by this Security Agreement will not be affected by any act, omission, matter or thing which, but for this Clause 17.7, would reduce, release or prejudice any of its obligations under, or the Security created by, this Security Agreement and whether or not known to that Chargor or any Secured Party including:

- (a) any time, waiver or consent granted to, or composition with, any Obligor or other person,
- (b) the release of any other Obligor or any other person under the terms of any composition or arrangement with any creditor of any Obligor,
- (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 assets of, any Obligor or other person or any non-presentation or non-

observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any Security,

- (d) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of, any Obligor or any other person,
- (e) any amendment, novation, supplement, extension (whether of maturity or otherwise) or restatement (in each case however fundamental and of whatsoever nature, and whether or not more onerous) or replacement of a Finance Document or any other document or security or of the Secured Liabilities (including, without limitation, any change in the purpose of, any extension of, or any variation or increase in any facility or amount made available under any facility or the addition of any new facility under any Finance Document or other documents);
- (f) any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or Security or of the Secured Liabilities, and
- (g) any insolvency or similar proceedings

17.8 Jersey Law Waivers

Without prejudice to the generality of any waiver granted in any Finance Document, each Chargor irrevocably and unconditionally abandons and waives any right which it may have at any time under the laws of Jersey.

- (a) whether by virtue of the *droit de discussion* or otherwise to require that recourse be had to the assets of any other Obligor, Chargor or any other person before any claim is enforced against it in respect of the obligations or liabilities assumed by it under this Security Agreement or any other Finance Document, and
- (b) whether by virtue of the *droit de division* or otherwise to require that any obligation or liability under this Security Agreement or any other Finance Document be divided or apportioned with any other Obligor, Chargor or any other person or reduced in any manner whatsoever

17.9 Chargor intent

Without prejudice to the generality of Clause 17.7 (*Waiver of Defences*), each Chargor expressly confirms that it intends that the Security created under this Security Agreement and the rights and remedies arising thereunder, shall extend from time to time to any (however fundamental and of whatsoever nature, and whether or not more onerous) variation, increase, extension or addition of or to any of the Finance Documents and/or any facility or amount made available under any of the Finance Documents for the purposes of or in connection with any of the following: acquisitions of any nature; increasing working capital, enabling investor distributions to be made, carrying out restructurings; refinancing existing facilities; refinancing any other indebtedness, making facilities available to new borrowers; any other variation or extension of the purposes for which any such facility or amount might be made

available from time to time; and any fees, costs and/or expenses associated with any of the foregoing

17 10 Immediate recourse

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

17 11 Deferral of rights

Until the end of the Security Period, no Chargor will exercise any rights which it may have by reason of performance by it of its obligations under this Security Agreement.

- (a) to be indemnified by an Obligor;
- (b) to claim any contribution from any guarantor of any Obligor's obligations under this Security Agreement,
- (c) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any right of the Secured Parties under this Security Agreement or of any other guarantee or Security taken pursuant to, or in connection with, this Security Agreement by any Secured Party
- (d) to bring legal or other proceedings for an order requiring any Obligor to make any payment, or perform any obligation, in respect of which any Obligor has given a guarantee, undertaking or indemnity under any Finance Document,
- (e) to exercise any right of set-off against any Obligor, or
- (f) to claim or prove as a creditor of any Obligor in competition with any Secured Party.

If each Chargor receives any benefit, payment or distribution in relation to such rights it shall hold that benefit, payment or distribution on trust for the Security Agent to the extent necessary to enable all amounts which may be or become payable to any Secured Party by the Obligors under or in connection with this Security Agreement to be repaid in full and shall promptly pay or transfer the same to the Security Agent or as the Security Agent may direct for application in accordance with Clause 14 (*Application of Moneys*)

18 PRIOR SECURITY INTERESTS

- (a) In the event of any action, proceeding or step being taken to exercise any powers or remedies conferred by any prior ranking Security against any of the Security Assets or in case of exercise by the Security Agent or any Receiver of any power of sale under this Security Agreement, the Security Agent may redeem such prior Security or procure the transfer thereof to itself

- (b) The Security Agent may settle and agree the accounts of the prior Security and any accounts so settled and agreed will be conclusive and binding on each Chargor.
- (c) All principal moneys, interest, costs, charges and expenses of and incidental to any redemption or transfer will be paid by each Chargor to the Security Agent on demand together with accrued interest thereon as well as before judgment at the rate from time to time applicable to unpaid sums specified in the Facility Agreement from the time or respective times of the same having been paid or incurred until payment thereof (as well as after as before judgment)

19. SUBSEQUENT SECURITY INTERESTS

If the Security Agent acting in its capacity as trustee or otherwise or any of the other Secured Parties at any time receives or is deemed to have received notice of any subsequent Security, assignment or transfer affecting all the Security Assets or any part of the Security Assets which is prohibited by the terms of any Finance Document, all payments thereafter by or on behalf of that Chargor to the Security Agent (whether in its capacity as trustee or otherwise) or any of the other Secured Parties will (in the absence of any express contrary appropriation by that Chargor) be credited or treated as having been credited to a new account of that Chargor and not as having been applied in reduction of the Secured Liabilities at the time that notice was received.

20. SUSPENSE ACCOUNTS

All moneys received, recovered or realised by the Security Agent under this Security Agreement (including the proceeds of any conversion of currency) may in the discretion of the Security Agent be credited to any interest bearing suspense or impersonal account(s) maintained with a bank, building society, financial institution or other person as it considers appropriate (including itself) for so long as it may think fit (the interest being credited to the relevant account) pending their application from time to time at the Security Agent's discretion, in or towards the discharge of any of the Secured Liabilities and save as provided herein no party will be entitled to withdraw any amount at any time standing to the credit of any suspense or impersonal account referred to above.

21. RELEASE OF SECURITY

21.1 Release of Security

Upon the expiry of the Security Period, the Security Agent shall, at the request and cost of each Chargor, release and cancel the security constituted by this Security Agreement and procure the reassignment to that Chargor of the property and assets assigned to the Security Agent pursuant to this Security Agreement, in each case without recourse to, or any representation or warranty by, the Security Agent or any of its nominees.

21.2 Clawback

If the Security Agent considers that any amount paid or credited to any Secured Party is capable of being avoided or reduced by virtue of any bankruptcy, insolvency,

liquidation or similar laws, the liability of each Chargor under this Security Agreement and the Security constituted by that document will continue and such amount will not be considered to have been irrevocably discharged

22 SET-OFF

Each Chargor authorises the Security Agent (but the Security Agent shall not be obliged to exercise such right), after the occurrence of an Event of Default which is continuing, to set off against the Secured Liabilities any amount or other obligation (contingent or otherwise) owing by the Security Agent to each Chargor and apply any credit balance to which each Chargor is entitled on any account with the Security Agent in accordance with Clause 14 (*Application of Moneys*) (notwithstanding any specified maturity of any deposit standing to the credit of any such account)

23 DISCRETION AND DELEGATION

23 1 Discretion

Any liberty or power which may be exercised or any determination which may be made under this Security Agreement by the Security Agent or any Receiver may, subject to the terms and conditions of the Facility Agreement, be exercised or made in its absolute and unfettered discretion without any obligation to give reasons.

23 2 Delegation

Each of the Security Agent and any Receiver shall have full power to delegate (either generally or specifically) the powers, authorities and discretions conferred on it by this Security Agreement (including the power of attorney) on such terms and conditions as it shall see fit which delegation shall not preclude either the subsequent exercise any subsequent delegation or any revocation of such power, authority or discretion by the Security Agent or the Receiver itself

24 GOVERNING LAW

This Security Agreement and all non-contractual obligations arising out of or in connection with it are governed by English law

25 JURISDICTION

25 1 English courts

The courts of England have exclusive jurisdiction to settle any dispute arising out of, or in connection with this Security Agreement (including a dispute relating to the existence, validity or termination of this Security Agreement or the consequences of its nullity or any non-contractual obligations arising out of or in connection with this Security Agreement) (a "Dispute").

25 2 Convenient Forum

Each Chargor agrees that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly that no Chargor will argue to the contrary

25.3 Exclusive Jurisdiction

Notwithstanding Clause 25.1 (*English courts*), the Security Agent may take proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law the Security Agent may take concurrent proceedings in any number of jurisdictions

THIS SECURITY AGREEMENT has been executed as, and is intended to take effect as, a deed by each Chargor and has been signed by the Security Agent on the date written on the first page of this Security Agreement.

**SCHEDULE 1
CHARGORS**

Name	Jurisdiction	Company Number
LSREF3 Laser (Pinnacle) Limited	Jersey	117636
MREF II MH S a r l	Luxembourg	B 153855
MREF II Salisbury Property Limited	Jersey	109341
Skypark Trustee Limited as trustee of Skypark Unit Trust	Jersey	91531
MREF II Towers Property Company Limited	Jersey	109202
MREF II VV Holdco S à r l	Luxembourg	B 166769
MREF II VV Development Limited	England & Wales	07917310
MREF II VV Operations Limited	England & Wales	07917226
MREF II VV Property S à r l	Luxembourg	B 166780
Village V1 Limited	England & Wales	07946244
MREF Hotels Limited	Jersey	95630
Eden Arms Rushyford Limited	Jersey	101047
George Chollerford Limited	Jersey	101045
Jewel Hotels Trustees I Limited and Jewel Hotels Trustee II Limited as joint trustees of Jewel Hotels Unit Trust I	Jersey	92809 and 92810
Jewel Hotels Trustees I Limited and Jewel Hotels Trustee II Limited as joint trustees of Jewel Hotels Unit Trust II	Jersey	92809 and 92810
Jewel II Property Company Limited	Jersey	101046
St George Harrogate Limited	Jersey	101048
Diamant Limited	England & Wales	01931327
MREF Derwentwater Holdings Limited	England & Wales	06378120
Domain Queens Road LP Limited	Jersey	94585
Domain Queens Road GP Limited	England & Wales	05931960

Name	Jurisdiction	Company Number
Domain Queens Road Limited Partnership	England & Wales	LP011657
Domain Queens Road Nominee Limited	England & Wales	05931976

MORTGAGED PROPERTY

Freehold Properties

Title Number	Property Description	Chargor
Shearings		
GR117674	Prince of Wales Hotel, Bristol Road, Berkeley GL13 9HD	Jewel Hotels Trustees I Limited and Jewel Hotel Trustees II Limited as trustees of the Jewel Hotels Unit Trust I
NK96111	The Golden Lion Hotel, The Green, Hunstanton PE36 6BQ	Jewel Hotels Trustees I Limited and Jewel Hotel Trustees II Limited as trustees of the Jewel Hotels Unit Trust I
CU35582	The Derwentwater Hotel, Portinscale	Diamant Limited
CU100310	Gable Cottage, Tower Yard, Portinscale, Keswick	Diamant Limited
CU233492	Derwentwater Hotel, Portinscale, Keswick CA12 5RE	Diamant Limited
DU229102	Eden Arms Swallow Hotel, Rushyford, Ferryhill DL17 0LL	Eden Arms Rushyford Limited
NYK225199	The St George Swallow Hotel, Harrogate HG1 2SY	St George Harrogate Limited
ND113161	The George Hotel, Chollerford NE46 4EW	George Chollerford Limited
ND158483	Land adjoining The George Hotel, Chollerford, Hexham	Jewel II Property Company Limited
Towers		
GM472134	The Shirley Institute and land and buildings on the east side of Kingston Road, Didsbury	MREF II Towers Property Company Limited
Pinnacle		
YWE22598	West Riding House, Bond Street, Leeds	CC MREF II WRH GP Limited and MREF II WRH Nominee Limited as trustees of MREF II WRH Limited Partnership
Domain, Winchester		
HP682667	Flats 1 to 70, Queens Road Student Village, Queens Road, Winchester, SO22 4DQ	Domain Queens Road GP Limited and Domain Queens Road Nominee Limited as trustees of Domain Queens Road LP Ltd
HP697257	Land lying to the south of Queens Road, Winchester	Domain Queens Road GP Limited and Domain Queens Road Nominee Limited as trustees of Domain Queens Road LP Ltd

LSREFS
LASER
(Pinnacle)
Limited

Velocity		
SYK7418	55 Solly Street, Sheffield, S1 4BA	MREF II VV Property S A R L
SYK10420	Land associated with 55 Solly Street, Sheffield	MREF II VV Property S A R L
SYK148957	Land on the South side of Solly Street, Sheffield	MREF II VV Property S A R L
SYK308284	Land and buildings on the North West side of Tenter Street, Sheffield	MREF II VV Property S A R L
SYK329285	57 Solly Street, Sheffield, S1 4BA	MREF II VV Property S A R L
SYK486181	Land and buildings on the north west side of Tenter Street, Sheffield	MREF II VV Property S A R L
SYK512988	Land on the south side of Solly Street, Sheffield	MREF II VV Property S A R L
SYK534796	Land on the south side of Solly Street, Sheffield	MREF II VV Property S A R L
SKY442036	Land and buildings on the south side of Solly Street, Sheffield	MREF II VV Property S A R L
SYK512995	Land to the South of Solly Street, Sheffield	MREF II VV Property S A R L
SYK517122	Land on the South side of Solly Street, Sheffield	MREF II VV Property S A R L
YWE19317	Land on the south side of Solly Street, Sheffield	MREF II VV Property S A R L
such right title and interest as MREF II VV Property S A R L has in the three small areas of unregistered land in Solly Street, Sheffield which form part of and/or are adjacent to the freehold and part leasehold property known as Velocity Village, Tenter Street, Sheffield		MREF II VV Property S A R L

Leasehold Properties

Title Number	Property Description	Proprietor
Shearings		
NYK320743	Royal Hotel, Whitby (YC21 3HA)	Jewel Hotels Trustees I Limited and Jewel Hotel Trustees II Limited as trustees of the Jewel Hotels Unit Trust I
CYM285579	Manne Hotel, Vaughan Street, Llandudno (LL30 1AN)	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
NK339684	Carlton Hotel, 1-6 (inclusive) Kimberley Terrace, 7-9 Kimberley Terrace (NR30 3JE) and 2 and 3 Albert Square (NR30 3JH)	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
NYK320742	New Southlands Hotel, 15 West Street, Scarborough YO11 2QW	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
ESX293874	Majestic Hotel, 26-34 Royal Parade, Eastbourne BN22 7AN	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
DN531136	Torbay Hotel, Torbay Road, Torquay TQ2 5EY	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CL225221	The St Ives Bay and Chyan-Drea Hotel, the Terrace, St Ives and Garage TR26 2BP	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
DN531144	Esplanade Hotel, Esplanade Road, Paignton TQ4 6EE	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
LAN31602	Strathmore Hotel, Manne Road East, Morecambe LA4 5AP	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
DN531404	Dilkhusa Grand Hotel, Wilder Road, Ilfracombe EX34 9AH	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CU219567	Windermere Hotel, Kendal Road, Windermere LA23 1AL	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
DN531161	Valley of Rocks Hotel, Lee Road, Lynton EX35 6HS	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CL225256	Beresford Hotel, Narrowcliff, Newquay TR7 2PR	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I

ST245402	Grand Atlantic Hotel and 32 Beach Road, Weston- Super-Mare BS23 1BA	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CYM285383	Imperial Hotel, The Paragon, Tenby SA70 7HR	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CL225227	Ship & Castle Hotel, The Quay, St Mawes, Truro TR2 5DG	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
DN531399	The Imperial Hotel, The Esplanade, Exmouth EX8 2SW	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
IW62300	The Royal Esplanade Hotel, 16 The Esplanade, Ryde PO33 2BD	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
NYK320745	Norbreck Hotel, Castle Road, Scarborough YO11 1HY	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
DN531132	Tor Park Hotel, 24 Vansittart Road, Torquay TQ2 5EW	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
LAN31676	3,5 and Glen Rosa Hotel, 7 Cocker Street, Blackpool FY1 1SF	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
LAN31686	Libertys on the Square and Alabama Showboat, 1 Cocker Square, Blackpool FY1 1RX	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CL225231	Manna Hotel, Narrowcliff, Newquay TR7 2FL	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
DT350248	The Royal Hotel, 90 and 91 The Esplanade, Weymouth DT4 7AX	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust I
CYM285795	County Hotel, East Parade, Llandudno LL30 1BD	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust II
IW62306	Broadway Park Hotel, Melville Street, Sandown PO36 9DJ	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust II
ESX293880	Burlington Hotel, Grand Parade, Eastbourne BN21 3YN	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust II
DT339639	Savoy Hotel, West Hill Road, Bournemouth BH2 5EJ	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee II Limited as trustees of the Jewel Hotels Unit Trust II
DN531141	Trecarn Hotel and	Jewel Hotels Trustee I Limited and Jewel Hotels Trustee

	Oswalds Hotel, Palermo Road, Torquay TQ1 3NW	II Limited as trustees of the Jewel Hotels Unit Trust II
Salisbury House		
NGL619706	Salisbury House, 31 Finsbury Circus, London EC2M 5SQ	MREF II Salisbury Property Limited
Velocity		
SYK144581	Land and buildings on the South side of Solly Street, Sheffield	MREF II VV Property S A R L
SYK544336	Apartment 3, City Point, 1 Solly Street, Sheffield, S1 4BP	MREF II VV Property S A R L
SYK597200	Apartment 25, City Point, 1 Solly Street, Sheffield (S1 4BP)	Village V1 Limited
SYK597201	Apartments 1-5 (inclusive), 7, 8, 10, 12, 15, 16, 18-20 (inclusive), 22, 24, 27-69 (inclusive), 73, 78, 79, 80, 82-84 (inclusive), 87, 88, 108-114 (inclusive), 124, 128 and 129 City Point, 1 Solly Street, Sheffield (S1 4BP)	Village V1 Limited

**SCHEDULE 3
RELEVANT SHARES**

Company in which shares are held	Registration number	Chargor	Number/class of shares
Velocity			
MREF II VV Development Limited	07917310	MREF II VV Holdco S à r l	1 Ordinary Share of £1
MREF II VV Operations Limited	07917226	MREF II VV Holdco S à r l	1 Ordinary Share of £1
Village VI Limited	07946244	MREF II VV Holdco S à r l	1 Ordinary Share of £1
Shearings			
Diament Limited	01931327	MREF Derwentwater Holdings Limited	335,639 Ordinary A Shares of £1 each 67,000 Ordinary B Shares of £1 each 166,000 Ordinary C Shares of £1 each
MREF Derwentwater Holdings Limited	06378120	Jewel Hotels Unit Trust I	1 Ordinary Share of £1
Winchester/Domain Queens Road			
Domain Queens Road GP Limited	05931960	Domain Queens Road LP Limited	2 Ordinary Shares of £1 each
Domain Queens Road Limited Partnership	LP011657	LP Domain Queens Road LP Limited (J) GP Domain Queens Road GP Limited	N/A
Domain Queens Road Nominee Limited	05931976	Domain Queens Road LP Limited (J)	2 Ordinary Shares of £1 each

SCHEDULE 4
LEASES AND INSURANCES

PART A
NOTICE OF SECURITY

To: [Headlease holder/tenant/Insurer]

Date: []

Dear Sirs,

We give you notice that, by a Security Agreement dated [] (the "**Security Agreement**"), we created security by way of equitable assignment to Wells Fargo Bank, N.A , London Branch (the "**Security Agent**") as trustee for the Secured Parties all our right, interests and benefits in, to and under [the [describe Lease (date/term/parties/premises)] dated [] between [] relating to [] (including all moneys payable thereunder and the proceeds of all claims and judgments for breach of covenant) (the "**Lease**")] OR [the [describe Insurances] policy number effected by us or whomsoever in relation to the risk to [describe Property] (including all moneys payable thereunder, proceeds of all claims, awards and judgments) and all other insurances entered into supplemental to or in replacement of such policy of insurance (the "**Policy**")]

We will remain liable to perform all our obligations under the [Lease/Policy] and the Security Agent is under no obligation of any kind whatsoever under the [Lease/Policy] nor under any liability whatsoever in the event of any failure by us to perform our obligations under the [Lease/Policy]

[Sub-Leases only We irrevocably instruct and authorise you to pay all payments under or arising under the Lease to our account called " - [Rental Income] Account" [Chargor Name], Account number [] sort code [] It is very important that you make all immediate arrangements for all sums payable by you under the Lease to be paid to this account]

[Insurances With effect from your receipt of this notice we irrevocably instruct and authorise you to

- 1 make all payments and claims [in excess of £ []] under or arising from the Policy to the account called "[Chargor Name] - [Disposal Proceeds/Deposit/Rent] Account", Account number [] sort code []
- 2 note the interest of the Security Agent on the Policy; and
- 3 disclose to the Security Agent, without further approval from us, such information regarding the Policy as the Security Agent may from time to time request and to send it copies of all notices issued by you under the Policy]

Please note that

4. all remedies provided for under the [Lease/Policy] or available at law or in equity are exercisable by the Security Agent;
- 5 all rights to compel performance of the [Lease/Policy] are exercisable by the Security Agent; and

- 6 all rights, interests and benefits whatsoever accruing to or for the benefit of us arising under the [Lease/Policy] (including all rights to compel performance) belong to the Security Agent

This letter and all non-contractual obligations arising out of or in connection with it are governed by and will be construed in accordance with the laws of England and Wales
Would you please confirm your agreement to the above by sending the enclosed acknowledgement to the Security Agent with a copy to us

Yours faithfully

[*Chargor Name*]

PART B
ACKNOWLEDGEMENT OF NOTICE OF SECURITY

To Wells Fargo Bank, N A , London Branch
as Security Agent

Date []

Dear Sirs

We confirm receipt from [*Chargor Name*] (the "**Chargor**") of a notice dated [] of security created by way of equitable assignment upon the terms of a Security Agreement dated [] (the "**Security Agreement**") to Wells Fargo Bank N.A, London Branch (the "**Security Agent**") as trustee for the Secured Parties of all the Chargor's rights, interest and benefit in, to and under the [*Lease/Policy*] (as specified in that notice) to which we are a party.

We confirm that we have not received notice of

any assignment or charge of or over any of the rights, interests and benefits specified in such notice; or

the interest of any third party in any of the rights, interests and benefits specified in such notice,

and will make all payments to the account specified in that notice

We further confirm that

1. no amendment, waiver or release of any such rights, interests and benefits will be effective without the prior written consent of the Security Agent,
2. no termination of such rights, interests or benefits will be effective unless we have given the Security Agent 21 days' written notice of the proposed termination and specifying the action necessary to avoid such termination;
3. the Chargor will remain liable to perform all its obligations under the [*Lease/Policy*] and the Security Agent is under no obligation of any kind whatsoever under the [*Lease/Policy*] nor under any liability whatsoever in the event of any failure by the Chargor to perform its obligations under the [*Lease/Policy*]; and
4. no breach or default on the part of the Chargor of any of the terms of such [*Lease/Policy*] will be deemed to have occurred unless we have given notice of such breach to the Security Agent specifying how to make good such breach

We confirm that we have made all necessary arrangements for all future payments payable under such [*Lease/Policy*] to be made into the account specified in the notice [and for the interest of the Security Agent to be noted on the Policy]

We unconditionally and irrevocably waive all rights of set-off, lien, combination of accounts and similar rights (however described) which we may have now or in the future to the extent

that such rights relate to amounts owed to us by the Chargor (and the proceeds thereof) and we will send you copies of all statements, orders and notices given by us relating to such debt.

This letter and all non-contractual obligations arising out of or in connection with it are governed by and will be construed in accordance with the laws of England and Wales

Yours faithfully

[[Headlease holder] /tenant/Insurer]

cc [Chargor Name]

**SCHEDULE 5
ACCOUNTS**

**PART A
NOTICE OF SECURITY TO ACCOUNT BANK**

To [Bank or other financial institution holding the Account]

Date. []

Dear Sirs

We give you notice that, by a Security Agreement dated [] (the "**Security Agreement**"), we created security by way of equitable assignment to Wells Fargo Bank, N.A., London Branch (the "**Security Agent**") as trustee for the Secured Parties any accounts and all moneys (including interest) from time to time standing to the credit of those accounts with any bank, building society, financial institution or other person and the debt or debts represented thereby

The account[s] maintained with your [bank/building society/financial institution/other] [is/are].

Account Name[s] []
Sort Code[s] []
Account No[s] []

We irrevocably instruct and authorise you to disclose to the Security Agent without any reference to or further authority from us and without any inquiry by you as to the justification for such disclosure, such information relating to [any] account[s] maintained with you from time to time as the Security Agent may request you to disclose to it

With effect from the date of your receipt of this notice all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the accounts belong to the Security Agent.

This letter and all non-contractual obligations arising out of or in connection with it are governed by and will be construed in accordance with the laws of England and Wales. Would you please confirm your agreement to the above by sending the enclosed acknowledgement to the Security Agent with a copy to us

Yours faithfully

[*Chargor Name*]

PART B
ACKNOWLEDGEMENT OF SECURITY BY ACCOUNT BANK

To Wells Fargo Bank, N.A., London Branch as Security Agent

Date []

Dear Sirs

We confirm receipt from [*Chargor Name*] (the "**Chargor**") of a notice dated [] of security created by way of equitable assignment upon the terms of a Security Agreement dated [] (the "**Security Agreement**") of all moneys (including interest) from time to time standing to the credit of the Chargor's account[s] (as specified therein) (the "**Account[s]**") which [is/are] maintained with us and the debt or debts represented thereby

[We confirm that the balance standing to the Account[s] at today's date is [], no fees or periodic charges are payable in respect of the Account[s] and there are no restrictions on (a) the payment of the credit balance on the Account[s] [(except, in the case of a time deposit, the expiry of the relevant period)] or (b) the creation of Security over the Account[s] in favour of the Security Agent or any third party]

We unconditionally and irrevocably waive all rights of set-off, lien, combination or consolidation of accounts, security in respect of any Account[s] and similar rights (however described) which we may have now or in the future in respect of [each of] the Account[s] or the balance thereon to the extent that such rights relate to amounts owed to us by the Chargor

We confirm that we have not received notice of the interest of any third party in [any of] the Account[s] and will not, without the Security Agent prior written consent, amend or vary any rights attaching to the Account[s]

We will act only in accordance with the instructions given by persons authorised by the Security Agent and, when requested from time to time by the Security Agent, we shall send copies of all statements and other notices given by us relating to the Account to the Security Agent.

[We confirm that we have not designated [the]/[any of the] Account[s] a dormant account within the meaning of the Dormant Bank and Building Society Accounts Act 2008 We agree that we will not so designate [the]/[any of the] Account[s] nor take any steps to transfer the balance standing to the credit of [the]/[any of the] Account[s] to the reclaim fund without the Security Agent's prior written consent.]

This letter and all non-contractual obligations arising out of or in connection with it are to be governed by and will be construed in accordance with the laws of England and Wales

Yours faithfully

[Bank or other financial institution holding the Account]

cc. [*Chargor Name*]

**SCHEDULE 6
ASSIGNED CONTRACTS**

**PART A
NOTICE OF ASSIGNMENT**

To: []

Date []

Dear Sirs,

- 1 We hereby give you notice that we have created security by way of equitable assignment to Wells Fargo Bank, N.A., London Branch (the "**Security Agent**") pursuant to a security agreement entered into by us in favour of the Security Agent dated [] all our right, title and interest in and to all moneys payable by you to us under *[details of relevant inter-company loan agreement/Acquisition Document/Moorfield Completion Guarantee]* (the "**Contract**").
- 2 We shall continue to be solely responsible for the performance of our obligations under or in connection with the Contract
3. With effect from the date of your receipt of this notice:
 - (a) all payments by you to us under or arising from the Contract (the "**Payments**") shall be paid to, or at the direction of the Security Agent, as it may specify in writing from time to time;
 - (b) all remedies provided for in the Contract or available at law or in equity shall be exercisable by, or at the direction of, the Security Agent; and
 - (c) all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Payments shall belong to the Security Agent
4. You are authorised and instructed, without requiring further approval from us, to provide the Security Agent with such information relating to the Contract as it may from time to time request and to send copies of all notices issued by you under the Contract to the Security Agent as well as to us
5. These instructions may not be revoked, nor may the terms of the Contract be amended, varied, waived or terminated, without the prior written consent of the Security Agent
6. Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning it to the Security Agent at [] marked for the attention of []
7. This notice and any non-contractual obligations arising out of or in connection with it are governed by English law

Yours faithfully,

For and on behalf of

[Enter **CHARGOR NAME**]

We confirm our agreement to the terms of this notice and instruct you, in accordance with Clause 3 of this notice, and with effect from the date of your receipt of this notice, that:

- (a) the Payments shall be made to [*Chargor Name*] [in accordance with the terms of [the Subordination Agreement dated [•]],[, and]
- (b) all remedies provided for in the Contract (or otherwise available) in respect of the Payments shall be exercisable by [*Chargor Name*],

in each case until you receive written notification from us to the contrary.

For and on behalf of

WELLS FARGO BANK, N.A., LONDON BRANCH

By

Dated

PART B
ACKNOWLEDGEMENT OF ASSIGNMENT

[On copy only]

To: **WELLS FARGO BANK, N.A., LONDON BRANCH**

We acknowledge receipt of a notice received from [*Chargor Name*] (the "**Company**") 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 Payments and that we will comply with the terms of the notice received from the Company

We further confirm that.

- (a) we have not claimed or exercised, have no outstanding right to claim or exercise, and will not exercise, any right of set-off, counterclaim or other right relating to the Payments;
- (b) no amendment, waiver or release of any rights, interests and benefits in and to the Payments shall be effective without your prior written consent, and
- (c) no breach or default on the part of the Company of any of the terms of the Contract shall be deemed to have occurred unless we have given notice of such breach to the Security Agent specifying how to make good such breach

We acknowledge receipt of instructions from you in connection with the assignment of the Contract and confirm that we shall act in accordance with them until we receive written notification from you to the contrary.

For and on behalf of [*relevant obligor*]

By

Dated ]

**SCHEDULE 7
HEDGING AGREEMENTS**

**PART A
NOTICE OF ASSIGNMENT**

To [Hedge Counterparty Name]

Date. []

Dear Sirs,

- 1 We hereby give you notice that we have created security by way of assignment to Wells Fargo Bank, N A , London Branch (the "**Security Agent**") pursuant to a security agreement entered into by us in favour of the Security Agent dated [] all our right, title and interest in and under [details of relevant Hedging Agreement] (including all monies payable thereunder[, but subject to the application of any rights of set-off or netting provided for thereunder]) (the "**Hedging Agreement**")
- 2 We shall continue to be solely responsible for the performance of our obligations under or in connection with the Hedging Agreement
- 3 With effect from the date of your receipt of this notice
 - (a) all payments by you to us under or arising from the Hedging Agreement shall be paid to [insert payment instructions/account details], or otherwise at the direction of the Security Agent, as it may specify in writing from time to time It is very important that you make all immediate arrangements for all sums payable by you under the Hedging Agreements to be paid to this account,
 - (b) all remedies provided for in the Hedging Agreement or available at law or in equity shall be exercisable by, or at the direction of, the Security Agent; and
 - (c) all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising under the Hedging Agreements shall belong to the Security Agent,in each case, subject to the application of any rights of set-off or netting provided for in the Hedging Agreement
- 4 Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning it to the Security Agent at [] marked for the attention of []
- 5 This notice and any non-contractual obligations arising out of or in connection with it is/are governed by the laws of England and Wales

Yours faithfully,

For and on behalf of

[Chargor Name]

**PART B
ACKNOWLEDGEMENT OF ASSIGNMENT**

To: Wells Fargo Bank, N A , London Branch as Security Agent

Date. []

Dear Sirs

We confirm receipt from [Enter Chargor Name] (the "**Chargor**") of a notice dated [] of security created by way of assignment upon the terms of a Security Agreement dated [] (the "**Security Agreement**") to Wells Fargo Bank, N A., London Branch (the "**Security Agent**") as trustee for the Secured Parties of all the Chargor's right, interest and benefit in, to and under the Hedging Agreement [(but subject to the application of any rights of set-off or netting provided for in the Hedging Agreement)] (as specified in that notice) to which we are a party

We confirm that we have not received notice of

- (a) any assignment or charge of or over any of the rights, interests and benefits specified in such notice, or

the interest of any third party in any of the rights, interests and benefits specified in such notice,

and will make all payments [to the account][as] specified in that notice

We further acknowledge:

1. no amendment, waiver or release of any rights, interests and benefits arising under the Hedging Agreement will be effective without the prior written consent of the Security Agent;
2. [the right to exercise certain rights, interests or benefits (including certain termination rights) is subject to clause 8 4 (*Hedging*) of the Facility Agreement (as defined in the Security Agreement);]
3. [no termination of such rights, interests or benefits will be effective unless we have given the Security Agent 21 days' written notice of the proposed termination and specifying the action necessary to avoid such termination;] and
4. the Chargor will remain liable to perform all its obligations under the Hedging Agreement and the Security Agent is under no obligation of any kind whatsoever under the Hedging Agreement nor under any liability whatsoever in the event of any failure by the Chargor to perform its obligations under the Hedging Agreement.

We confirm that we have made all necessary arrangements for all future payments payable under such Hedging Agreement to be made into the account specified in the notice.

We unconditionally and irrevocably waive all rights of set-off, lien, combination of accounts and similar rights (however described) which we may have now or in the future to the extent

that such rights relate to amounts owed to us by the Chargor (and the proceeds thereof) and we will send you copies of all statements, orders and notices given by us relating to such debt

This letter and all non-contractual obligations arising out of or in connection with it are governed by and will be construed in accordance with the laws of England and Wales

Yours faithfully

[Hedge Counterparty]

cc [*Chargor Name*]

EXECUTION PAGE


Chargors

**EXECUTED AS A DEED by
LSREF3 LASER (PINNACLE)
LIMITED**

a company incorporated in Jersey, by


authorised signatory

And


authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by

MREF II MH S.A R.L.

a company incorporated in Luxembourg, by

Anne Catherine Gruve

[Redacted signature]

Authorised signatory

And

Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Contact	Catherine Koch Arendt Services S A.
Registered office	19, rue de Bitbourg L-1273 Luxembourg
Tel	(352) 27 44 41 996
Fax	(352) 27 44 93 80
Email	catherine.koch@arendtservices.com
Mailing address	Po Box 1783 L-1017 Luxembourg

EXECUTED AS A DEED by
MREF II SALISBURY PROPERTY LIMITED
a company incorporated in Jersey, by

[REDACTED]
Authorised signatory

And

[REDACTED]
Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices:	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax:	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@elian.com
Att:	The Directors

EXECUTED AS A DEED by
SKYPARK TRUSTEE LIMITED
a company incorporated in Jersey
in its capacity as trustee of
SKYPARK UNIT TRUST

.....
[REDACTED]
Authorised signatory

And

[REDACTED]
Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@elhan.com
Att	The Directors

EXECUTED AS A DEED by
MREF II TOWERS PROPERTY COMPANY LIMITED
a company incorporated in Jersey, by

...
[REDACTED]
Authorised signatory

And

[REDACTED]
Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email:	lonestar@elian.com
Att:	The Directors

EXECUTED AS A DEED by
MREF II VV HOLDCO S.A R.L.
a company incorporated in Luxembourg, by
Anne Catherine Koch


Authorised signatory

And

Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Contact:	Catherine Koch Arendt Services S A
Registered office	19, rue de Bitbourg L-1273 Luxembourg
Tel	(352) 27 44 41 996
Fax	(352) 27 44 93 80
Email	catherine.koch@arendtservices.com
Mailing address	Po. Box 1783 L-1017 Luxembourg

EXECUTED AS A DEED by
MREF II VV PROPERTY S.A R.L.
a company incorporated in Luxembourg, by

Anne Catherine Grave

Authorised signatory

And

Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Contact:	Catherine Koch Arendt Services S.A
Registered office	19, rue de Bitbourg L-1273 Luxembourg
Tel	(352) 27 44 41 996
Fax	(352) 27 44 93 80
Email.	catherine.koch@arendtservices.com
Mailing address	Po Box 1783 L-1017 Luxembourg

**EXECUTED AS A DEED by
MREF II VV DEVELOPMENT LIMITED**

Signature of director



Name of director

CHARLUSON DAVIE

in the presence of

Signature of witness



Name of witness

LUKE HARBER

Address of witness

1 BISHOPS SQUARE, LONDON

Occupation

LAWYER

Address for notices

Nightingale House
65 Curzon Street
London
W1J 8PE

Email

Nick.Edwards@Moorfield.com
charles.fergusondavie@moorfield.com

Attention

Nick Edwards
Charles Ferguson Davie

**EXECUTED AS A DEED by
MREF II VV OPERATIONS LIMITED**

Signature of director

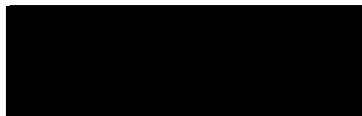


Name of director

CHARLOTTE DAVIE

in the presence of

Signature of witness



Name of witness

ALEX MORRIS

Address of witness

ONE BISHOPS SQUARE, LONDON

Occupation

TRAINEE SOLICITOR

Address for notices

Nightingale House
65 Curzon Street
London
W1J 8PE

Email

Nick.Edwards@Moorfield.com
charles.fergusondavie@moorfield.com

Attention

Nick Edwards
Charles Ferguson Davie

**EXECUTED AS A DEED by
VILLAGE V1 LIMITED**

Signature of director



Name of director

CHARLTON MARK

in the presence of

Signature of witness:



Name of witness

LUKE HAMBER

Address of witness

8 Bishops Square, London

Occupation

Lawyer

Address for notices

Nightingale House
65 Curzon Street
London
W1J 8PE

Email

Nick Edwards@Moorfield.com
charles.fergusondavie@moorfield.com


Attention

Nick Edwards
Charles Ferguson Davie

EXECUTED AS A DEED by
MREF HOTELS LIMITED
a company incorporated in Jersey, by


Authorised signatory

And


Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel:	+44 1534 504444
Email	lonestar@clian.com
Att	The Directors

**EXECUTED AS A DEED by
EDEN ARMS RUSHYFORD LIMITED**

a company incorporated in Jersey, by

Authorised signatory

And

Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax.	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@elian.com
Att	The Directors

**EXECUTED AS A DEED by
GEORGE CHOLLERFORD LIMITED**

a company incorporated in Jersey, by

Authorised signatory

And


Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
JEWEL HOTELS TRUSTEE I LIMITED
a company incorporated in Jersey
in its capacity as trustee of **JEWEL HOTELS UNIT TRUST I**



Authorised signatory



Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
JEWEL HOTELS TRUSTEE II LIMITED
a company incorporated in Jersey
in its capacity as trustee of **JEWEL HOTELS UNIT TRUST I**


Authorised signatory


Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices.	44 Esplanade St Helier Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email.	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
JEWEL HOTELS TRUSTEE I LIMITED
a company incorporated in Jersey
in its capacity as trustee of **JEWEL HOTELS UNIT TRUST II**



Authorised signatory

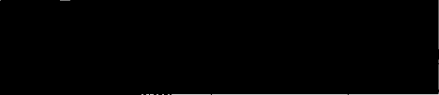



Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices	44 Esplanade St Helier Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
JEWEL HOTELS TRUSTEE II LIMITED
a company incorporated in Jersey
in its capacity as trustee of **JEWEL HOTELS UNIT TRUST II**


Authorised signatory


Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email.	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
JEWEL II PROPERTY COMPANY LIMITED
a company incorporated in Jersey, by


Authorised signatory


Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices:	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
ST GEORGE HARROGATE LIMITED
a company incorporated in Jersey, by



Authorised signatory

And



Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices.	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@elian.com
Att	The Directors

**EXECUTED AS A DEED by
DIAMENT LIMITED**

Signature of director



Name of director

CHARLTON DAVIE

in the presence of

Signature of witness



Name of witness

LUKE HARBER

Address of witness

1 BISHOPS SQUARE, LONDON

Occupation

LAWYER

Address for notices

Nightingale House

65 Curzon Street

London

W1J 8PE

Email

Nick Edwards@Moorfield.com

charles.fergusondavie@moorfield.com

Attention

Nick Edwards

Charles Ferguson Davie

**EXECUTED AS A DEED by
MREF DERWENTWATER HOLDINGS LIMITED**

Signature of director

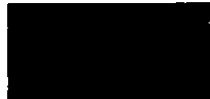


Name of director

CHARLUSON DAVIE

in the presence of

Signature of witness:



Name of witness

LUKE HARBER

Address of witness

1 BISKOPS SQUARE

Occupation

LAWYER

Address for notices

Nightingale House

65 Curzon Street

London

W1J 8PE

Email

Nick Edwards@Moorfield.com

charles.fergusondavie@moorfield.com

Attention

Nick Edwards

Charles Ferguson Davie

EXECUTED AS A DEED by
DOMAIN QUEENS ROAD LP LIMITED
a company incorporated in Jersey, by

....
[REDACTED]
Authorised signatory

And

[REDACTED]
Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices:	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax:	+44 1534 504000
Tel.	+44 1534 504444
Email:	lonestar@elian.com
Att	The Directors

**EXECUTED AS A DEED by
DOMAIN QUEENS ROAD GP LIMITED**

Signature of director

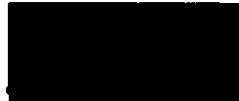


Name of director

CHARLTON DAVIE

in the presence of

Signature of witness



Name of witness

LUKE HANSEN

Address of witness

1 BISHOPS SQUARE, LONDON

Occupation

LAWYER

Address for notices

Nightingale House

65 Curzon Street

London

W1J 8PE

Email

Nick.Edwards@Moorfield.com

charles.fergusondavie@moorfield.com

Attention

Nick Edwards

Charles Ferguson Davie

**EXECUTED AS A DEED by
DOMAIN QUEENS ROAD GP LIMITED
acting as general partner of
DOMAIN QUEENS ROAD LIMITED PARTNERSHIP**

Signature of director:



Name of director

CHARLTON DAVIE

in the presence of

Signature of witness



Name of witness

LUKE HARRISON

Address of witness

1 BISHOPS SQUARE, LONDON

Occupation

LAWYER

Address for notices.

Nightingale House

65 Curzon Street

London

W1J 8PE

Email

Nick Edwards@Moorfield.com

charles.fergusondavie@moorfield.com

Attention

Nick Edwards

Charles Ferguson Davie

**EXECUTED AS A DEED by
DOMAIN QUEENS ROAD NOMINEE LIMITED**

Signature of director



Name of director

CHARLTON DAVIE

in the presence of

Signature of witness



Name of witness

LUKE HARBER, LONDON

Address of witness.

1 BISHOPS SQUARE, LONDON

Occupation

LAWYER

Address for notices

Nightingale House

65 Curzon Street

London

W1J 8PE

Email

Nick.Edwards@Moorfield.com

charles.fergusondavie@moorfield.com

Attention

Nick Edwards

Charles Ferguson Davie

Security Agent

Signed by
WELLS FARGO BANK, N.A.,
LONDON BRANCH
for and on its behalf
by its duly authorised officer



Robert A. Maddox, II

Address for notices Wells Fargo Bank, N A , London Branch
90 Long Acre
London
WC2E 9RA

Fax +44 (0) 20 7759 7672

Att Head of Relationship Management

With a copy to Robert Maddox (robert.maddox@wellsfargo.com)

EXECUTION PAGE

Chargors

EXECUTED AS A DEED by
LSREF3 LASER (PINNACLE)
LIMITED
a company incorporated in Jersey, by




authorised signatory

being a person who, in accordance with the laws of that territory, is acting under the authority of that company

Address for notices	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email.	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
MREF II MH S.A R.L.
a company incorporated in Luxembourg, by
Anne Catherine GRAVE


Authorised signatory *and class B manager*
and

.....
Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Contact	Catherine Koch Arendt Services S A
Registered office	19, rue de Bitbourg L-1273 Luxembourg
Tel	(352) 27 44 41 996
Fax	(352) 27 44 93 80
Email	catherine.koch@arendtservices.com
Mailing address	Po Box 1783 L-1017 Luxembourg

EXECUTED AS A DEED by
MREF II SALISBURY PROPERTY LIMITED
a company incorporated in Jersey, by



authorised signatory

being a person who, in accordance with the laws of that territory, is acting under the authority of that company

Address for notices	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel:	+44 1534 504444
Email	lonestar@elian.com
Att.	The Directors

EXECUTED AS A DEED by
SKYPARK TRUSTEE LIMITED
a company incorporated in Jersey
in its capacity as trustee of
SKYPARK UNIT TRUST



authorised signatory

being a person who, in accordance with the laws of that territory, is acting under the authority of that company

Address for notices	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email.	lonestar@elian.com
Att:	The Directors

EXECUTED AS A DEED by
MREF II TOWERS PROPERTY COMPANY LIMITED
a company incorporated in Jersey, by



authorised signatory

being a person who, in accordance with the laws of that territory, is acting under the authority of that company

Address for notices	44 Esplanade St Helier Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
MREF II VV HOLDCO S.A R.L.
a company incorporated in Luxembourg, by
Anne Catherine GRAVE

.....
Authorised signatory *and class B manager*
and

.....
Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Contact	Catherine Koch Arendt Services S A
Registered office.	19, rue de Bitbourg L-1273 Luxembourg
Tel	(352) 27 44 41 996
Fax	(352) 27 44 93 80
Email	catherine.koch@arendtservices.com
Mailing address	Po Box 1783 L-1017 Luxembourg

EXECUTED AS A DEED by
MREF II VV PROPERTY S.A R.L.
a company incorporated in Luxembourg, by
Anne Catherine GRAVE

.....
Authorised signatory *and Jan B manager*

and

.....
Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Contact	Catherine Koch Arendt Services S A
Registered office	19, rue de Bitbourg L-1273 Luxembourg
Tel	(352) 27 44 41 996
Fax	(352) 27 44 93 80
Email	catherine.koch@arendtservices.com
Mailing address	Po Box 1783 L-1017 Luxembourg

**EXECUTED AS A DEED by
MREF II VV DEVELOPMENT LIMITED**

Signature of director:


Name of director

 NICK EDWARDS

in the presence of

Signature of witness.

Name of witness

 SADIE MALIK

Address of witness

65 CURZON ST
LONDON W1S 8PE

Occupation

Legal Counsel.

Address for notices

Nightingale House
65 Curzon Street
London
W1J 8PE

Email

Nick.Edwards@Moorfield.com
charles.fergusondavie@moorfield.com

Attention

Nick Edwards
Charles Ferguson Davie

**EXECUTED AS A DEED by
MREF II VV OPERATIONS LIMITED**

Signature of director

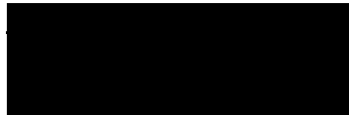


Name of director

 Nick Edwards

in the presence of

Signature of witness



Name of witness

SHADIE MAZUM

Address of witness

65 CURZON ST, LONDON
W1J 8PE

Occupation

LEGAL COUNSEL

Address for notices

Nightingale House
65 Curzon Street
London
W1J 8PE

Email

Nick Edwards@Moorfield.com
charles.fergusondavie@moorfield.com

Attention.

Nick Edwards
Charles Ferguson Davie

**EXECUTED AS A DEED by
VILLAGE V1 LIMITED**

Signature of director.

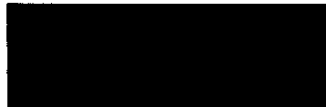


Name of director

NICK EDWARDS

in the presence of

Signature of witness



Name of witness:

SADIE MAZIM

Address of witness

65 CURZON ST
LONDON W1J 8PE

Occupation

LEGAL COUNSEL

Address for notices

Nightingale House
65 Curzon Street
London
W1J 8PE

Email

Nick Edwards@Moorfield.com
charles.fergusondavie@moorfield.com

Attention

Nick Edwards
Charles Ferguson Davie

EXECUTED AS A DEED by
MREF HOTELS LIMITED
a company incorporated in Jersey, by



authorised signatory

being a person who, in accordance with the laws of that territory, is acting under the authority of that company

Address for notices	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email:	lonestar@clian.com
Att	The Directors

EXECUTED AS A DEED by
EDEN ARMS RUSHYFORD LIMITED
a company incorporated in Jersey, by



authorised signatory

being a person who, in accordance with the laws of that territory, is acting under the authority of that company

Address for notices	44 Esplanade St Helier Jersey JE4 9WG
Fax	+44 1534 504000
Tel:	+44 1534 504444
Email:	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
GEORGE CHOLLERFORD LIMITED
a company incorporated in Jersey, by



authorised signatory

being a person who, in accordance with the laws of that territory, is acting under the authority of that company

Address for notices	44 Esplanade St Helier Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email.	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
JEWEL HOTELS TRUSTEE I LIMITED
a company incorporated in Jersey
in its capacity as trustee of **JEWEL HOTELS UNIT TRUST I**



Authorised signatory



Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices.	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax.	+44 1534 504000
Tel.	+44 1534 504444
Email	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
JEWEL HOTELS TRUSTEE II LIMITED
a company incorporated in Jersey
in its capacity as trustee of **JEWEL HOTELS UNIT TRUST I**

[REDACTED]

Authorised signatory

[REDACTED]

Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
JEWEL HOTELS TRUSTEE I LIMITED
a company incorporated in Jersey
in its capacity as trustee of **JEWEL HOTELS UNIT TRUST II**



Authorised signatory



Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices	44 Esplanade St Helier Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@eliam.com
Att	The Directors

EXECUTED AS A DEED by
JEWEL HOTELS TRUSTEE II LIMITED
a company incorporated in Jersey
in its capacity as trustee of **JEWEL HOTELS UNIT TRUST II**



Authorised signatory




Authorised signatory

being persons who, in accordance with the laws of that territory, are acting under the authority of that company

Address for notices	44 Esplanade St Helier Jersey JE4 9WG
Fax	+44 1534 504000
Tel.	+44 1534 504444
Email	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
JEWEL II PROPERTY COMPANY LIMITED
a company incorporated in Jersey, by


authorised signatory

being a person who, in accordance with the laws of that territory, is acting under the authority
of that company

Address for notices	44 Esplanade St Helier Jersey JE4 9WG
Fax	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@elian.com
Att	The Directors

EXECUTED AS A DEED by
ST GEORGE HARROGATE LIMITED
a company incorporated in Jersey, by



authorised signatory

being a person who, in accordance with the laws of that territory, is acting under the authority of that company

Address for notices:	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax	+44 1534 504000
Tel.	+44 1534 504444
Email	lonestar@clian.com
Att	The Directors

**EXECUTED AS A DEED by
DIAMENT LIMITED**

Signature of director.

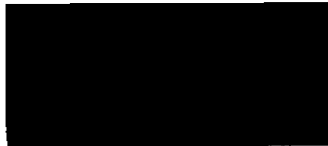


Name of director

NICK EDWARDS

in the presence of

Signature of witness



Name of witness

SADIE MALIM

Address of witness

65 CURZON ST
LONDON W1J 8PE

Occupation

LEGAL COUNSEL

Address for notices

Nightingale House
65 Curzon Street
London
W1J 8PE

Email

Nick Edwards@Moorfield.com
charles.fergusondavie@moorfield.com

Attention

Nick Edwards
Charles Ferguson Davie

**EXECUTED AS A DEED by
MREF DERWENTWATER HOLDINGS LIMITED**

Signature of director



Name of director

NICK EDWARDS

in the presence of

Signature of witness



Name of witness:

SARAH MALLIN

Address of witness

65 CURZON ST
LONDON W1J 8PE

Occupation

LEGAL COUNSEL

Address for notices

Nightingale House
65 Curzon Street
London
W1J 8PE

Email

Nick Edwards@Moorfield.com
charles.fergusondavie@moorfield.com

Attention

Nick Edwards
Charles Ferguson Davie

EXECUTED AS A DEED by
DOMAIN QUEENS ROAD LP LIMITED
a company incorporated in Jersey, by



authorised signatory

being a person who, in accordance with the laws of that territory, is acting under the authority
of that company

Address for notices:	44 Esplanade
	St Helier
	Jersey JE4 9WG
Fax.	+44 1534 504000
Tel	+44 1534 504444
Email	lonestar@elian.com
Att:	The Directors

**EXECUTED AS A DEED by
DOMAIN QUEENS ROAD GP LIMITED**

Signature of director



Name of director

NICK EDWARDS

in the presence of

Signature of witness



Name of witness

SADIE MAZIM
65 CURZON ST, LONDON W1J 8PE
LEGAL COUNSEL

Address of witness

Occupation:

Address for notices

Nightingale House

65 Curzon Street

London

W1J 8PE

Email

Nick.Edwards@Moorfield.com

charles.fergusondavie@moorfield.com

Attention.

Nick Edwards

Charles Ferguson Davie

EXECUTED AS A DEED by
DOMAIN QUEENS ROAD GP LIMITED
acting as general partner of
DOMAIN QUEENS ROAD LIMITED PARTNERSHIP

Signature of director

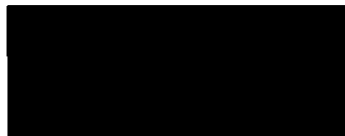


Name of director

NICK EDWARDS

in the presence of

Signature of witness



Name of witness

SADIE MALIM

Address of witness.

65 CURZON ST, LONDON
W1J 8PE

Occupation

LEGAL COUNSEL

Address for notices

Nightingale House
65 Curzon Street
London
W1J 8PE

Email

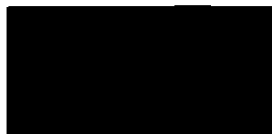
Nick.Edwards@Moorfield.com
charles.fergusondavie@moorfield.com

Attention

Nick Edwards
Charles Ferguson Davie

**EXECUTED AS A DEED by
DOMAIN QUEENS ROAD NOMINEE LIMITED**

Signature of director.



Name of director.

NICK EDWARDS

in the presence of

Signature of witness.



Name of witness

SADIE MALIM

Address of witness

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Email.

Nick Edwards@Moorfield.com
charles.fergusondavie@moorfield.com

Attention

Nick Edwards
Charles Ferguson Davie

Security Agent

Signed by
WELLS FARGO BANK, N.A.,
LONDON BRANCH
for and on its behalf
by its duly authorised officer

Robert A. Maddox, II

Address for notices Wells Fargo Bank, N.A , London Branch
90 Long Acre
London
WC2E 9RA

Fax +44 (0) 20 7759 7672

Att Head of Relationship Management

With a copy to Robert Maddox (robert.maddox@wellsfargo.com)