

MR01

Particulars of a charge



Companies House



Go online to file this information
www.gov.uk/companieshouse

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

671362/23

☒ **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.

WEDNESDAY



LD2
"L674ARXF"
24/05/2017
COMPANIES HOUSE #5

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. If
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 will be
scanned and placed on the public record. **Do not send the original.**

1 Company details

Company number 0 3 8 2 8 2 7 5
Company name in full WEIGHTON ENTERPRISES LIMITED

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 d 1 d 9 m 0 m 5 y 2 y 0 y 1 y 7

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 LGIM COMMERCIAL LENDING LIMITED

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.

Brief description

SHARE CHARGE - FOR MORE INFORMATION PLEASE REFER TO 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.

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 Macfarlanes LLP

X

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

MRO1

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
CELINE JONES

Company name
MACFARLANES LLP

Address
20 CURSITOR STREET

Post town
LONDON

County/Region

Postcode
E C 4 A 1 L T

Country
UK

DX
DX NO: 138 CHANCERY LANE

Telephone
0207 849 2833



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 £23 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.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3828275

Charge code: 0382 8275 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th May 2017 and created by **WEIGHTON ENTERPRISES LIMITED** was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 24th May 2017.

Given at Companies House, Cardiff on 31st May 2017



Companies House



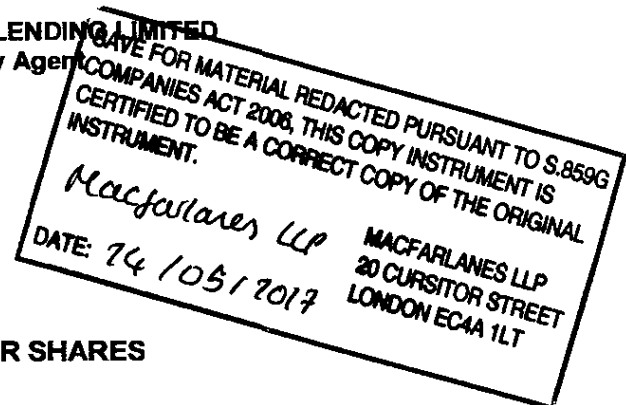
**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

EXECUTION

Date 19 May 2017

WEIGHTON ENTERPRISES LIMITED
as Chargor

LGIM COMMERCIAL LENDING LIMITED
as Security Agent



CHARGE OVER SHARES

MACFARLANES

Macfarlanes LLP
20 Cursitor Street
London EC4A 1LT

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DATE

19 May

2017

PARTIES

- 1 **WEIGHTON ENTERPRISES LIMITED** registered in England and Wales whose registered office is The White House, 2 Meadow, Godalming, Surrey, GU7 3HN (registered number 03828275) (the "Chargor"); and
- 2 ~~**LGIM COMMERCIAL LENDING LIMITED** as agent and trustee for the Secured Parties (the "Security Agent").~~

BACKGROUND

- A The Chargor is entering into this Deed in connection with the Finance Documents.
- B The Security Agent and the Chargor intend this document to take effect as a deed notwithstanding the fact that a party may only execute this document under hand.

IT IS AGREED as follows:

1 **Definitions and Interpretation**

1.1 **Definitions**

Unless otherwise provided in this Deed, terms defined in the Facility Agreement shall have the same meaning where used in this Deed.

In addition, in this Deed, unless the context otherwise requires, the following words shall have the following meanings:

Charged Assets: all the assets for the time being subject to the Security created by this Deed (and references to the Charged Assets include references to any part of them);

Facility Agreement: the £24,500,000 facility agreement dated on or around the date of this Deed between (among others) Westmoreland Developments Limited as borrower and LGIM Commercial Lending Limited as Agent, Arranger and Security Agent;

LPA: the Law of Property Act 1925;

Original Securities: the shares described in schedule 1 (*Original Securities*);

Receiver: a person appointed by the Security Agent to be a receiver or receiver and manager or (if permitted by law) an administrative receiver of all or any part of the Charged Assets of the Chargor;

Restrictions Notice: a "restrictions notice" as defined in paragraph 1(2) of Schedule 1B of the Companies Act 2006;

Secured Liabilities: all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or in any other capacity whatsoever) of each Transaction Obligor to any Secured Party under each Finance Document;

Securities: the Original Securities, together with all allotments offered or arising in respect thereof or incidental thereto and all stocks, shares, loan capital, securities, bonds, investments, rights, income, money or property accruing, deriving, offered or paid from time to time by way of dividend, distribution, interest, exchange, capital reorganisation, conversion, redemption, bonus, rights, preference, option or otherwise in respect thereof;

Securities Issuer: the issuer of any Securities;

Security Period: the period beginning on the date of this Deed and ending on the date on which all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full;

Warning Notice: a "warning notice" as defined in paragraph 1(2) of Schedule 1B of the Companies Act 2006.

1.2 **Construction**

1.2.1 Unless otherwise provided in this Deed, the provisions of clause 1.2 (*Construction*) of the Facility Agreement apply to this Deed as though they were set out in full in this Deed, *mutatis mutandis*.

1.2.2 In this Deed (unless the context requires otherwise) any reference to:

1.2.2.1 the Chargor, an Obligor, each Secured Party, any Securities Issuer, any Receiver or any other person shall be construed so as to include their successors in title, permitted assigns, permitted transferees and (in the case of any Receiver) lawful substitutes and/or replacements;

1.2.2.2 a Finance Document or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as amended (however fundamentally, including any amendment providing for any increase in the amount of any facility or other liability) from time to time with the agreement of the relevant parties and (where such consent is, by the terms of any Finance Document or the relevant document, required to be obtained as a condition to such amendment being permitted) the prior consent of the Security Agent;

1.2.2.3 "assets" includes present and future properties, revenues and rights of every description;

1.2.2.4 the Security constituted by this Deed becoming "enforceable" shall mean that the Security created under this Deed has become enforceable under clause 8.1 (*Enforcement events*);

1.2.2.5 "owned" includes having legal or equitable title to or a right to have legal or equitable title transferred;

1.2.2.6 a "person" includes any individual, firm, company, corporation, government, state or agency of a state or any association, trust or partnership (whether or not having separate legal personality) or two or more of the foregoing;

1.2.2.7 "law" includes the common law, any statute, bye-law, regulation or instrument and any kind of subordinate legislation, and any order, requirement, code of practice, circular, guidance note, licence, consent or permission made or given pursuant to any of the foregoing;

1.2.2.8 a provision of law is a reference to that provision as amended or re-enacted from time to time;

1.2.2.9 a time of day is a reference to London time;

1.2.2.10 any gender includes a reference to the other genders;

1.2.2.11 the singular includes a reference to the plural and vice versa; and

1.2.2.12 a clause or schedule is to a clause or schedule (as the case may be) of or to this Deed.

1.2.3 Clause and schedule headings are for ease of reference only.

1.3 Secured Liabilities

References in this Deed to the Secured Liabilities shall be construed in relation to the Finance Documents ~~so as to include (i) any increase or reduction in any amount made available thereunder and/or any alteration and/or addition to the purposes for which any such amount, or increased or reduced amount, may be used, (ii) any ancillary Facility provided in substitution for or in addition to the Facility originally made available thereunder, (iii) any rescheduling of the indebtedness incurred thereunder whether in isolation or in connection with any of the foregoing and (iv) any combination of any of the foregoing.~~

1.4 Limited Recourse

No liability under this Deed shall attach to the Chargor in excess of the proceeds of realisation of the Charged Assets and the Security Agent shall not have recourse to any of the Chargor's assets other than the Charged Assets. The Chargor's assets (other than the Charged Assets) shall not be subject to any form of execution or attachment or other recourse whatsoever in respect of any liability of the Chargor under this Deed.

2 Potential invalidity; Further advances

2.1 Potential invalidity

The Security constituted by this Deed shall not extend to or include any liability or sum which would, but for this clause, cause such covenant or Security to be unlawful under any applicable law.

2.2 Further advances

This Deed secures further advances made under or pursuant to the terms of the Finance Documents.

3 Grant of security

3.1 Fixed security

As a continuing security for the payment and discharge of the Secured Liabilities, the Chargor with full title guarantee hereby:

3.1.1 charges to the Security Agent (as trustee for the Secured Parties), by way of first fixed charge:

3.1.1.1 the Securities;

3.1.1.2 all dividends, distributions, interest and other income accruing, paid or payable on the Securities; and

3.1.1.3 all stocks, shares, loan capital, securities, bonds, investments, rights or property accruing, deriving, offered or paid from time to time by way of dividend, distribution, interest, exchange, capital reorganisation, conversion, redemption, bonus, rights, preference, option or otherwise in respect of the Securities.

3.2 Title documents

The Chargor shall on the execution of this Deed in relation to Original Securities or within five Business Days of the date of acquisition of any other Securities deposit with the

Security Agent (and the Security Agent shall during the continuance of this security be entitled to hold):

3.2.1 all certificates and documents of title relating to the Securities;

3.2.2 such instruments of transfer in blank and other documents as the Security Agent may from time to time require for perfecting its title to the Securities or for vesting or enabling it to vest the Securities in itself or its nominee or in any purchaser; and

3.2.3 declarations of trust in favour of the Chargor executed by all persons (other than the Chargor) in whose names any of the Securities are registered,

or procure that such documents are held to the order of the Security Agent by a firm of solicitors approved by the Security Agent for that purpose.

4 Restrictions on dealing

The Chargor hereby covenants with the Security Agent that it will not at any time except in accordance with the terms of the Facility Agreement or with the prior consent of the Security Agent:

4.1 create or purport to create or permit to subsist any Security on or in relation to the Charged Assets; or

4.2 enter into a single transaction or a series of transactions (whether related or not) and whether voluntary or involuntary to sell, lease, transfer, surrender or otherwise dispose of or cease to exercise control of all, or part of any interest in any Charged Assets.

5 Securities

5.1 Registration of Securities

The Security Agent may at any time cause any or all of the Securities to be registered in the name of the Security Agent or its nominee. The Chargor agrees promptly to execute and deliver to the Security Agent all such transfers and other documents and do all such things as may be necessary or desirable to achieve such registration.

5.2 Additional registration obligations

The Chargor hereby:

5.2.1 grants and agrees to procure as necessary, all consents, waivers, approvals and permissions which are necessary, under the articles of association of any Securities Issuer or otherwise, for the transfer of the Securities to the Security Agent or its nominee or to a purchaser upon enforcement of this Deed; and

5.2.2 agrees to procure the amendment of the share transfer provisions of each Securities Issuer's articles of association in such manner as the Security Agent may require in order to permit such a transfer.

5.3 Dividends and voting rights prior to enforcement

Before this Security becomes enforceable and subject always to the terms of the Subordination Agreement:

5.3.1 all cash dividends or other cash distributions permitted under the Subordination Agreement to be paid or payable in respect of the Securities (other than any Securities registered in the name of the Security Agent or its nominee in accordance with clause 5.1 (*Registration of Securities*)) may be paid directly to the Chargor;

- 5.3.2 any cash dividends or other cash distributions permitted under the Subordination Agreement to be paid in respect of any of the Securities and received by the Security Agent or its nominee shall, on request by the Chargor, be released and paid to the Chargor;
- 5.3.3 the Chargor may exercise all voting and other rights and powers attaching to the Securities (other than any Securities registered in the name of the Security Agent or its nominee) and exercisable by the Chargor provided that the ~~exercise of such voting and other rights and powers would not prejudice the~~ Security Agent's security under this Deed or the value of the Securities or contravene any Finance Document; and
- 5.3.4 the Security Agent will (to the extent that it has or will acquire any such rights or powers) exercise all voting and other rights and powers attaching to the Securities (registered in the name of the Security Agent or its nominee in accordance with clause 5.1 (*Registration of Securities*)) and exercisable by the Security Agent or its nominee as the Chargor may from time to time direct provided that acting in accordance with such directions would not prejudice the Security Agent's security under this Deed or the value of the Securities or contravene any Finance Document.

5.4 Dividends and voting rights post enforcement

After this Security becomes enforceable in accordance with clause 8 (*Enforcement*) of this Deed:

- 5.4.1 all dividends and other distributions paid in respect of the Securities and received by the Chargor shall be held on trust for the Security Agent (as trustee for the Secured Parties) and forthwith paid over to the Security Agent or, if received by the Security Agent or its nominee, shall be retained by the Security Agent; and
- 5.4.2 for the purpose of preserving or realising the value of the relevant Securities, the Security Agent may exercise or direct the exercise (or refrain from exercising or directing the exercise) of all voting and other rights and powers attaching to the Securities as the Security Agent may in its absolute discretion think fit and the Chargor shall, and shall procure that its nominees shall, comply with any such directions from the Security Agent concerning the exercise of such rights and powers.

5.5 Warning Notice or Restrictions Notice

- 5.5.1 The Chargor represents and warrants to the Security Agent that no Warning Notice or Restrictions Notice has been issued to it in respect of all or any part of the Securities and remains in effect.
- 5.5.2 The Chargor shall comply with any notice served on it in respect of all or any part of the Securities pursuant to part 21A of the Companies Act 2006 within the timeframe specified in that notice and shall deliver a copy of any such notice to the Security Agent promptly upon receipt.

5.6 Additional undertakings

The Chargor further undertakes to the Security Agent that it shall:

- 5.6.1 duly and promptly pay all calls, instalments and other moneys which may be payable from time to time in respect of the Securities, it being acknowledged by the Chargor that the Security Agent shall be under no liability whatsoever in respect of any such calls, instalments or other moneys;

- 5.6.2 not without the Security Agent's prior consent or unless permitted under the Facility Agreement amend, or agree to the amendment of, the memorandum or articles of association of any Securities Issuer or the rights or liabilities attaching to any of the Securities;
- 5.6.3 ensure (insofar as it is able by the exercise of all voting rights, powers of control and other means available to it to do so) that no Securities Issuer will:
-
- ~~5.6.3.1 consolidate or sub-divide any of its Securities or reduce or re-organise its share capital in any way (other than as permitted under the Facility Agreement);~~
- 5.6.3.2 issue any new shares or stock (other than as permitted under the Facility Agreement); or
- 5.6.3.3 refuse to register any transfer of any Securities which may be lodged for registration by or on behalf of the Security Agent or the Chargor in accordance with this Deed; and
- 5.6.4 promptly give notice of this Deed to any custodian of any Securities in any form which the Security Agent may reasonably require and use its reasonable endeavours to ensure that the custodian acknowledges that notice in any form which the Security Agent may reasonably require.

6 Representations and warranties

6.1 Representations and warranties

The Chargor represents and warrants to the Security Agent as follows:

- 6.1.1 it is and will remain (except as permitted under the terms of the Finance Documents) the legal and beneficial owner of the Charged Assets;
- 6.1.2 it has not received or acknowledged notice of any adverse claim by any person in respect of the Charged Assets or any interest in them;
- 6.1.3 there are no covenants, agreements, reservations, conditions, interests, rights or other matters whatever which materially and adversely affect the Charged Assets;
- 6.1.4 the Original Securities:
- 6.1.4.1 are all registered in the Chargor's name;
- 6.1.4.2 are all free from any Security of any kind (except under this Deed) and are not nor shall they be, subject to any option or other third party rights;
- 6.1.4.3 are all fully paid up; and
- 6.1.4.4 constitute the entire issued share capital(s) as at the date hereof of the relevant Securities Issuer(s);
- 6.1.5 the details of the Original Securities listed in schedule 1 are accurate and complete in all respects; and
- 6.1.6 this Deed creates the Security it purports to create and is not liable to be amended or otherwise set aside on its liquidation or otherwise.

6.2 Repetition

The representations and warranties set out in clause 6.1 (*Representations and warranties*) will be deemed to be repeated by the Chargor on each day the Repeating Representations are deemed to be repeated by reference to the facts and circumstances then existing.

6.3 Notice of breach

~~The Chargor will promptly upon becoming aware of the same give the Security Agent notice in writing of any breach of any representation or warranty set out in clause 6.1 (*Representations and warranties*).~~

7 Power to remedy

7.1 If the Chargor is at any time in breach of any of his obligations contained in this Deed, the Security Agent shall be entitled (but shall not be bound) to remedy such breach and the Chargor hereby irrevocably authorises the Security Agent and its agents to do all things necessary or desirable in connection therewith.

7.2 The rights of the Security Agent contained in this clause 7 are without prejudice to any other rights of the Security Agent hereunder and the exercise by the Security Agent of its rights under this clause shall not make the Security Agent liable to account as a mortgagee in possession.

8 Enforcement

8.1 Enforcement events

The security constituted by this Deed shall become immediately enforceable if an Event of Default occurs and is continuing.

8.2 Statutory power of sale

The statutory power of sale shall arise on and be exercisable at any time after the execution of this Deed (and the Secured Liabilities shall be deemed to have become due and payable for that purpose), provided that the Security Agent shall not exercise such power of sale until the security constituted by this Deed has become enforceable.

8.3 Extension of statutory powers

Any restriction imposed by law on the power of sale (including under s.103 LPA) or on the right of a mortgagee to consolidate mortgages (including under s.93 LPA) does not apply to the security constituted by this Deed and the Security Agent or any Receiver shall have the right to consolidate all or any of the security constituted by this Deed with any other Security in existence at any time.

8.4 No obligation to enquire

No person dealing with the Security Agent or any Receiver appointed hereunder, or its agents or brokers, shall be concerned to enquire:

8.4.1 whether the security constituted by this Deed has become enforceable;

8.4.2 whether any power exercised or purported to be exercised has become exercisable;

8.4.3 whether any money remains due under the Finance Documents;

8.4.4 as to the necessity or expediency of the stipulations and conditions subject to which any sale of any Charged Assets shall be made, or otherwise as to the propriety or regularity of any sale of any of the Charged Assets; or

- 8.4.5 how any money paid to the Security Agent or Receiver, or its agents or brokers is to be applied.

8.5 No liability as mortgagee in possession

Neither the Security Agent nor any Receiver shall be liable:

- 8.5.1 to account as mortgagee in possession in respect of all or any of the Charged Assets; or
-

- 8.5.2 for any loss upon realisation of, or for any neglect or default of any nature whatsoever in connection with, all or any of the Charged Assets for which a mortgagee in possession might as such be liable.

8.6 Redemption of prior Security

At any time after the security constituted by this Deed shall have become enforceable the Security Agent may:

- 8.6.1 redeem any prior Security;
- 8.6.2 procure the transfer thereof to itself; and/or
- 8.6.3 settle and pass the accounts of the prior encumbrancer and any account so settled and passed shall be conclusive and binding on the Chargor and all monies paid by the Security Agent to the prior encumbrancer in accordance with such accounts shall as from such payment be due from the Chargor to the Security Agent on current account and shall bear interest and be secured as part of the Secured Liabilities.

9 Receiver

9.1 Appointment of Receiver

At any time after the security constituted by this Deed becomes enforceable, or if the Chargor so requests, the Security Agent may without further notice, under seal or by writing under hand of a duly authorised officer of the Security Agent:

- 9.1.1 appoint any person or persons to be a Receiver of all or any part of the Charged Assets of the Chargor; and
- 9.1.2 (subject to s.45 Insolvency Act 1986) from time to time remove any person appointed to be a Receiver and appoint another in his place.

9.2 More than one appointment

Where more than one person is appointed Receiver, they will have power to act separately (unless the appointment by the Security Agent specifies to the contrary).

9.3 Additional powers

- 9.3.1 The powers of appointing a Receiver conferred by this Deed shall be in addition to all statutory and other powers of the Security Agent under the Insolvency Act 1986 and the LPA or otherwise and shall be exercisable without the restrictions contained in s.109 LPA or otherwise.
- 9.3.2 The power to appoint a Receiver (whether conferred by this Deed or by statute) shall be and remain exercisable by the Security Agent notwithstanding any prior appointment in respect of all or any part of the Charged Assets.

9.4 Agent of the Chargor

- 9.4.1 Any Receiver shall be the agent of the Chargor and the Chargor shall be solely responsible for his acts and remuneration as well as for any defaults committed by him.
- 9.4.2 No Secured Party will incur any liability (either to the Chargor or to any other person) by reason of the appointment of a Receiver.
-

9.5 Powers of Receiver

A Receiver shall have (and shall be entitled to exercise), in relation to the Charged Assets over which he is appointed, the following powers (as the same may be varied or extended by the provisions of this Deed):

- 9.5.1 all of the powers of an administrative receiver set out in Schedule 1 Insolvency Act 1986 (whether or not the Receiver is an administrative receiver);
- 9.5.2 all of the powers conferred from time to time on receivers, mortgagors and mortgagees in possession by the LPA;
- 9.5.3 all of the powers and rights of a legal and beneficial owner and the power to do or omit to do anything which the Chargor itself could do or omit to do; and
- 9.5.4 the power to do all things which, in the opinion of the Receiver, are incidental to any of the powers, functions, authorities or discretions conferred or vested in the Receiver pursuant to this Deed or upon receivers by statute or law generally (including the bringing or defending of proceedings in the name of, or on behalf of the Chargor; the collection and/or realisation of Charged Assets in such manner and on such terms as the Receiver sees fit; and the execution of documents in the name of the Chargor (whether under hand, or by way of deed)).

10 Amounts received

10.1 Application of proceeds

The Receiver shall apply all monies received by him (other than insurance monies):

- 10.1.1 first in paying all taxes, duties and outgoings affecting any Charged Assets;
- 10.1.2 secondly in paying all costs, charges and expenses of and incidental to his appointment and the exercise of his powers and all outgoings paid by him;
- 10.1.3 thirdly in paying his remuneration (as agreed between him and the Security Agent);
- 10.1.4 fourthly in or towards discharge of the Secured Liabilities in such order and manner as the Security Agent shall determine; and
- 10.1.5 finally in paying any surplus to the Chargor or any other person entitled to it.

10.2 Section 109(8) Law of Property Act 1925

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

10.3 Currencies of denomination

For the purpose of or pending the discharge of any of the Secured Liabilities the Security Agent may convert any monies received, recovered or realised by the Security Agent under this Deed from their existing denominations and/or currencies of denomination into such other denominations and/or currencies of denomination as the Security Agent may think fit *and any such conversion shall be effected at the Security Agent's then prevailing spot selling rate of exchange.*

10.4 Suspense account

All monies received recovered or realised by the Security Agent under this Deed may at the discretion of the Security Agent be credited to any interest bearing suspense or impersonal account and may be held in such account for so long as the Security Agent thinks fit pending the application from time to time (as the Security Agent shall be entitled to do as it may think fit) of such monies and accrued interest thereon (if any) in or towards the discharge of any of the Secured Liabilities.

10.5 New accounts

If the Security Agent receives notice of any subsequent charge or other interest affecting all or part of the Charged Assets, the Security Agent may open a new account or accounts for the Chargor in its books and (without prejudice to the Security Agent's right to combine accounts) no money paid to the credit of the Chargor in any such new account will be appropriated towards or have the effect of discharging any part of the Secured Liabilities. If the Security Agent does not open a new account or accounts immediately on receipt of such notice then unless the Security Agent gives express notice to the contrary to the Chargor as from the time of receipt of such notice by the Security Agent all payments made by the Chargor to the Security Agent in the absence of any express appropriation by the Chargor to the contrary shall be treated as having been credited to a new account of the Chargor and not as having been applied in reduction of the Secured Liabilities.

10.6 Security Agent's set-off rights

If the Security Agent shall have more than one account for the Chargor in its books the Security Agent may at any time after the security constituted by this Deed has become enforceable or the Security Agent has received notice of any subsequent charge or other interest affecting all or any part of the Charged Assets and without prior notice forthwith transfer all or any part of the balance standing to the credit of any such account to any other such account which may be in debit but the Security Agent shall notify the Chargor of the transfer having been made.

11 Power of attorney and delegation

11.1 Power of attorney

The Chargor hereby by way of security irrevocably appoints the Security Agent and (jointly and severally) each and every Receiver of this Deed to be the attorney of the Chargor and in its name and on its behalf and as its act and deed or otherwise and at any time while an Event of Default is continuing to sign, execute, seal, deliver, complete any blanks in and otherwise perfect any deed, transfer, assurance, agreement, instrument or act which such Receiver or the Security Agent may consider expedient in the exercise of any of his or its powers or in respect of the Chargor's obligations under this Deed. The power of attorney hereby granted is to secure the performance of obligations owed to the donees within the meaning of the Powers of Attorney Act 1971.

11.2 Ratification

The Chargor ratifies and confirms and agrees to ratify and confirm:

11.2.1 all transactions entered into by the Security Agent and/or any Receiver in the proper exercise of its or their powers in accordance with this Deed; and

11.2.2 all transactions entered into by the Security Agent and/or any Administrator or Receiver in signing, sealing, delivering and otherwise perfecting any assignment, mortgage, charge, security, document or other act.

11.3 **Delegation**

The Security Agent and any Receiver shall have full power to delegate the powers, authorities and discretions conferred on it or him by this Deed (including the power of attorney), on such terms and conditions as it or he shall see fit which shall not preclude exercise of these powers, authorities or discretions by it or him or any revocation of the delegation or subsequent delegation.

12 **Protection of security and further assurance**

12.1 **Independent security**

This Deed shall be in addition to and independent of every other security or guarantee that the Security Agent or any other Secured Party may at any time hold for any of the Secured Liabilities. No prior security held by the Security Agent or any other Secured Party over the whole or any part of the Charged Assets shall merge in the security created by this Deed.

12.2 **Continuing security**

This Deed shall remain in full force and effect as a continuing security for the Secured Liabilities, notwithstanding any settlement of account or intermediate payment or discharge in whole or in part.

12.3 **No waivers; rights cumulative**

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

12.4 **No Chargor set-off**

The Chargor waives any right of set-off it may have now or at any time in the future in respect of the Secured Liabilities (including sums payable by the Chargor under this Deed).

12.5 **Further assurance**

12.5.1 The Chargor shall, promptly upon request by the Security Agent or any Receiver, at its own expense, take whatever action the Security Agent or a Receiver may require for:

12.5.1.1 creating, perfecting or protecting any security intended to be created by or pursuant to this Deed;

12.5.1.2 facilitating the realisation of any Charged Asset;

12.5.1.3 exercising any right, power or discretion conferred on the Security Agent, or any Receiver or any of their respective delegates or sub-delegates in respect of any Charged Asset; or

12.5.1.4 creating and perfecting security in favour of the Security Agent (equivalent to the security intended to be created by this Deed) over any Charged Asset situated in any jurisdiction outside England and Wales.

12.5.2 This includes:

12.5.2.1 the re-execution of this Deed;

12.5.2.2 the execution of any legal mortgage, charge, transfer, conveyance, assignment or assurance of any property, whether to the Security Agent or to its nominee; and

12.5.2.3 the giving of any notice, order or direction and the making of any filing or registration,

which, in any such case, the Security Agent (or the Receiver, as appropriate) may think expedient.

13 Costs and indemnity

13.1 The provisions of clause 15 (*Costs and expenses*) of the Facility Agreement are incorporated into this Deed as if set out in full *mutatis mutandis*.

13.2 The Chargor hereby agrees to indemnify and hold harmless the Security Agent and any Receiver from and against all actions, claims, expenses, demands and liabilities, whether arising out of contract or in tort or in any other way, which may at any time be incurred by him or by any manager, agent, officer, servant or workman for whose debt, default or miscarriage he may be answerable for anything done or omitted to be done in the exercise or purported exercise of his powers pursuant to this Deed.

14 Miscellaneous

14.1 Benefit of Deed

The benefit of this Deed will be held by the Security Agent on and subject to the terms of the Facility Agreement on trust for the benefit of itself and the other Secured Parties without preference or priority amongst themselves as security for the Secured Liabilities.

14.2 Certificates conclusive

A certificate or determination by the Security Agent as to any amount or rate under this Deed shall be conclusive evidence of that amount or rate in the absence of any manifest error.

14.3 Financial collateral

14.3.1 To the extent that the Charged Assets constitute "financial collateral" and this Deed and the obligations of the Chargor under this Deed constitute a "security financial collateral arrangement" (in each case for the purpose of and as defined in the Financial Collateral Arrangements (No. 2) Regulations 2003 (SI 2003 No. 3226)), the Security Agent shall have the right after the Security constituted by this Deed has become enforceable to appropriate all or any part of that financial collateral in or towards the satisfaction of the Secured Liabilities.

14.3.2 For the purpose of clause 14.3.1, the value of the financial collateral appropriated shall be such amount as the Security Agent reasonably determines having taken into account advice obtained by it from an independent investment or accountancy firm of national standing selected by it.

14.4 Severability

If any provision of this Deed is or becomes invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected or impaired thereby.

14.5 Third party rights

Save as expressly provided to the contrary in a Finance Document, a third party (being any ~~person other than the Chargor and the Secured Parties and their successors and permitted assigns~~) has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or to enjoy the benefit of any term of this Deed. Notwithstanding any term of any Finance Document, the consent of such third party is not required to rescind or vary this Deed at any time.

14.6 Trustee Act 2000

The Chargor and the Security Agent agree that the Security Agent shall not be subject to the duty of care imposed on the trustees by the Trustee Act 2000.

15 Demands and notices

Any demand, notice, consent or communication to be made or given by or to the Chargor or the Security Agent under or in connection with this Deed shall be made and delivered as provided in clause 32 (*Notices*) of the Facility Agreement. Any demand on the Chargor shall be validly made whether or not it contains an accurate statement of the amount of the Secured Liabilities.

16 Assignment and transfer

16.1 Assignment by Security Agent

The Security Agent may at any time without the consent of the Chargor, assign or transfer the whole or any part of its rights under this Deed to any person.

16.2 Assignment by Chargor

The Chargor may not assign any of its rights or transfer any of its obligations under this Deed or enter into any transaction which would result in any of these rights or obligations passing to another person.

17 Release of Security

17.1 Release

Subject to clause 17.3 (*Discharge conditional*), upon the expiry of the Security Period (but not otherwise) the Security Agent shall at the request and cost of the Chargor, take whatever action is necessary to release the Charged Assets from the security constituted by this Deed.

17.2 Avoidance of payments and reinstatement

If any payment by an Obligor or any discharge given by a Secured Party (whether in respect of the obligations of any Obligor or any security for those obligations or otherwise) is (a) capable of being avoided or reduced (in the opinion of the Security Agent) or (b) avoided or reduced in each case as a result of insolvency or any similar event, then:

17.2.1 the liability of each Obligor will continue as if the payment, discharge, avoidance or reduction had not occurred;

17.2.2 each Secured Party will be entitled to recover the value or amount of that security or payment from each Obligor, as if the payment, discharge, avoidance or reduction had not occurred; and

17.2.3 the Security Agent shall be entitled to enforce this Deed subsequently as if such payment, discharge, avoidance or reduction had not occurred.

17.3 Discharge conditional

Any release, discharge or settlement between the Chargor and the Security Agent or any other Secured Party shall be deemed conditional upon no payment or security received by the Security Agent or such other Secured Party in respect of the Secured Liabilities being avoided or reduced or ordered to be refunded pursuant to any provision of any enactment relating to insolvency, bankruptcy, winding-up, administration or receivership and, notwithstanding any such release, discharge or settlement:

17.3.1 the Security Agent or its nominee shall be at liberty to retain this Deed and the Security created by or pursuant to this Deed, including all certificates and documents relating to the Charged Assets or any part thereof, for such period as the Security Agent shall deem necessary to provide the Security Agent with security against any such avoidance or reduction or order for refund; and

17.3.2 the Security Agent shall be entitled to recover the value or amount of such security or payment from the Chargor subsequently as if such settlement, discharge or release had not occurred and the Chargor agrees with the Security Agent accordingly and charges the Charged Assets and the proceeds of sale thereof with any liability under this clause, whether actual or contingent.

18 Governing law

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

19 Counterparts

This Deed may be executed in counterparts, all of which when taken together shall be deemed to constitute one and the same instrument.

In Witness whereof this Deed has been executed by the Chargor and is intended to be and is hereby delivered as a deed the day and year first above written and has been signed on behalf of the Security Agent.

SCHEDULE 1
Original Securities

Securities Issuer	Type of security and nominal value	Number
Tilston Properties Limited	Ordinary shares of £1 each	20

SIGNATORIES (TO CHARGE OVER SHARES)

The Chargor

EXECUTED AS A DEED by)
WEIGHTON ENTERPRISES LIMITED)
acting by)

Director

Director/Secretary

The Security Agent

SIGNED by)
for and on behalf of LGIM)
COMMERCIAL LENDING LIMITED:)

SIGNATORIES (TO CHARGE OVER SHARES)

The Chargor

EXECUTED AS A DEED by)
WEIGHTON ENTERPRISES LIMITED)
acting by)

Director

Director/Secretary

The Security Agent

SIGNED by)
for and on behalf of LGIM)
COMMERCIAL LENDING LIMITED:) 