



Registration of a Charge

Company Name: **CLARITY INFORMATICS LIMITED**

Company Number: **04133376**



XBDNGOQG

Received for filing in Electronic Format on the: **30/09/2022**

Details of Charge

Date of creation: **29/09/2022**

Charge code: **0413 3376 0004**

Persons entitled: **GLAS TRUST CORPORATION LIMITED**

Brief description:

Contains fixed charge(s).

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

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **MACFARLANES LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4133376

Charge code: 0413 3376 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th September 2022 and created by CLARITY INFORMATICS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th September 2022 .

Given at Companies House, Cardiff on 4th October 2022

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



Companies House



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

EXECUTION VERSION

Date 29 September **2022**

THE COMPANIES IDENTIFIED IN SCHEDULE 1

as Chargors

AND

GLAS TRUST CORPORATION LIMITED

as Security Agent

SECURITY AGREEMENT

This deed is subject to the terms of the Intercreditor Deed

MACFARLANES


Macfarlanes LLP
20 Cursitor Street
London EC4A 1LT

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DATE29 September **2022****PARTIES**

- 1 **THE COMPANIES** whose names, registered numbers and registered offices are set out in schedule 1 (the “**Chargors**”); and
- 2 **GLAS TRUST CORPORATION LIMITED** as security agent and trustee for the Secured Parties (the “**Security Agent**”).

BACKGROUND

- A The Original Chargors entered into the Existing Security Documents and (in addition, and without prejudice, to the Existing Security Documents) are entering into this deed in connection with the Finance Documents, which in the case of the Senior Facilities Agreement will be amended by the Amendment Agreement.
- B Clarity Group Topco Limited, Clarity Informatics Group Limited and Clarity Informatics Limited acceded to the Senior Facilities Agreement and the Intercreditor Agreement (as Acceding Guarantors) by an accession deed dated 18 May 2021 and to the Existing Security Documents (as Acceding Chargors) by the Clarity Deed of Accession dated 18 May 2021.
- C The Security Agent and the Chargors 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 Senior Facilities 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:

Accounts: all accounts (including any Designated Accounts), and all moneys from time to time standing to the credit (including any interest thereon) of such accounts and all rights in relation thereto, with any bank, financial institution or other person in any jurisdiction now or at any time hereafter (and from time to time) owned, operated or held by any Chargor or in which any Chargor has an interest;

Additional Chargor: any person which becomes a Chargor by executing a Deed of Accession;

Administrator: a person appointed in accordance with Schedule B1 Insolvency Act 1986 to manage a Chargor's affairs, business and property;

Amendment Agreement: the amendment and restatement agreement dated on or around the date of this deed and made between, among others, the Chargors as Obligors and the Security Agent relating to the Senior Facilities Agreement.

Assigned Agreements: the Acquisition Documents, the Reports, the Hedging Agreements, any Material Contracts and any other agreement designated in writing as an Assigned Agreement by the relevant Chargor and the Security Agent;

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);

Chargor: an Original Chargor or an Additional Chargor;

Clarity Deed of Accession: the deed of accession dated 18 May 2021 and made between, Clarity Group Topco Limited, Clarity Informatics Group Limited and Clarity Informatics Limited as Additional Chargors and the Security Agent in relation to the Existing Security Agreement.

Debts: all book and other debts, of any kind whatsoever now or at any time hereafter (and from time to time) due, owing or payable to any Chargor or in which any Chargor has an interest and the proceeds of the same, including the benefit of any judgment or order to pay a sum of money, and the benefit of all rights, securities and guarantees of any nature enjoyed or held by it in relation to the same;

Declared Default: an Event of Default which has resulted in the Security Agent exercising any of its rights under Clause 27.18 (*Acceleration*) of the Senior Facilities Agreement;

Deed of Accession: a deed substantially in the form of schedule 4 (*Form of Deed of Accession*);

Designated Accounts: the Mandatory Prepayment Account and the accounts so detailed in part 1 of schedule 3 (*Designated Accounts*) or part 1 of schedule 3 (*Designated Accounts*) to any Deed of Accession;

Equipment: all equipment, plant, machinery, tools, vehicles, furniture and other tangible moveable property now or at any time hereafter (and from time to time) owned by any Chargor, and any part thereof, together with the benefit of all contracts and warranties relating to the same;

Existing Security Agreement: the security agreement dated 26 April 2021 entered into by the Original Chargors (as defined therein) in favour of the Security Agent;

Existing Security Deed of Accession: a deed of accession executed by a Chargor on becoming an Additional Chargor under and as defined in the Existing Security Agreement (including for the avoidance of doubt, the Clarity Deed of Accession);

Existing Security Documents: the Existing Security Agreement, each Existing Security Deed of Accession and any other security created pursuant to the Existing Security Agreement;

Floating Charge Assets: all the assets for the time being subject to the floating charge created by this deed (and references to the Floating Charge Assets include references to any part of it);

Goodwill: all goodwill now or at any time hereafter (and from time to time) of or in a Chargor;

Insolvency Event: the occurrence of any of the events or circumstances set out in Clauses 27.6 (*Insolvency*) – 27.8 (*Creditors' Process*) (inclusive) of the Senior Facilities Agreement;

Insurance Policies: all contracts and policies of insurance or assurance and all moneys payable under or pursuant to such policies, now or at any time hereafter (and from time to time) taken out by or on behalf of any Chargor or (to the extent of its interest) in which any Chargor has an interest excluding, in each case, contracts and policies of insurance or assurance which relate to liabilities to third parties and any directors' and officers' insurance;

Intellectual Property: all interests in respect of any patent (including supplementary protection certificates), trade mark, service mark, trade name, registered design, design right, copyright, know-how, utility model, topographical or similar right, moral right, invention, confidential information, trade secret, database right, right in passing off and any other right in intellectual property subsisting anywhere in the world in any of the foregoing whether registered or unregistered and in each case, any registrations, extensions, renewals or applications of or for the same, now or at any time hereafter (and from time to time) owned or held by any Chargor or (to the extent of its interest) in which any Chargor has an interest;

LPA: the Law of Property Act 1925;

Material Contracts: any relevant agreements to which a Chargor becomes a party after the date hereof and which the Security Agent and the relevant Chargor have agreed in writing shall be a Material Contract for the purpose of this deed;

Material Intellectual Property: any Intellectual Property that is material to the business or operations of a Chargor or to the business or operations of the Group as a whole;

Material Property: any Property that is a freehold interest or a leasehold interest with a term of at least 10 years unexpired at the date of acquisition of the lease, that, in either case, has a market value in excess of £500,000;

Pension Fund Interests: all interests and rights now or at any time hereafter (and from time to time) owned or held by any Chargor in relation to any pension fund;

Properties: all estates or interests in any freehold and leasehold properties (whether registered or unregistered) and all commonhold or other immoveable properties now or at any time hereafter (and from time to time) owned by any Chargor (including the properties which are briefly described in schedule 2 (*Properties currently owned*)) but excluding in each case Short Leasehold Properties;

Property Interests: all interests in or over the Properties and all rights, licences, guarantees, rents, deposits, contracts, covenants and warranties relating to the Properties, in each case, now or at any time hereafter (and from time to time) owned or held by any Chargor;

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 any 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 liabilities and obligations at any time due, owing or incurred by each Obligor to any Secured Party under or in connection with the Finance Documents, both actual and contingent and whether incurred solely or jointly, as principal or surety and/or in any other capacity;

Securities: all stocks, shares, loan capital, securities, bonds and investments of any kind whatsoever (whether or not marketable) now or at any time hereafter (and from time to time) owned by any Chargor, or in which any Chargor has an interest, 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 excluding, in each case, all interests in Dormant Subsidiaries and, for the avoidance of doubt, all allotments offered or arising in respect thereof or incidental thereto;

Securities Issuer: the issuer of any Securities;

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

Senior Facilities Agreement: the £26,100,000 senior facilities agreement dated 26 April 2021 and made between, among others, Agilio Software Finco Limited as the Parent, New Place Investments S.à r.l., acting on behalf of its Compartment NECO-DL, Five Arrows Debt Partners III Holding S.A., acting on behalf of its Compartment FADP III and Five Arrows Debt Partners III Holding S.A., acting on behalf of its Compartment FADP III-A as Original Lenders, Global Loan Agency Services Limited as Agent and GLAS Trust Corporation Limited as Security Agent, as amended and restated by the Amendment Agreement;

Short Leasehold Properties: all leasehold properties for a term of less than 10 years unexpired at the date of acquisition of the lease (whether registered or unregistered) owned by any Chargor under which the relevant Chargor is obliged to pay a rack rent, save for where the continuing occupation of the relevant land or, as the case may be, property is required in order to carry on the business and operations of that Chargor;

Trading Account: in relation to any Chargor;

- (a) any account detailed in part 2 of schedule 3 (*Trading Accounts*) or part 2 of schedule 3 (*Trading Accounts*) to any Deed of Accession by which it has acceded to this deed in each case specified as belonging to it; or
- (b) any other account which the Security Agent and that Chargor have so designated.

Uncalled Capital: all the uncalled capital now or at any time hereafter (and from time to time) of a Chargor; and

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 Senior Facilities Agreement apply to this deed as though they were set 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 each Chargor, each Obligor, each Secured Party, any Securities Issuer, any Administrator or 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 Administrator or 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), restated, varied, supplemented, substituted, novated or assigned from time to time whether or not as a result of any of the same:

- (i) there is an increase or decrease in any facility made available under that Finance Document or other agreement or document or an increase or decrease in the period for which any facility is available or in which it is repayable;
- (ii) any additional, further or substituted facility to or for such facility is provided;
- (iii) any rate of interest, commission or fees or relevant purpose is changed;
- (iv) any amendments that may be agreed between Better Finco Limited and the Agent (acting on the instructions of the Majority Lenders) to introduce the use of a Replacement Benchmark in place of a Screen Rate, as anticipated under clause 39.8 (*Replacement of Screen Rate*) of the Senior Facilities Agreement;
- (v) the identity of any party is changed;
- (vi) the identity of any provider of any security is changed;
- (vii) there is an increased or additional liability on the part of any person; or
- (viii) a new agreement is effectively created or deemed to be created,

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 12.1 (*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 “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;
- 1.2.2.7 a provision of law is a reference to that provision as amended or re-enacted from time to time;
- 1.2.2.8 a time of day is a reference to London time;
- 1.2.2.9 any gender includes a reference to the other genders;
- 1.2.2.10 the singular includes a reference to the plural and vice versa; and
- 1.2.2.11 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 **Nature of security over real property**

A reference in this deed to any freehold, leasehold or commonhold property includes:

- 1.3.1 all buildings and fixtures (including trade and tenant's fixtures) which are at any time situated on that property;
- 1.3.2 the proceeds of sale of any part of that property; and
- 1.3.3 the benefit of any covenants for title given or entered into by any predecessor in title of any Chargor in respect of that property or any monies paid or payable in respect of those covenants.

1.4 **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 facilities provided in substitution for or in addition to the facilities 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.

1.5 **Existing Security Documents**

- 1.5.1 This deed is in addition, and without prejudice, to the Existing Security Documents. The parties agree that:

- 1.5.1.1 each Existing Security Document continues in full force and effect and continues to secure the Secured Liabilities; and
 - 1.5.1.2 they are entering into this deed in case, notwithstanding their agreement set out in clause 1.5.1.1, any Existing Security Document is or becomes ineffective in any way.
 - 1.5.2 In the event of any inconsistency between an Existing Security Document and this deed (other than in respect of this clause 1.5), the Existing Security Document shall prevail.
 - 1.5.3 The satisfaction of any obligation of a Chargor under an Existing Security Document shall, where it is also contained in this deed, be deemed to satisfy the same obligation of that Chargor under this deed.
 - 1.5.4 Without prejudice to the generality of clauses 1.5.1 - 1.5.3:
 - 1.5.4.1 any reference to a "first" fixed charge (in clauses 3.1 (*Fixed security*) and 3.2.5 (*Assets acquired after any floating charge conversion*)), a "first" floating charge (in clause 3.2 (*Floating charge*)) or an assignment (in clauses 3.1.3 and 3.1.4 (*Fixed security*)) is qualified by and subject to the Security created by the Existing Security Documents in respect of the relevant Charged Assets;
 - 1.5.4.2 any reference to Security being created by this deed "with full title guarantee" is qualified by and subject to the Security created by the Existing Security Documents in respect of the relevant Charged Assets;
 - 1.5.4.3 the deposit with the Security Agent under an Existing Security Document of any document required to be deposited with the Security Agent under clause 3.3 (*Title documents*) shall be deemed to satisfy the relevant Chargor's obligation under clause 3.3 (*Title documents*);
 - 1.5.4.4 the satisfaction of a relevant Chargor's obligations under clause 3.5 (*Leasehold security restrictions*) of the Existing Security Agreement, or clause 3.3 (*Leasehold security restrictions*) of any relevant Existing Security Deed of Accession, in respect of an Excluded Property shall be deemed to satisfy that Chargor's obligations under clause 3.5 (*Leasehold security restrictions*) in respect of that Excluded Property; and
 - 1.5.4.5 the covenants of each Chargor contained in clause 4.1 (*Negative pledge and restriction on disposal*) are qualified by and subject to the Security created by the Existing Security Documents in respect of the Charged Assets,
- unless and to the extent that, notwithstanding the agreement set out in clause 1.5.1.1, the relevant Security created by, or a relevant provision of, an Existing Security Document is or becomes ineffective.

2 **Covenant to pay; further advances**

2.1 **Covenant to pay**

Each Chargor hereby covenants with the Security Agent (as trustee for the Secured Parties) that it will on written demand pay and discharge all Secured Liabilities owing or incurred from or by it to the Secured Parties when the same become due in accordance with the terms of the Finance Documents, whether by acceleration or otherwise.

2.2 **Potential invalidity**

Neither the covenant to pay in clause 2.1 (*Covenant to pay*) nor the Security constituted by this deed shall 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.

2.3 **Further advances**

This deed secures further advances made under or pursuant to the terms of the Finance Documents and the Lenders are, subject to and upon the terms and conditions of the Finance Documents, under an obligation to make further advances.

3 **Grant of security**

3.1 **Fixed security**

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

3.1.1 grants to the Security Agent (as trustee for the Secured Parties), a charge by way of legal mortgage over all its Properties which are listed in schedule 2 (*Properties currently owned*) opposite its name;

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

3.1.2.1 Properties now owned by it to the extent that they are not the subject of a charge by way of legal mortgage pursuant to clause 3.1.1 above;

3.1.2.2 Properties acquired by it after the date of this deed;

3.1.2.3 Property Interests;

3.1.2.4 Equipment;

3.1.2.5 Securities;

3.1.2.6 Intellectual Property;

3.1.2.7 Accounts;

3.1.2.8 Pension Fund Interests; and

3.1.2.9 Goodwill and Uncalled Capital;

3.1.3 assigns to the Security Agent (as trustee for the Secured Parties) absolutely, subject to a proviso for reassignment on redemption, all of its right, title and interest in and to the Insurance Policies; and

3.1.4 assigns to the Security Agent (as trustee for the Secured Parties) absolutely, subject to a proviso for reassignment on redemption, the benefit of the Assigned Agreements to which it is a party or an addressee and any claims arising under any of the same, and the benefit of any guarantee or security for the performance of the Assigned Agreements.

3.2 **Floating security**

3.2.1 **Floating charge**

As a continuing security for the payment or discharge of the Secured Liabilities, each Chargor with full title guarantee hereby charges to the Security Agent (as trustee for the Secured Parties), by way of first floating charge, all of its

undertaking and assets at any time not effectively mortgaged, charged or assigned pursuant to clauses 3.1.1-3.1.4 inclusive above.

3.2.2 **Qualifying floating charge**

Schedule B1 para 14 Insolvency Act 1986 (as inserted by s.248 and Schedule 16 of the Enterprise Act 2002) applies to the floating charge created by this deed.

3.2.3 **Automatic conversion of floating charge**

Notwithstanding anything express or implied in this deed (save for clause 3.2.7 (*Moratorium*)), and without prejudice to any law which may have similar effect, if:

- 3.2.3.1 a Declared Default has occurred; or
- 3.2.3.2 any Chargor creates or attempts to create any Security or any trust in favour of another person over any Floating Charge Asset (other than as permitted under the Senior Facilities Agreement); or
- 3.2.3.3 any Chargor disposes or attempts to dispose of any Floating Charge Asset other than as permitted under the Senior Facilities Agreement or in the ordinary course of its trading; or
- 3.2.3.4 an Insolvency Event has occurred,

the floating charge created by this deed will automatically and immediately (without notice) be converted into a fixed charge over all the Floating Charge Assets or, in the case of clauses 3.2.3.2 and 3.2.3.3 above, over the relevant Floating Charge Asset.

3.2.4 **Conversion of floating charge by notice**

Notwithstanding anything express or implied in this deed (save for clause 3.2.7 (*Moratorium*)), if:

- 3.2.4.1 an Event of Default has occurred; or
- 3.2.4.2 the Security Agent considers (acting reasonably) that it is necessary to protect the security created by this deed,

the Security Agent may at any time thereafter, by written notice to a Chargor, convert the floating charge created by this deed with immediate effect into a fixed charge over all or any of the Floating Charge Assets of the relevant Chargor specified in such written notice (but without prejudice to the Security Agent's rights to serve a notice in respect of any other Floating Charge Assets and any other rights of the Security Agent whatsoever).

3.2.5 **Assets acquired after any floating charge conversion**

Any asset acquired by any Chargor after any conversion of the floating charge created by this deed, in accordance with clauses 3.2.3 or 3.2.4 above which but for such conversion would be subject to a floating charge shall, (unless the Security Agent confirms in writing to the contrary) be charged to the Security Agent (as trustee for the Secured Parties) by way of first fixed charge.

3.2.6 **Reconversion of fixed charge assets into floating charge assets**

The Security Agent may at any time after any conversion of the floating charge created under this deed over any Charged Assets into a fixed charge in accordance with clauses 3.2.3 (*Automatic Conversion of floating charge*) or 3.2.4 (*Conversion of floating charge by notice*) reconvert such fixed charge into a floating charge by notice to the relevant Chargor.

3.2.7 **Moratorium**

Unless s.A52(4) Insolvency Act 1986 allows, the floating charge created by this deed may not be converted into a fixed charge solely by reason of:

3.2.7.1 the obtaining of a moratorium; or

3.2.7.2 anything done with a view to obtaining a moratorium (including any preliminary decision or investigation),

under Part A1 Insolvency Act 1986.

3.3 **Title documents**

3.3.1 Each Chargor shall on the execution of this deed or in the case of an Additional Chargor, on the date of the relevant Accession Deed (or, if later, the date of acquisition of the relevant Charged Assets) deposit with the Security Agent (and the Security Agent) shall during the continuance of this security be entitled to hold):

3.3.1.1 all deeds and documents of title relating to the Charged Assets as the Security Agent may from time to time require unless already held by its solicitors on behalf of and to the Security Agent's order or at HM Land Registry for the purpose of registration of the security constituted by this deed; and

3.3.1.2 all certificates relating to the Securities and such instruments of transfer in blank and other documents as the Security Agent may from time to time require.

3.3.2 Notwithstanding clause 3.3.1 above, within ten (10) Business Days of the earlier of:

3.3.2.1 receipt of authorisation from HM Revenue and Customs ("**HMRC**") that no penalty will be levied against the registrar of:

- (i) Clarity Group Topco Limited for registering Agilio Software Bidco Limited as its sole shareholder;
- (ii) MHT Holdings Limited for registering Agilio Software Bidco Limited as its sole shareholder;
- (iii) MyHRToolkit Limited for registering Agilio Software Bidco Limited as the holder of 15 ordinary shares in the capital of MyHRToolkit Limited; or
- (iv) in respect of a future acquisition of shares by another member of the Group, that member of the Group being registered as the sole shareholder of the relevant target; and

3.3.2.2 receipt of the stamped stock transfer form from HMRC in respect of any of the same,

Agilio Software Finco Limited shall procure that it delivers to the Security Agent in respect of the shares Agilio Software Bidco Limited holds in Clarity Group Topco Limited, MHT Holdings Limited and MyHRToolkit Limited (or, for a future acquisition of shares by another member of the Group, in respect of the shares acquired by that member of the Group in the relevant target) (x) the share certificates or other documents of title (or documents evidencing title or the right to title) and (y) a stock transfer form or other instrument of transfer duly completed to the Security Agent's satisfaction.

3.4 Security notices

- 3.4.1 Each Chargor shall within 5 Business Days of the execution of this deed (or, in the case of an Additional Chargor, within 5 Business Days of date of the relevant Accession Deed) or, in the case of any Insurance Policy taken out, any Assigned Agreement entered into (or designated as such in accordance with this deed) or any Account opened, in each case by any Chargor after its execution of or accession to this deed, within 5 Business Days of the date (as applicable) on which such Insurance Policy is taken out, such Assigned Agreement is entered into (or designated as such) or such Account is opened:
- 3.4.1.1 give notice substantially in the form set out in part 1 of schedule 5 (*Form of notice to insurers*) to the relevant insurers of the assignment pursuant to clause 3.1.3 (*Fixed security*) of its rights and interest in and under the Insurance Policies and use its reasonable endeavours to procure that each addressee of such notice will as soon as reasonably practicable provide an acknowledgement to the Security Agent in the form set out in part 2 of schedule 5 (*Form of acknowledgement from insurers*);
 - 3.4.1.2 give notice substantially in the form set out in part 1 of schedule 6 (*Form of notice to counterparties of Assigned Agreements*) to the other parties to the Assigned Agreements (other than the Reports) to which it is a party of the assignment pursuant to clause 3.1.4 (*Fixed security*) of its rights and interest in and under the Assigned Agreements (other than the Reports) and use its reasonable endeavours to procure that each addressee of such notice will as soon as reasonably practicable provide an acknowledgement to the Security Agent in the form set out in part 2 of schedule 6 (*Form of acknowledgement from counterparties to Assigned Agreements*); and
 - 3.4.1.3 give notice substantially in the form set out in part 1 of schedule 7 (*Form of notice of charge to third party bank*) to any bank, financial institution or other person of charging to the Security Agent pursuant to clause 3.1.2.7 of its rights and interests under such accounts and use its reasonable endeavours to procure that each addressee of such notice will as soon as reasonably practicable provide an acknowledgement to the Security Agent in the form set out in part 2 of schedule 7 (*Form of acknowledgement from third party bank*).
- 3.4.2 Each Chargor shall upon a Declared Default, give notice substantially in the form set out in part 1 of schedule 6 (*Form of notice to counterparties of Assigned Agreements*) to the other parties to the Reports to which it is a party of the assignment pursuant to clause 3.1.4 (*Fixed security*) of its rights and interest in and under the Reports and use its reasonable endeavours to procure that each addressee of such notice will as soon as reasonably practicable provide an acknowledgement to the Security Agent in the form set out in part 2 of schedule 6 (*Form of acknowledgement from counterparties to Assigned Agreements*)

3.5 Leasehold security restrictions

Consent

- 3.5.1 For each leasehold property which is a Material Property held by a Chargor under a lease which precludes either absolutely or conditionally (including requiring the consent of any third party) that Chargor from creating any charge over its leasehold interest in that property (each such leasehold property being an “**Excluded Property**”) until the relevant condition or waiver has been satisfied or obtained, each relevant Chargor undertakes to:

- 3.5.1.1 apply for the relevant consent or waiver of prohibition or conditions within thirty days of the date of this deed (in relation to Excluded Property owned at the date of this deed) or within thirty days of the relevant Chargor acquiring the Excluded Property (if otherwise) and to use its reasonable endeavours to obtain that consent or waiver of prohibition or conditions as soon as possible;
 - 3.5.1.2 upon request, keep the Security Agent informed of its progress in obtaining such consent or waiver; and
 - 3.5.1.3 forthwith upon receipt of such consent or waiver, provide the Security Agent with a copy.
- 3.5.2 Immediately upon receipt of the relevant waiver or consent referred to in clause 3.5.1, the relevant formerly Excluded Property shall stand charged to the Security Agent (as trustee for the Secured Parties) under clauses 3.1.1, 3.1.2.1, 3.1.2.2 or 3.1.2.3 (*Fixed security*) as the case may be. If required by the Security Agent at any time following receipt of that waiver or consent, the relevant Chargor will execute a further valid fixed charge in such form as the Security Agent shall require.

Restriction

- 3.5.3 There shall be excluded from the security created by clauses 3.1.1, 3.1.2.1 and 3.1.2.2 and 3.1.2.3 (*Fixed security*) any Excluded Property held by a Chargor until the relevant condition or waiver referred to in clause 3.5.1 has been satisfied and obtained. For the avoidance of doubt, no Excluded Property shall be excluded from the security created by clause 3.2.1 (*Floating charge*) by operation of this clause 3.5.3.
- 3.5.4 If a Chargor receives notice from a third party of its intention to bring proceedings against that Chargor for the forfeiture of that Chargor's leasehold property which is (a) an Excluded Property, and (b) subject only to the security created by clause 3.2.1 (*Floating charge*) (a "**Floating Charge Excluded Property**"), the relevant Chargor will:
- 3.5.4.1 promptly on receipt of such notice or becoming aware of such intention, inform the Security Agent of the proceedings; and
 - 3.5.4.2 take all action necessary or which the Security Agent may reasonably request to resolve any issue or dispute with such third party (a "**Property Dispute**") in such a way as to enable the security created over such Floating Charge Excluded Property by this deed to remain in place.
- 3.5.5 Upon request from the relevant Chargor, the Security Agent may decide in its sole discretion to release the leasehold interest in respect of the relevant Floating Charge Excluded Property from the Security created by this deed if it considers that the Property Dispute relating to the relevant Floating Charge Excluded Property would otherwise result in the forfeiture of the relevant Chargor's leasehold interest therein.
- 3.5.6 Nothing in this clause 3.5 shall apply to any Short Leasehold Properties.

4 Restrictions on dealing

4.1 Negative pledge and restriction on disposal

Each Chargor hereby covenants with the Security Agent that it will not at any time except as permitted by the terms of the Senior Facilities Agreement or with the prior consent of the Security Agent:

- 4.1.1 create or purport to create or permit to subsist any Security on or in relation to the Charged Assets; or
- 4.1.2 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.

4.2 **Land Registry restriction**

- 4.2.1 In respect of any Material Property registered at the Land Registry each Chargor hereby consents to the entry of the following restriction on the register of its title to such Property:

“No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [] in favour of [] referred to in the charges register or their conveyancer”.

- 4.2.2 Each Chargor authorises the Security Agent to make any application which it deems appropriate for the designation of this deed or any other Finance Document as an exempt information document under rule 136 Land Registration Rules 2003 and will use its reasonable endeavours to assist with any such application made by or on behalf of the Security Agent. Each Chargor will notify the Security Agent in writing as soon as it receives notice of any person's application under rule 137 Land Registration Rules 2003 for the disclosure of this deed or any other Finance Document, following its designation as an exempt information document and will not make any application under rule 138 Land Registration Rules 2003 for the removal of the designation of any such document as an exempt information document.

5 **Debts and Accounts**

5.1 **Realising debts**

Each Chargor shall collect in and realise all Debts in the ordinary course of its business and pay the proceeds into the relevant Account forthwith upon receipt.

5.2 **Accounts**

- 5.2.1 The Security Agent has sole signing rights on each Designated Account.
- 5.2.2 A Chargor shall not open or procure the opening of any Account if prohibited under the Senior Facilities Agreement without the prior written consent of the Security Agent.

5.3 **Withdrawals**

- 5.3.1 Except with the prior consent of the Security Agent no Chargor may withdraw any amounts from time to time standing to the credit of the Designated Account; and
- 5.3.2 after the security constituted by this deed has become enforceable, each Chargor shall comply with any notice served by the Security Agent on that Chargor prohibiting it from withdrawing all or any monies from time to time standing to the credit of any of its Accounts except with the prior consent of the Security Agent.

6 **Insurance**

Each Chargor hereby covenants with the Security Agent that it will insure its assets and business in accordance with the requirements of the Senior Facilities Agreement.

7 **Properties**

Each Chargor hereby covenants with the Security Agent that it will:

7.1 **Maintenance**

keep all buildings on each Property and all material fixtures belonging to it thereon and therein in good and substantial repair and condition;

7.2 **Preservation of property and fixtures**

not without the prior consent of the Security Agent

7.2.1 pull down or remove the whole or any material part of any buildings forming part of any Property; or

7.2.2 make any structural alterations to any Property or any other alterations which have a material adverse effect on the value of a Property.

7.3 **Information**

7.3.1 within ten Business Days after becoming aware thereof give full particulars to the Security Agent of any notice, order, direction, designation, resolution or proposal having specific application to any Property given or made by any planning authority or other public body or authority whatsoever; and

7.3.2 if required by the Security Agent, forthwith and at the cost of such Chargor take all steps to comply with any such notice, order, direction, designation or resolution and make or join with the Security Agent in making such objections or representations in respect of any such proposal as the Security Agent may reasonably require;

7.4 **Compliance with obligations**

7.4.1 observe and perform all covenants, stipulations and material conditions to which each Property or the user thereof is now or may hereafter be subjected;

7.4.2 perform and observe all covenants and material conditions on its part contained in any lease, agreement for lease, licence or other agreement under which any Property or part of any Property is held; and

7.4.3 within 10 Business Days pay all taxes, fees, duties, rates, charges and other outgoings in respect of the Properties;

7.5 **Maintenance of interests in Properties**

not without the prior consent of the Security Agent (such consent not to be unreasonably withheld) or as permitted in the Senior Facilities Agreement:

7.5.1 grant or agree to grant any licence or tenancy affecting any Property or part of a Property, in each case, to the extent such action would be materially adverse to the interests of the Secured Parties;

7.5.2 exercise the powers of leasing or agreeing to lease or of accepting or agreeing to accept surrenders conferred by ss.99 or 100 LPA, in each case, to the extent such action would be materially adverse to the interests of the Secured Parties; or

7.5.3 in any other way dispose or agree to dispose of or surrender or create any legal or equitable estate or interest in any Property or any part thereof, in each case, if to do so would be materially adverse to the interests of the Secured Parties;

7.6 Registration restrictions

procure that no person shall be registered under the Land Registration Act 2002 as proprietor of any Property or any part thereof without the prior consent of the Security Agent;

7.7 Development restrictions

not without the prior consent of the Security Agent (such consent not to be unreasonably withheld or delayed) or as permitted in the Senior Facilities Agreement, carry out or permit or suffer to be carried out on any Property any development as defined in the Town and Country Planning Act 1990 or change or permit or suffer to be changed the user of any Property;

7.8 No restrictive obligations

not without the prior consent of the Security Agent (such consent not to be unreasonably withheld or delayed) or as permitted in the Senior Facilities Agreement, enter into any onerous or restrictive obligations affecting any Property or any part thereof or create or permit to arise any overriding interest or easement or right whatever in or over any Property or any part thereof;

7.9 Proprietary rights

procure that no person shall become entitled to assert any proprietary or other like right or interest over any Property or any part thereof without the prior consent of the Security Agent, in each case, save to the extent permitted by the Senior Facilities Agreement;

7.10 Inspection

permit the Security Agent, any Administrator and any Receiver and any person appointed by any of them to enter upon and inspect any Property upon reasonable prior notice and between the hours of 9am to 5pm on a Business Day; and

7.11 Property acquisitions

if it acquires any Material Property, whether registered or unregistered:

7.11.1 inform the Security Agent within 5 Business Days of such acquisition;

7.11.2 within 5 Business Days of request by the Security Agent and at the cost of that Chargor, execute and deliver to the Security Agent a legal mortgage in favour of the Security Agent of that Material Property in such form as the Security Agent may require (or such other Security in the jurisdiction where such Material Property is located as the Security Agent may require); and

7.11.3 comply with all registration requirements resulting from the acquisition of such Material Property and the creation of Security over such Material Property pursuant to this deed and the legal mortgage (or other Security) referred to above.

8 Intellectual Property

Each Chargor hereby covenants with the Security Agent as follows:

8.1 Preservation of rights

to take all action reasonably required to safeguard and maintain its present and future rights in or relating to the Material Intellectual Property necessary for the business of the relevant Chargor and if requested to do so by the Security Agent, sign or procure the signature of, and comply with all instructions of the Security Agent in respect of, any document required to make entries in any public register of Intellectual Property which either record the existence of this deed or the restrictions on disposal imposed by this deed; and

8.2 Consents

to use reasonable endeavours to promptly obtain any consent required for the creation of a fixed charge over any of the Material Intellectual Property.

9 Securities

9.1 Registration of Securities

The Security Agent may, at any time after the security constituted by this deed has become enforceable, cause any or all of the Securities to be registered in the name of the Security Agent or its nominee. Each 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.

9.2 Additional registration obligations

Each Chargor hereby:

- 9.2.1 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
- 9.2.2 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.

9.3 Dividends and voting rights prior to enforcement

Until the security constituted by this deed becomes enforceable:

- 9.3.1 all cash dividends or other cash distributions paid or payable in respect of the Securities may be paid directly to the relevant Chargor which shall be permitted to apply such dividends or distributions as it deems fit to the extent permitted by the Senior Facilities Agreement and the Intercreditor Deed;
- 9.3.2 any cash dividends or other cash distributions paid in respect of any of the Securities and received by the Security Agent or its nominee shall, on request by the relevant Chargor, be released and paid to such Chargor;
- 9.3.3 the relevant Chargor may exercise all voting and other rights and powers attaching to the Securities and exercisable by the relevant 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
- 9.3.4 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 and exercisable by the Security Agent or its nominee as the relevant 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.

9.4 Dividends and voting rights post enforcement

After the security constituted by this deed has become enforceable:

- 9.4.1 all dividends and other distributions paid in respect of the Securities and received by any Chargor shall be held on trust for the Security Agent (as trustee for the Secured Parties) and forthwith paid into a Designated Account or, if received by the Security Agent or its nominee, shall be retained by the Security Agent; and

- 9.4.2 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 each 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.

9.5 **Warning Notice or Restrictions Notice**

- 9.5.1 Each 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.
- 9.5.2 Each 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 within 5 Business Days of receipt.

9.6 **Additional undertakings**

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

- 9.6.1 duly and, within 5 Business Days of becoming due, 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 Chargors that the Security Agent shall be under no liability whatsoever in respect of any such calls, instalments or other moneys;
- 9.6.2 not without the Security Agent's prior consent or unless permitted under the Senior Facilities 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;
- 9.6.3 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:
- 9.6.3.1 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 Senior Facilities Agreement);
- 9.6.3.2 issue any new shares or stock (other than as permitted under the Senior Facilities Agreement); or
- 9.6.3.3 refuse to register any transfer of any of its Securities which may be lodged for registration by or on behalf of the Security Agent (or its Receiver or Delegate) or a Chargor in accordance with this deed.

10 **Uncalled Capital**

After a Declared Default has occurred, each Chargor further covenants with the Security Agent that it will not call up, or receive in advance of calls, any Uncalled Capital and it will apply all proceeds of any Uncalled Capital, immediately on receipt, towards the discharge of the Secured Liabilities.

11 **Power to remedy**

- 11.1 If a Chargor is at any time in breach of any of its obligations contained in this deed, the Security Agent shall be entitled (but shall not be bound) to remedy such breach and each Chargor hereby irrevocably authorises the Security Agent and its agents to do all things necessary in connection therewith at the Chargor's expense.

- 11.2 The rights of the Security Agent contained in this clause 11 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.

12 **Enforcement**

12.1 **Enforcement events**

The security constituted by this deed shall become immediately enforceable if a Declared Default occurs.

12.2 **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.

12.3 **Extension of statutory powers**

12.3.1 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 and to make any applications to the Land Registry in support of the same.

12.3.2 Any powers of leasing conferred on the Security Agent or any Receiver by law are extended so as to authorise the Security Agent or any Receiver to lease, make agreements for leases, accept surrenders of leases and grant options as the Security Agent or Receiver may think fit and without the need to comply with any restrictions conferred by law (including under ss.99 or 100 LPA).

12.4 **No obligation to enquire**

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

- 12.4.1 whether the security constituted by this deed has become enforceable;
- 12.4.2 whether any power exercised or purported to be exercised has become exercisable;
- 12.4.3 whether any money remains due under the Finance Documents;
- 12.4.4 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
- 12.4.5 how any money paid to the Security Agent, Administrator or Receiver, or its agents or brokers is to be applied.

12.5 **No liability as mortgagee in possession**

None of the Security Agent, any Administrator or any Receiver shall be liable:

- 12.5.1 to account as mortgagee in possession in respect of all or any of the Charged Assets; or
- 12.5.2 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 unless directly caused by its gross negligence or wilful misconduct.

12.6 **Power to dispose of chattels**

After the security constituted by this deed has become enforceable, the Security Agent, any Administrator or any Receiver may dispose of any chattels or produce found on any Property as agent for the relevant Chargor and, without prejudice to any obligation to account for the proceeds of any sale of such chattels or produce the Security Agent, the Administrator or the Receiver shall be indemnified by such Chargor against any liability arising from such disposal.

12.7 **Redemption of prior Security**

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

- 12.7.1 redeem any prior Security;
- 12.7.2 procure the transfer thereof to itself; and/or
- 12.7.3 settle and pass the accounts of the prior encumbrancer and any account so settled and passed shall be conclusive and binding on the relevant 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 such Chargor to the Security Agent on current account and shall bear interest and be secured as part of the Secured Liabilities.

13 **Administrator and Receiver**

13.1 **Appointment of Administrator or Receiver**

At any time after:

- 13.1.1 the security constituted by this deed becomes enforceable;
- 13.1.2 any corporate action or any other steps are taken or legal proceedings started by or in respect of any Obligor with a view to the appointment of an Administrator; or
- 13.1.3 at the request of the relevant Chargor,

the Security Agent may without further notice, under seal or by writing under hand of a duly authorised officer of the Security Agent:

- 13.1.4 appoint any person or persons to be an Administrator of any Chargor; or
- 13.1.5 appoint any person or persons to be a Receiver of all or any part of the Charged Assets of any Chargor; and
- 13.1.6 (subject to s.45 Insolvency Act 1986) from time to time remove any person appointed to be Receiver and appoint another in their place.

13.2 **Moratorium**

Unless s.A52(4) Insolvency Act 1986 allows, the Security Agent is not entitled to appoint a Receiver solely by reason of:

- 13.2.1 the obtaining of a moratorium; or
- 13.2.2 anything done with a view to obtaining a moratorium (including any preliminary decision or investigation),

under Part A1 Insolvency Act 1986.

13.3 **More than one appointment**

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

13.4 Additional powers

- 13.4.1 The powers of appointing an Administrator or 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.
- 13.4.2 The power to appoint an Administrator or 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.

13.5 Agent of the relevant Chargor

- 13.5.1 Any Administrator or Receiver shall be the agent of the relevant Chargor and the relevant Chargor shall be solely responsible for their acts and remuneration as well as for any defaults committed by them.
- 13.5.2 No Secured Party will incur any liability (either to a Chargor or to any other person) by reason of the appointment of an Administrator or Receiver.

13.6 Powers of Administrator and Receiver

A Receiver shall have (and shall be entitled to exercise), in relation to the Charged Assets over which they are appointed, and an Administrator shall have in addition to the powers they enjoy under Schedule B1 Insolvency Act 1986, the following powers (as the same may be varied or extended by the provisions of this deed):

- 13.6.1 (in respect of a Receiver) 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);
- 13.6.2 all of the powers conferred from time to time on receivers, mortgagors and mortgagees in possession by the LPA;
- 13.6.3 all of the powers and rights of a legal and beneficial owner and the power to do or omit to do anything which any relevant Chargor itself could do or omit to do; and
- 13.6.4 the power to do all things which, in the opinion of the Administrator or Receiver (as appropriate) are incidental to any of the powers, functions, authorities or discretions conferred or vested in the Administrator or 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, any relevant Chargor; the collection and/or realisation of Charged Assets in such manner and on such terms as the Administrator or Receiver sees fit; and the execution of documents in the name of the relevant Chargor (whether under hand, or by way of deed or by utilisation of the company seal of such Chargor)).

14 Amounts received**14.1 Application of proceeds**

Any Receiver shall apply all monies received by them (other than insurance monies):

- 14.1.1 first in paying all rents, taxes, duties, rates and outgoings affecting any Charged Assets;
- 14.1.2 secondly in paying all costs, charges and expenses of and incidental to their appointment and the exercise of their powers and all outgoings paid by them;
- 14.1.3 thirdly in paying their remuneration (as agreed between them and the Security Agent);

14.1.4 fourthly in or towards discharge of the Secured Liabilities in such order and manner as provided for in the Intercreditor Deed; and

14.1.5 finally in paying any surplus to the Chargors or any other person entitled to it.

14.2 **Section 109(8) Law of Property Act 1925**

Neither the Security Agent nor any Receiver or Administrator 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.

14.3 **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.

14.4 **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.

14.5 **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 relevant Chargor in its books and (without prejudice to the Security Agent's right to combine accounts) no money paid to the credit of such 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 relevant Chargor as from the time of receipt of such notice by the Security Agent all payments made by the relevant Chargor to the Security Agent in the absence of any express appropriation by such Chargor to the contrary shall be treated as having been credited to a new account of such Chargor and not as having been applied in reduction of the Secured Liabilities.

14.6 **Security Agent set-off rights**

If the Security Agent shall have more than one account for any 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 relevant Chargor of the transfer having been made.

15 **Power of attorney and delegation**

15.1 **Power of attorney**

Each Chargor hereby by way of security irrevocably appoints the Security Agent and (jointly and severally) each and every Administrator or Receiver of this deed to be the attorney of such Chargor and in its name and on its behalf and as its act and deed or otherwise and at any time following a Declared Default, or if the relevant Chargor has failed to comply with a further assurance or perfection obligation within 5 Business Days of being notified of that failure (with a copy of that notice being sent to the Parent) and being requested to comply, to sign, execute,

seal, deliver, complete any blanks in and otherwise perfect any deed, transfer, assurance, agreement, instrument or act which such Administrator or Receiver or the Security Agent may consider expedient in the exercise of any of their or its powers or in respect of such 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.

15.2 **Ratification**

In the absence of wilful negligence and fraud, each Chargor ratifies and confirms and agrees to ratify and confirm:

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

15.2.2 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 in the proper exercise of its or their powers in accordance with this deed.

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

16 **Protection of security and further assurance**

16.1 **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.

16.2 **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.

16.3 **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.

16.4 **No Chargor set-off**

Each 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 such Chargor under this deed).

16.5 **Further assurance**

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

16.5.1.1 creating, perfecting or protecting any security intended to be created by or pursuant to this deed;

- 16.5.1.2 facilitating the realisation of any Charged Asset;
 - 16.5.1.3 exercising any right, power or discretion conferred on the Security Agent, or any Receiver or any Administrator or any of their respective delegates or sub-delegates in respect of any Charged Asset; or
 - 16.5.1.4 creating and perfecting security in favour of the Security Agent (equivalent to the security intended to be created by this deed) over any assets of any Chargor located in any jurisdiction outside England and Wales.
- 16.5.2 This includes without limitation:
- 16.5.2.1 the re-execution of this deed;
 - 16.5.2.2 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
 - 16.5.2.3 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 or Administrator, as appropriate) acting reasonably may think expedient.

17 **Costs and Indemnity**

- 17.1 The provisions of clause 20 (*Costs and Expenses*) of the Senior Facilities Agreement are incorporated into this deed as if set out in full mutatis mutandis.
- 17.2 Each Chargor hereby agrees to indemnify and hold harmless the Security Agent, any Administrator and any Receiver in accordance with Clause 22 (*Other Indemnities*) of the Intercreditor Deed.

18 **Miscellaneous**

18.1 **Benefit of Deed**

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

18.2 **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.

18.3 **Limitations**

The obligations of any Additional Chargor are subject to the limitations (if any) set out in the Deed of Accession executed by that Additional Chargor.

18.4 **Notice of assignment**

This deed constitutes notice in writing to each Chargor of any charge or assignment of a debt owed by that Chargor to any other member of the Group and contained in any other Finance Document.

18.5 Financial collateral

18.5.1 To the extent that the Charged Assets constitute "financial collateral" and this deed and the obligations of the Chargors 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.

18.5.2 For the purpose of clause 18.5.1, 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.

18.6 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.

18.7 Section 2(1) Law of Property (Miscellaneous Provisions) Act 1989

The terms of the Finance Documents and of any side letters between any parties in relation to the Finance Documents are incorporated in this deed to the extent required to ensure that any purported disposition of Charged Assets contained in this deed is a valid disposition in accordance with s.2(1) Law of Property (Miscellaneous Provisions) Act 1989.

18.8 Third party rights

Save as expressly provided to the contrary in a Finance Document, a third party (being any person other than the Chargors 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 any such third party is not required to rescind or vary this deed at any time.

18.9 Joint and several liability

The covenants, agreements, obligations and liabilities of the Chargors contained in this deed or implied on their part are joint and several and shall be construed accordingly.

18.10 Trustee Act 2000

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

19 Demands and notices

Any demand, notice, consent or communication to be made or given by or to a Chargor or the Security Agent under or in connection with this deed shall be made and delivered as provided in Clause 35 (*Notices*) of the Senior Facilities Agreement. Any demand on a Chargor shall be validly made whether or not it contains an accurate statement of the amount of the Secured Liabilities.

20 Assignment and transfer**20.1 Assignment by Security Agent**

The Security Agent may at any time without the consent of any Chargor, assign or transfer the whole or any part of its rights under this deed to any person to which it can transfer its rights in accordance with the terms of the Finance Documents.

20.2 Assignment by Chargor

No Chargor may 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.

21 Release of security**21.1 Release**

Subject to clause 21.3 (*Discharge conditional*), upon the expiry of the Security Period (but not otherwise) the Security Agent shall at the request and cost of the Chargors, take whatever action is necessary to release the Charged Assets from the Security constituted by this deed.

21.2 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:

- 21.2.1 the liability of each Obligor will continue as if the payment, discharge, avoidance or reduction had not occurred;
- 21.2.2 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
- 21.2.3 the Security Agent shall be entitled to enforce this deed subsequently as if such payment, discharge, avoidance or reduction had not occurred.

21.3 Discharge conditional

Any release, discharge or settlement between any 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:

- 21.3.1 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
- 21.3.2 the Security Agent shall be entitled to recover the value or amount of such security or payment from the Chargor concerned subsequently as if such settlement, discharge or release had not occurred and each 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.

22 Governing law

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

23 Jurisdiction of English Courts

- 23.1.1 The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this deed (including a dispute relating to the existence, validity or termination of this deed or any non-contractual obligation arising out of or in connection with this Agreement) (a "**Dispute**").

23.1.2 The parties to this deed agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no party to this deed will argue to the contrary.

23.1.3 This clause 23 is for the benefit of the Finance Parties and Secured Parties only. As a result, no Finance Party or Secured Party shall be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Finance Parties and Secured Parties may take concurrent proceedings in any number of jurisdictions.

24 **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 Chargors 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**Chargors**

Name	Registered Number	Registered Office
Agilio Software Finco Limited	12242218	Elm Tree House, Bodmin Street, Holsworthy, Devon, England, EX22 6BB
Agilio Software Bidco Limited	12242288	Elm Tree House, Bodmin Street, Holsworthy, Devon, England, EX22 6BB
Codeplan Ltd	03927086	Elm Tree House, Bodmin Street, Holsworthy, Devon, England, EX22 6BB
Isopharm Limited	03843619	79 Leigh Street, Sheffield, England, S9 2PR
MHT Holdings Limited	11414245	Elm Tree House, Bodmin Street, Holsworthy, England, EX22 6BB
MyHRToolkit Limited	05402463	Elm Tree House, Bodmin Street, Holsworthy, England, EX22 6BB
Clarity Group Topco Limited	12985889	Deltic House, Kingfisher Way, Wallsend, United Kingdom, NE28 9NX
Clarity Informatics Group Limited	06648026	Deltic House, Kingfisher Way, Wallsend, United Kingdom, NE28 9NX
Clarity Informatics Limited	04133376	Deltic House, Kingfisher Way, Wallsend, United Kingdom, NE28 9NX

SCHEDULE 2

Properties currently owned

PART 1

Registered Land

None at the date of this Deed

PART 2

Unregistered Land

None at the date of this Deed

SCHEDULE 3**Accounts****PART 1****Designated Accounts**

None at the date of this deed.

PART 2**Trading Accounts**

Chargor	Bank	Account name	Account type	Account number	Sort code
Agilio Software Bidco Limited	Natwest, 2nd Floor, Avaya House, Cathedral Hill, Guildford, GU2 7YL	Turing Bidco Limited	Business Current Account		
Codeplan Limited	Natwest 59 High Street, Exeter, Devon, EX4 3DL	Codeplan Limited	Business Current Account		
Codeplan Limited	Natwest 59 High Street, Exeter, Devon, EX4 3DL	Codeplan Limited	Business Reserve Account		
Codeplan Limited	Natwest 59 High Street, Exeter, Devon, EX4 3DL	Codeplan Limited	Business Reserve Account		
Isopharm Limited	Natwest 1st Floor, St Paul's Place, 121 Norfolk Street, Sheffield, S1 2JF	Isopharm Limited	Business Current Account		
Isopharm Limited	Natwest 1st Floor, St Paul's Place, 121 Norfolk Street, Sheffield, S1 2JF	Isopharm Sentry Limited	Business Reserve Account		
Isopharm Limited	Natwest 1st Floor, St Paul's Place, 121 Norfolk Street, Sheffield, S1 2JF	Isopharm Sentry Limited	Euro Current Account		
MyHRToolkit Limited	Barclays, 10-12 Pinstone St, Sheffield City Centre, Sheffield S1 2HN	MyHRToolkit Limited	Current Account		
MyHRToolkit Limited	Barclays, 10-12 Pinstone St,	MyHRToolkit	Business Euro Account		

	Sheffield City Centre, Sheffield S1 2HN	Limited			
MyHRToolkit Limited	Natwest 1st Floor, St Paul's Place, 121 Norfolk Street, Sheffield, S1 2JF	MyHRToolkit Limited	Current Account		
MHT Holdings Limited	Barclays, 10-12 Pinstone St, Sheffield City Centre, Sheffield S1 2HN	MHT Holdings Limited	Current Account		
Clarity Informatics Limited	Barclays, 59 High Street, Gosforth, Newcastle upon Tyne, NE3 4AA	GPTEAMNET	Current Account		
Clarity Informatics Limited	Barclays, 59 High Street, Gosforth, Newcastle upon Tyne, NE3 4AA	CLARITY INFORMAT ACS	Deposit Account		
Clarity Informatics Limited	Barclays, 59 High Street, Gosforth, Newcastle upon Tyne, NE3 4AA	CLARITY INFORMAT ACS	Current Account		

SCHEDULE 4

Form of Deed of Accession

DATE

PARTIES

- 1 [●] (registered number [●]) with its registered office at [●] (the “**Additional Chargor**”); and
- 2 [●] as agent and trustee for the Secured Parties [●] (the “**Security Agent**”).

BACKGROUND

- A The Additional Chargor is a Subsidiary of [●].
- B [●] has entered into a security agreement dated [●] (the “**Security Agreement**”) between the Chargors under and as defined in the Security Agreement and the Security Agent.
- C The Additional Chargor has agreed to enter into this deed and to become an Additional Chargor under the Security Agreement.
- D The Security Agent and the Additional Chargor intend this document to take effect as a deed notwithstanding the fact that a party may only execute this document under hand.
- E The Security Agent holds the benefit of this deed on trust for the Secured Parties on the terms of the Finance Documents.

IT IS AGREED as follows:

1 Definitions and interpretation

Terms defined in the Security Agreement have the same meaning in this deed unless given a different meaning in this deed. This deed is a Finance Document.

[In this Security Agreement:

Leasehold Property: leasehold interest of Clarity Informatics Limited in Deltic House, Kingfisher Way, Silverlink Business Park, Wallsend NE28 9NX.]¹

2 Accession and covenant to pay

2.1 With effect from the date of this deed the Additional Chargor:

- 2.1.1 will become a party to the Security Agreement as a Chargor; and
- 2.1.2 will be bound by all the terms of the Security Agreement which are expressed to be binding on a Chargor.

¹ To be added in the accession deed prepared for Clarity Informatics Limited.

- 2.2 The Additional Chargor hereby covenants with the Security Agent (as trustee for the Secured Parties) that it will on demand pay and discharge all Secured Liabilities owing or incurred from or by it to the Secured Parties when the same become due whether by acceleration or otherwise, together with interest to the date of payment at such rates and upon such terms as may from time to time be agreed, commission, fees, enforcement expenses and other charges and all legal and other costs, charges and expenses, on a full and unqualified indemnity basis, which may be incurred by the Secured Parties in relation to any such Secured Liabilities or generally in respect of the Chargors.
- 2.3 Neither the covenant to pay in clause 2.2 above nor the Security constituted by this deed shall 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.

3 **Grant of security**

3.1 **Fixed security**

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

- 3.1.1 grants to the Security Agent (as trustee for the Secured Parties), a charge by way of legal mortgage over all its Properties which are listed in schedule 2 (*Properties currently owned*) to this deed [other than the Leasehold Property]²;
- 3.1.2 charges to the Security Agent (as trustee for the Secured Parties), by way of first fixed charge, all its:
- 3.1.2.1 Properties now owned by it to the extent that they are not the subject of a charge by way of legal mortgage pursuant to clause 3.1.1 above [other than the Leasehold Property]³;
 - 3.1.2.2 Properties acquired by it after the date of this deed;
 - 3.1.2.3 Property Interests [other than in relation to the Leasehold Property]⁴;
 - 3.1.2.4 Equipment;
 - 3.1.2.5 Securities;
 - 3.1.2.6 Intellectual Property;
 - 3.1.2.7 Accounts;
 - 3.1.2.8 Pension Fund Interests; and
 - 3.1.2.9 Goodwill and Uncalled Capital.
- 3.1.3 assigns to the Security Agent (as trustee for the Secured Parties) absolutely, subject to a proviso for reassignment on redemption, all of its right, title and interest in and to the Insurance Policies; and
- 3.1.4 assigns to the Security Agent (as trustee for the Secured Parties), absolutely, subject to a proviso for reassignment on redemption, the benefit of the Assigned Agreements to which it is a party or an addressee and any claims arising under any of the same, and the benefit of any guarantee or security for the performance of the Assigned Agreements.

² To be added in the accession deed prepared for Clarity Informatics Limited.

³ To be added in the accession deed prepared for Clarity Informatics Limited.

⁴ To be added in the accession deed prepared for Clarity Informatics Limited.

3.2 Floating security

As a continuing security for the payment or discharge of the Secured Liabilities, the Additional Chargor with full title guarantee hereby charges to the Security Agent (as trustee for the Secured Parties), by way of first floating charge, all of its undertaking, property, assets and rights at any time not effectively mortgaged, charged or assigned pursuant to clauses 3.1.1-3.1.4 inclusive above [other than in relation to the Leasehold Property]⁵.

3.3 Leasehold security restrictions

Consent

3.3.1 For each leasehold property which is a Material Property [(other than the Leasehold Property)]⁶ held by the Additional Chargor under a lease which precludes either absolutely or conditionally (including requiring consent of any third party) the Additional Chargor from creating any charge over its leasehold interest in that property (the “**Excluded Property**”) until the relevant condition or waiver has been satisfied or obtained.

3.3.2 For each Excluded Property, the Additional Chargor undertakes to:

3.3.2.1 apply for the relevant consent or waiver of prohibition or conditions within thirty days of the date of this deed (in relation to Excluded Property owned at the date of this deed) or within thirty days of the Additional Chargor acquiring the Excluded Property (if otherwise) and, to use its reasonable endeavours to obtain that consent or waiver of prohibition as soon as possible;

3.3.2.2 upon request, keep the Security Agent informed of its progress in obtaining such consent or waiver; and

3.3.2.3 forthwith upon receipt of such consent or waiver, provide the Security Agent with a copy.

3.3.3 Immediately upon receipt of the relevant waiver or consent, the relevant formerly Excluded Property shall stand charged to the Security Agent (as trustee for the Secured Parties) under clause 3.1.1, 3.1.2.1, 3.1.2.2 or 3.1.2.3 (*Fixed security*) of this deed as the case may be. If required by the Security Agent at any time following receipt of that waiver or consent, the Additional Chargor will execute a further valid fixed charge in such form as the Security Agent shall require.

Restriction

3.3.4 There shall be excluded from the security created by clauses 3.1.1, 3.1.2.1, 3.1.2.2 and 3.1.2.3 (*Fixed security*) of this deed any Excluded Property held by the Additional Chargor until the relevant condition or waiver referred to in clause 3.3.1 has been satisfied and obtained. For the avoidance of doubt, no Excluded Property shall be excluded from the security created by clause 3.2.1 (*Floating charge*) by operation of this clause 3.3.4.

3.3.5 If the Additional Chargor receives notice from a third party of its intention to bring proceedings against that Chargor for the forfeiture of the Additional Chargor's leasehold property which is (a) an Excluded Property, and (b) subject only to the security created by clause 3.2 (*Floating charge*) (a “**Floating Charge Excluded Property**”), the relevant Chargor will:

3.3.5.1 promptly on receipt of such notice or becoming aware of such intention, inform the Security Agent of the proceedings; and

⁵ To be added in the accession deed prepared for Clarity Informatics Limited.

⁶ To be added in the accession deed prepared for Clarity Informatics Limited.

3.3.5.2 take all action necessary or which the Security Agent may reasonably request to resolve any issue or dispute with such third party (a **"Property Dispute"**) in such a way as to enable the security created over such Floating Charge Excluded Property by this deed to remain in place.

3.3.6 Upon request from the Additional Chargor, the Security Agent may decide in its sole discretion to release the leasehold interest in respect of the relevant Floating Charge Excluded Property from the Security created by this deed if it considers that the Property Dispute relating to the relevant Floating Charge Excluded Property would otherwise result in the forfeiture of the Additional Chargor's leasehold interest therein.

3.3.7 Nothing in this clause 3.3 shall apply to any Short Leasehold Properties.

Land Registry restriction

3.3.8 In respect of any Material Property [(other than the Leasehold Property)]⁷ registered at the Land Registry each Chargor hereby consents to the entry of the following restriction on the register of its title to such Property:

3.3.9 "No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [] in favour of [] referred to in the charges register or their conveyancer".

3.3.10 Each Chargor authorises the Security Agent to make any application which it deems appropriate for the designation of this deed or any other Finance Document as an exempt information document under rule 136 Land Registration Rules 2003 and will use its reasonable endeavours to assist with any such application made by or on behalf of the Security Agent. Each Chargor will notify the Security Agent in writing as soon as it receives notice of any person's application under rule 137 Land Registration Rules 2003 for the disclosure of this deed or any other Finance Document, following its designation as an exempt information document and will not make any application under rule 138 Land Registration Rules 2003 for the removal of the designation of any such document as an exempt information document.

4 Miscellaneous

With effect from the date of this deed:

4.1 the Security Agreement will be read and construed for all purposes as if the Additional Chargor had been an original party in the capacity of Chargor (but so that the security created on this accession will be created on the date of this deed);

4.2 any reference in the Security Agreement to this deed and similar phrases will include this deed and all references in the Security Agreement to schedule 2 (*Properties currently owned*) (or any part of it) will include a reference to schedule 1 (*Properties currently owned*) to this deed (or relevant part of it).

5 Governing law

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

6 Enforcement

⁷ To be added in the accession deed prepared for Clarity Informatics Limited.

6.1 **Jurisdiction of English courts**

- 6.1.1 The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this deed (including a dispute regarding the existence, validity or termination of this deed) (a "**Dispute**").
- 6.1.2 The parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no party will argue to the contrary.
- 6.1.3 This clause 6 is for the benefit of the Security Agent only. As a result, the Security Agent shall not be prevented from taking 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.⁸

6.2 **Service of process**

Without prejudice to any other mode of service allowed under any relevant law, the Additional Chargor:

- 6.2.1 irrevocably appoints [●] as its agent for service of process in relation to any proceedings before the English courts in connection with any Finance Document; and
- 6.2.2 agrees that failure by a process agent to notify the Additional Chargor of the process will not invalidate the proceedings concerned.⁹

7 **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 Additional 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.

⁸ Clause 7.1 should be included if the Additional Chargor is incorporated, or any of its Charged Assets are located, overseas.

⁹ Clause 7.2 should be included if the Additional Chargor is incorporated overseas.

SCHEDULE 1

Properties currently owned

PART 1

Registered Land

Additional Chargor	Registered Land

PART 2

Unregistered Land

Additional Chargor	Unregistered Land

SCHEDULE 2

Accounts

PART 1

Designated Accounts

Chargor	Account type	Account name	Account number	Sort code

PART 2

Trading Accounts

Chargor	Bank	Account name	Account number	Sort code

SIGNATORIES (TO DEED OF ACCESSION)

The Additional Chargor

EXECUTED as a DEED and)
DELIVERED by [])
[LIMITED] acting by:)

Director

in the presence of:)

Signature:

Name:

Address:

Occupation:

The Security Agent

SIGNED by)
for and on behalf of [SECURITY)
AGENT]:)

SCHEDULE 5

PART 1

Form of notice to insurers

From: [relevant Chargor] (the “Company”)

To: [insurer]

Date:

Dear Sirs

We refer to the [describe policy and its number] (the “Policy”).

We hereby give notice that, pursuant to a security agreement dated [●] (the “Security Agreement”), we have assigned to [●] as trustee for the Secured Parties (as defined therein) (the “Security Agent”) all our right, title, interest and benefit in and to the Policy. This assignment is subject, and without prejudice, to the assignment to the Security Agent of all our right, title, interest and benefit in and to the Policy pursuant to the security agreement dated [], notice of which was given to you by a notice dated [] (the “Existing Security Notice”).¹⁰

We irrevocably authorise and instruct you from time to time:

- (a) to disclose to the Security Agent without any reference to or further authority from us (and without any enquiry by you as to the justification for each disclosure), such information relating to the Policy as the Security Agent may at any time and from time to time request;
- (b) to hold all sums from time to time due and payable by you to us under the Policy to the order of the Security Agent;
- (c) to pay or release all or any part of the sums from time to time due and payable by you to us under the Policy only in accordance with the written instructions given to you by the Security Agent from time to time;
- (d) to comply with any written notice or instructions in any way relating to, or purporting to relate to, the Policy, the sums payable to us from time to time under the Policy or the debts represented thereby which you receive at any time from the Security Agent without any reference to or further authority from us and without any enquiry by you as to the justification for or validity of such notice or instruction; and
- (e) to send copies of all notices and other information given or received under the Policy to the Security Agent.

We are not permitted to receive from you, otherwise than through the Security Agent, any amount in respect of or on account of the sums payable to us from time to time under the Policy or to agree any amendment or supplement to, or waive any obligation under, the Policy without the prior written consent of the Security Agent.

This notice may only be revoked or amended with the prior written consent of the Security Agent.

Please confirm by completing the enclosed acknowledgement and returning it to the Security Agent (with a copy to us) that:

¹⁰ Include where the Company has previously assigned the Policy pursuant to an Existing Security Document.

- (a) you accept the instructions and authorisations contained in this notice;
- (b) you have not, at the date the enclosed acknowledgement is returned to the Security Agent, received any notice [(other than the Existing Security Notice)] that any third party has or will have any right or interest in, or has made, or will be making any claim or demand or taking any action in respect of, the rights of the Company under or in respect of the Policy and you will notify the Security Agent promptly if you should do so in future;
- (c) you will pay or release all or part of the amounts from time to time due and payable by you under the Policy in accordance with the written instructions given to you by the Security Agent from time to time;
- (d) you will not exercise any right to terminate, cancel, vary or waive the Policies or take any action to amend or supplement the Policies without first giving 14 days' written notice to the Security Agent; and
- (e) that the Security Agent's interest as mortgagee is noted on the Policy.

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

[●]

PART 2

Form of acknowledgment from insurers

From: [insurer]

To: [] (the "Security Agent") of []

Date:

Dear Sirs

We acknowledge receipt of a notice dated [●] (the "Notice") and addressed to us by [●] (the "Company") regarding the Policy (as defined in the Notice).

We confirm that:

- (a) we accept the instructions and authorisations contained in this notice;
- (b) we have not, at the date of this acknowledgement, received any notice [(other than the Existing Security Notice defined in the Notice)] that any third party has or will have any right or interest in, or has made, or will be making any claim or demand or taking any action in respect of, the rights of the Company under or in respect of the Policy and we will notify the Security Agent promptly if you should do so in future;
- (c) we will pay or release all or part of the amounts from time to time due and payable by us under the Policy in accordance with the written instructions given to us by the Security Agent from time to time;
- (d) we will not exercise any right to terminate, cancel, vary or waive the Policies or take any action to amend or supplement the Policies without first giving 14 days' written notice to the Security Agent; and
- (e) the Security Agent's interest as mortgagee is noted on the Policy.

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

Yours faithfully

[insurer]

SCHEDULE 6

PART 1

Form of notice to counterparties of Assigned Agreements

From: [relevant Chargor]

To: [counterparty]

Date:

Dear Sirs

We refer to the [describe relevant Assigned Agreement] (the “**Agreement**”)

We hereby notify you that pursuant to a security agreement dated [●] (the “**Security Agreement**”) we have assigned to [●] as trustee for the Secured Parties (as defined therein) (the “**Security Agent**”) absolutely (subject to a proviso for reassignment on redemption) all our right, title, interest and benefit in and to the Agreement. [This assignment is subject, and without prejudice, to the assignment to the Security Agent of all our right, title, interest and benefit in and to the Agreement pursuant to the security agreement dated [], notice of which was given to you by a notice dated [] (the “**Existing Security Notice**”).]¹¹

We further notify you that:

- (a) you may continue to deal with us in relation to the Agreement until you receive written notice to the contrary from the Security Agent confirming that the Declared Default has occurred (the “**Declared Default Notice**”). Thereafter we will cease to have any right to deal with you in relation to the Agreement and therefore from that time you should deal only with the Security Agent;
- (b) you are authorised to disclose information in relation to the Agreement to the Security Agent on request;
- (c) after the Declared Default Notice is served on you, you must pay all monies to which we are entitled under the Agreement direct to the Security Agent (and not to us) unless the Security Agent otherwise agrees in writing; and
- (d) the provisions of this notice may only be revoked with the written consent of the Security Agent.

Please sign and return the enclosed copy of this notice to the Security Agent (with a copy to us) by way of confirmation that:

- (i) you agree to the terms set out in this notice and to act in accordance with its provisions; and
- (ii) you have not received notice [(other than the Existing Security Notice)] that we have assigned our rights under the Agreement to a third party or created any other interest (whether by way of security or otherwise) in the Agreement in favour of a third party.

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

[●]

¹¹ Include where the Company has previously assigned the Agreement pursuant to an Existing Security Document.

PART 2

Form of acknowledgement from counterparties of Assigned Agreements

From: [counterparty]

To: [●] (the “**Security Agent**”) of [●]

Copy to: [relevant Chargor]

Date:

We hereby acknowledge receipt of the notice dated [●], a copy of which is attached to the acknowledgment (the “**Notice**”) and confirm the matters set out in paragraphs (i) and (ii) of the Notice.

.....

for and on behalf of

[counterparty]

SCHEDULE 7**PART 1****Form of notice of charge to third party bank**

To: [name and address of third party bank]

Attention:[●]

Date:

Dear Sirs

We hereby give you notice that by a security agreement dated [●] 20[●] (the “**Security Agreement**”) (a copy of which is attached) we have charged to [●] as trustee for the Secured Parties (as defined therein) (the “**Security Agent**”) all our right, title and interest in and to all sums of money which are now or may from time to time in the future be held in the following accounts in our name with you together with all interest credited thereto and the debts represented by those sums:

[●] (together the “**Accounts**”)

[This charge is subject, and without prejudice, to the charge to the Security Agent in respect of the Accounts pursuant to the security agreement dated [], notice of which was given to you by a notice dated [] (the “**Existing Security Notice**”).]¹²

We hereby irrevocably instruct and authorise you:

- 1 to credit to each Account all interest from time to time earned on the sums of money held in that Account;
- 2 to disclose to the Security Agent, without any reference to or further authority from us and without any liability or inquiry by you as to the justification for such disclosure, such information relating to the Accounts and the sums in each Account as the Security Agent may, at any time and from time to time, request you to disclose to it;
- 3 to hold all sums from time to time standing to the credit of each Account in our name with you to the order of the Security Agent;
- 4 to pay or release all or any part of the sums from time to time standing to the credit of each Account in our name with you in accordance with the written instructions of the Security Agent at any time and from time to time;
- 5 to comply with the terms of any written notice or instructions in any way relating to the Accounts or the sums standing to the credit of any Account from time to time which you may receive at any time from the Security Agent without any reference to or further authority from us and without any liability or inquiry by you as to the justification for or validity of such notice or instructions; and
- 6 to comply with the terms of any written notice or instructions in any way relating to the Accounts or the sums standing to the credit of any Account from time to time which you may receive at any time from the Security Agent without any reference to or further authority from us and without any liability or inquiry by you as to the justification for or validity of such notice or instructions.

[Please note we are not permitted to withdraw any amount from the Account without the prior written consent of the Security Agent.]¹³

OR

¹² Include where the Company has previously charged the Accounts pursuant to an Existing Security Document.

¹³ Use if a Designated Account

[By counter-signing this notice, the Security Agent confirms that we may make withdrawals from the Accounts until such time as the Security Agent shall notify you in writing that their permission is withdrawn, whereupon we will not be permitted to withdraw any amounts from any Account without the prior written consent of the Security Agent.]¹⁴

These instructions cannot be revoked or varied without the prior written consent of the Security Agent.

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

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

Yours faithfully

By:

for and on behalf of

[relevant Chargor]

¹⁴ Use if a Trading Account. See clause 5

PART 2**Form of acknowledgement from third party bank**

To: [●] (the “**Security Agent**”), [●]

Date:

Dear Sirs

We confirm receipt of a notice dated [●] (the “**Notice**”) from [*relevant Chargor*] (the “**Company**”) of a charge, upon the terms of a Security Agreement dated [●]20[●], over all the Company's right, title and interest in and to all sums of money which are now or may from time to time in the future be held in the following accounts with us in the name of the Company together with interest relating thereto:

[●] (together the “**Accounts**”)

We confirm that:

- 1 we accept the instructions and authorisations contained in the Notice and undertake to comply with its terms;
- 2 we have not received notice of the interest of any third party in any Account or in the sums of money held in any Account or the debts represented by those sums and we will notify you promptly should we receive notice of any third party interest;
- 3 [we have not claimed or exercised, nor will we claim or exercise, any Security or right of set-off or combination or counterclaim or other right in respect of any Account, the sums of money held in any Account or the debts represented by those sums¹⁵¹⁶];
- 4 [we will not permit any amount to be withdrawn from any Account except against the signature of one of your authorised signatories;]¹⁷

OR

- 5 [until you notify us in writing that withdrawals are prohibited, the Company may make withdrawals from the Accounts; upon receipt of such notice we will not permit any amount to be withdrawn from any Account except against the signature of one of your authorised signatories; and]¹⁸
- 6 we will not seek to modify, vary or amend the terms upon which sums are deposited in the Accounts without your prior written consent..

This letter 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

[*third party bank*]

¹⁵ Do not include if the third party bank is an Ancillary Lenders and the account is an Ancillary Facility overdraft

¹⁶ Do not include if a Trading Account

¹⁷ Use if a Designated Account

¹⁸ If Trading Accounts,


SIGNATORIES (TO SECURITY AGREEMENT)

The Chargors

Agilio Software Finco Limited

EXECUTED as a DEED and
DELIVERED by AGILIO SOFTWARE
FINCO LIMITED
in the presence of:

)
)
)
)
.....
Director

Witness: Signature: 
Name: Andrew Wilson


Address: 

Occupation: Banker

Agilio Software Bidco Limited

EXECUTED as a DEED and
DELIVERED by AGILIO SOFTWARE
BIDCO LIMITED
in the presence of:

)
)
)
)
.....
Director

Witness: Signature: 
Name: Andrew Wilson

Address: 

Occupation: Banker

Codeplan Ltd

EXECUTED as a DEED and)
DELIVERED by CODEPLAN LTD)
in the presence of:)
)

[Redacted Signature]
Director

Witness:

Signature: [Redacted Signature]
Name: Andrew Wilson

Address: [Redacted Address]

Occupation: Banker

Isopharm Limited

EXECUTED as a DEED and)
DELIVERED by ISOPHARM LIMITED)
in the presence of:)
)

[Redacted Signature]
Director

Witness:

Signature: [Redacted Signature]
Name: Andrew Wilson

Address: [Redacted Address]

Occupation: Banker

MHT Holdings Limited

EXECUTED as a DEED and
DELIVERED by MHT HOLDINGS
LIMITED in the presence of:

[Redacted Signature]

Director

Witness:

Signature:

[Redacted Signature]

Name:

Andrew wilson

Address:

[Redacted Address]

Occupation:

Banker

MyHRToolkit Limited

EXECUTED as a DEED and
DELIVERED by MYHRTOOLKIT
LIMITED in the presence of:

[Redacted Signature]

Director

Witness:

Signature:

[Redacted Signature]

Name:

Andrew wilson

Address:

[Redacted Address]

Occupation:

Banker

Clarity Group Topco Limited

EXECUTED as a DEED and)
DELIVERED by CLARITY GROUP)
TOPCO LIMITED in the presence of:)
)

[Redacted Signature]

Director

Witness:

Signature:

[Redacted Signature]

Name:

Andrew wilson

Address:

[Redacted Address]

Occupation: Banker

Clarity Informatics Group Limited

EXECUTED as a DEED and)
DELIVERED by CLARITY)
INFORMATICS GROUP LIMITED in)
the presence of:)

[Redacted Signature]

Director

Witness:

Signature:

[Redacted Signature]

Name:

Andrew wilson

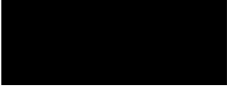
Address:

[Redacted Address]

Occupation: Banker

Clarity Informatics Limited

EXECUTED as a DEED and)
DELIVERED by CLARITY)
INFORMATICS LIMITED in the)
presence of:) .....
Director

Witness: Signature: 
Name: Andrew Wilson

Address: 

Occupation: Banker

The Security Agent

SIGNED by
for and on behalf of
GLAS TRUST CORPORATION
LIMITED

)
)
)
)
