



Registration of a Charge

Company name: **POSITIVE STEPS CHILDRENS DAY NURSERY LIMITED**

Company number: **04426856**



X5HRR3K0

Received for Electronic Filing: **17/10/2016**

Details of Charge

Date of creation: **10/10/2016**

Charge code: **0442 6856 0013**

Persons entitled: **SUMITOMO MITSUI BANKING CORPORATION EUROPE LIMITED AS
SECURITY AGENT**

Brief description: **FREEHOLD PROPERTY KNOWN AS TWO WATERS METHODIST CHURCH,
MILL STREET, HEMEL HEMPSTEAD, HP3 9RZ - TITLE NO.: HD451705.
FOR MORE DETAILS PLEASE REFER TO THE CHARGING INSTRUMENT.**

Contains fixed charge(s).

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

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

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

Certified by: **ASHURST LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4426856

Charge code: 0442 6856 0013

The Registrar of Companies for England and Wales hereby certifies that a charge dated 10th October 2016 and created by POSITIVE STEPS CHILDRENS DAY NURSERY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th October 2016 .

Given at Companies House, Cardiff on 18th October 2016

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



Security Agreement

Positive Steps Childrens Day Nursery Limited
as the Chargor

and

Sumitomo Mitsui Banking Corporation Europe Limited
acting as Security Agent

This deed is subject to the terms of an intercreditor agreement dated 6 May 2015 between, amongst others, the Chargor and the Security Agent (formerly GE Corporate Finance Bank SCA, London Branch)

10 OCTOBER 2016

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THIS DEED is made on

10 OCTOBER 2016

BETWEEN:

- (1) **POSITIVE STEPS CHILDRENS DAY NURSERY LIMITED** with registered number 04426856 (the "**Chargor**"); and
- (2) **SUMITOMO MITSUI BANKING CORPORATION EUROPE LIMITED** as security agent for the Secured Parties (the "**Security Agent**").

RECITALS

- (A) The board of directors of the Chargor is satisfied that entering into this deed would be most likely to promote the success of the Chargor for the benefit of its members as a whole and to the further benefit and advantage of the Chargor.
- (B) The Security Agent and the Chargor intend this document to take effect as a deed (even though the Security Agent only executes it under hand).
- (C) The Security Agent holds the benefit of this deed for the Secured Parties on the terms of the Finance Documents.

THE PARTIES AGREE AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION

1.1 In this deed:

"Administrator" means an administrator appointed under schedule B1 to the Insolvency Act;

"Assigned Agreements" means, in relation to the Chargor, all of its right, title and interest from time to time in and to any Hedging Agreement, any Intra-Group Loan Agreement and all Related Rights;

"Bank Accounts" means, in relation to the Chargor, all its right, title and interest from time to time in and to all current, deposit or other accounts with any bank or financial institution, all balances from time to time standing to the credit of or accrued or accruing on those accounts and all Related Rights;

"Charged Property" means the assets mortgaged, charged or assigned to the Security Agent by this deed;

"CREST" means the relevant system (within the meaning of the Uncertificated Securities Regulations) operated by Euroclear UK and Ireland Limited;

"CREST Rights" means, in relation to the Chargor, all its right, title and interest from time to time in, against and to:

- (a) any system participant or sponsoring system participant in respect of CREST;
- (b) any account forming part of CREST; and
- (c) any payment obligation of any settlement bank in respect of CREST,

in each case arising in connection with any Investment which is recorded in the relevant operator register of members (within the meaning of the Uncertificated Securities Regulations) as being held in uncertificated form and is transferable through CREST, and all Related Rights, and provided that the terms system participant, sponsoring system

participant and settlement bank shall each have the meaning given to them in the Uncertificated Securities Regulations;

"Declared Default" has the meaning given to the term "Acceleration Event" in the Intercreditor Agreement;

"Delegate" means a delegate or sub-delegate appointed by the Security Agent or a Receiver in accordance with this deed;

"Facilities Agreement" means the senior facilities agreement originally dated 6 May 2015 and as amended and restated on 21 July 2016 between, among others, Eagle Midco Limited as the Parent, Eagle Bidco Limited as the Company, certain Subsidiaries of the Parent as borrowers and guarantors, the Arrangers, the Senior Lenders, the Agent and the Security Agent (formerly GE Corporate Finance Bank SCA, London Branch);

"Finance Document" has the meaning given to the term "Finance Document" in the Intercreditor Agreement (including any Hedging Agreements);

"Fixtures" means fixtures, fittings and fixed plant, machinery and apparatus;

"Insolvency Act" means the Insolvency Act 1986;

"Insurances" means, in relation to the Chargor, all its right, title and interest from time to time in and to all contracts and policies of insurance of any kind taken out by or on behalf of it and all Related Rights;

"Intellectual Property" means, in relation to the Chargor, all its right, title and interest from time to time in and to:

- (a) any patents, trade marks, service marks, designs, business names, copyrights, database rights, design rights, domain names, moral rights, inventions, confidential information, knowhow and other intellectual property rights and interests, whether registered or unregistered; and
- (b) the benefit of all applications and rights to use such assets,

and all Related Rights (in each case including any related licences and sub-licences of the same granted by it or to it);

"Intercreditor Agreement" means the intercreditor agreement dated 6 May 2015 between, among others, Eagle Midco Limited as the Parent, Eagle Bidco Limited as the Company, the Security Agent (formerly GE Corporate Finance Bank SCA, London Branch) and the Agent;

"Intra-Group Loan" means any indebtedness entered into or to be entered into between the Chargor as creditor and any member of the Group as debtor and all other present and future indebtedness, sums, obligations or liabilities (whether actual or contingent, whether owed jointly, severally or in any other capacity whatsoever) of a member of the Group to the Chargor;

"Intra-Group Loan Agreement" means each agreement made between the Chargor as creditor and a member of the Group as debtor evidencing the terms of an Intra-Group Loan;

"Investments" means, in relation to the Chargor, all its right, title and interest from time to time in and to:

- (a) shares, stocks, debentures, units, bonds, notes, commercial paper, certificates of deposit, depository interests, securities and other investments;

- (b) warrants, options and other rights to subscribe for, purchase or otherwise acquire securities and investments; and
- (c) any other securities or investments deriving from Investments or any rights attaching or relating to securities or investments,

in each case excluding Shares and including whether in certificated or uncertificated form, held through CREST or any other electronic share clearing, transfer or settlement system, and any rights against any custodian, nominee, clearing system or other similar person holding any such right, title or interest on its behalf, and all dividends and other Related Rights;

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

"Liabilities" means all present and future liabilities and obligations at any time of any member of the Group to any Creditor under the Debt Documents, both actual and contingent and whether incurred solely or jointly or as principal or surety or in any capacity together with any of the following matters relating to or arising in respect of those liabilities and obligations:

- (a) any refinancing, novation, deferral or extension;
- (b) any claim for breach of representation, warranty or undertaking or an event of default or under any indemnity given under or in connection with any document or agreement evidencing or constituting any other liability or obligation falling within this definition;
- (c) any claim for damages or restitution; and
- (d) any claim as a result of any recovery by any Debtor of a Payment on the grounds of preference or otherwise,

and any amounts which would be included in any of the above but for any discharge, non-provability, unenforceability or non-allowance of those amounts in any insolvency or other proceedings;

"Majority Senior Creditors" has the meaning given to that term in the Intercreditor Agreement;

"Mandatory Prepayment Account" has the meaning given to that term in the Facilities Agreement;

"Material Intellectual Property" means:

- (a) the Intellectual Property (if any) specified in schedule 5 (Material Intellectual Property); and
- (b) any other Intellectual Property which is material in context of the business of any Obligor;

"Material Real Property" means any of the following:

- (a) the property (if any) specified in schedule 2 (Material Real Property) and the buildings and fixtures (including trade fixtures) on that property from time to time;
- (b) any freehold Real Property which has a market value of £1.25m (or its equivalent in other currencies) or above;

- (c) any leasehold Real Property that comprises a leasehold interest of more than 35 years left to run on the term; and
- (d) any Real Property which is designated as Material Real Property by the Obligors' Agent and the Security Agent;

"Obligor" has the meaning given to that term in the Facilities Agreement;

"Party" means a party to this deed;

"Plant and Machinery" means, in relation to the Chargor, all its right, title and interest from time to time in and to all plant and machinery and all Related Rights;

"Quasi Security" has the meaning given to that term in the Facilities Agreement;

"Real Property" means, in relation to the Chargor, all its right, title and interest from time to time in and to any freehold or leasehold property in England and Wales and other real property anywhere in the world, all Fixtures from time to time on that property, and all Related Rights;

"Receivables" means, in relation to the Chargor, all its right, title and interest from time to time in and to all book and other debts of any nature, all other rights to receive money (excluding Bank Accounts), and all Related Rights;

"Receiver" means a receiver and manager or other receiver appointed in respect of all or any part of the Security Assets and shall, if allowed by law, include an administrative receiver;

"Related Rights" means, in relation to a Security Asset:

- (a) any proceeds of sale, transfer or other disposal, lease, licence, sub-licence, or agreement for sale, transfer or other disposal, lease, licence or sub-licence, of that Security Asset;
- (b) any moneys or proceeds paid or payable deriving from that Security Asset;
- (c) any rights, claims, guarantees, indemnities, Security or covenants for title in relation to that Security Asset;
- (d) any awards or judgments in favour of the Chargor in relation to that Security Asset; and
- (e) any other assets deriving from, or relating to, that Security Asset;

"Secured Obligations" has the meaning given to that term in the Intercreditor Agreement;

"Secured Party" means the Security Agent, any Receiver or Delegate and each of the other Senior Creditors from time to time, but in the case of each Senior Creditor, only if it is a party or has acceded to the Intercreditor Agreement in the appropriate capacity;

"Security Assets" means the assets which from time to time are, or expressed to be, the subject of the Security or any part of those assets;

"Security" means all or any of the Security created or expressed to be created in favour of the Security Agent by or pursuant to this deed;

"Shares" means, in relation to the Chargor, all its right, title and interest from time to time in and to:

- (a) the shares described in schedule 4 (Shares) and any other shares issued in the future by any person identified in schedule 4 (Shares) as issuer of any such shares;
- (b) warrants, options and other rights to subscribe for, purchase or otherwise acquire any such shares; and
- (c) any other securities or investments deriving from any such shares or any rights attaching or relating to any such shares,

in each case including any rights against any custodian, nominee, clearing system or other similar person holding any such right, title or interest on its behalf, and all dividends and other Related Rights; and

"Uncertificated Securities Regulations" means the Uncertificated Securities Regulations 2001.

1.2 **Incorporation of defined terms**

Unless a contrary indication appears, terms defined in the Intercreditor Agreement have the same meaning in this deed.

1.3 **Construction**

- (a) Any reference in this deed to a "Finance Document" or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as amended, novated, supplemented, extended, restated (however fundamentally and whether or not more onerously) or replaced and includes any change in the purpose of, any extension of or any increase in any facility or the addition of any new facility under that Finance Document or other agreement or instrument.
- (b) **"including"** means including without limitation and **"includes"** and **"included"** shall be construed accordingly.
- (c) The provisions in clause 1.2 (Construction) of the Intercreditor Agreement apply to this deed, except that references to the Intercreditor Agreement shall be construed as references to this deed (where the context permits).

1.4 **Third party rights**

- (a) Unless expressly provided to the contrary in a Finance Document, a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 (the **"Third Parties Act"**) to enforce or to enjoy the benefit of any term of this deed.
- (b) Notwithstanding any term of any Finance Document, the consent of any person who is not a Party is not required to rescind or vary this deed at any time.

1.5 **Disposition**

The terms of the other Finance Documents and of any other agreement or instrument between the Parties are incorporated into each Finance Document to the extent required for any disposition or purported disposition of all or any part of any Real Property or any other relevant Security Asset contained in any Finance Document to be a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.

1.6 **Intercreditor Agreement**

This deed is subject to, and has the benefit of, the Intercreditor Agreement. In the event of any inconsistency between this deed and the Intercreditor Agreement, the Intercreditor Agreement shall prevail.

2. SECURITY

2.1 Creation of Security

- (a) Subject to clause 2.7 (Excluded assets), the Chargor, with full title guarantee and as security for the payment of all Secured Obligations, charges in favour of the Security Agent:
 - (i) by way of first legal mortgage, all Material Real Property in England and Wales (including that described in schedule 2 (Material Real Property)) owned by it on the date of this deed;
 - (ii) by way of first fixed equitable charge, all other Real Property owned by it on the date of this deed, all Real Property acquired by it after the date of this deed and, to the extent not validly and effectively mortgaged under paragraph (i) above, all Real Property in England and Wales owned by it on the date of this deed;
 - (iii) by way of first fixed charge, all its Bank Accounts (including those described in schedule 3 (Bank Accounts));
 - (iv) by way of first fixed charge, all its Receivables;
 - (v) by way of first equitable mortgage, all its Shares;
 - (vi) by way of first fixed charge, all its Investments and CREST Rights;
 - (vii) by way of first fixed charge, all its right, title and interest from time to time in and to its uncalled capital and goodwill;
 - (viii) by way of first fixed charge, all its Intellectual Property (including that described in schedule 5 (Material Intellectual Property));
 - (ix) by way of first fixed charge, all its Plant and Machinery (except that validly and effectively mortgaged or charged under paragraph (i) or paragraph (ii) above);
 - (x) by way of first fixed charge, all its Insurances, to the extent not validly and effectively assigned under paragraph (b) below;
 - (xi) by way of first fixed charge, all its Assigned Agreements, to the extent not validly and effectively assigned under paragraph (c) below; and
 - (xii) by way of first floating charge, all its undertaking and all its assets, both present and future (including assets expressed to be mortgaged, charged or assigned under this clause 2.1).
- (b) Subject to clause 2.7 (Excluded assets), the Chargor, with full title guarantee and as security for the payment of all Secured Obligations, assigns to the Security Agent by way of security all its Insurances.
- (c) Subject to clause 2.7 (Excluded assets), the Chargor, with full title guarantee and as security for the payment of all Secured Obligations, assigns to the Security Agent by way of security all its Assigned Agreements.

- (d) Paragraphs (a) (excluding paragraph (a)(xii)), (b) and (c) of this clause 2.1 shall be construed as creating a separate and distinct mortgage, fixed charge or security assignment over each relevant asset within any particular class of assets specified in this deed. Any failure to create effective fixed security (for whatever reason) over an asset shall not affect the fixed nature of the security on any other asset, whether within the same class of assets or not.

2.2 Ranking

The floating charge created by the Chargor under clause 2.1 (Creation of Security) ranks:

- (a) behind all the mortgages, fixed charges and assignments created by the Chargor; but
- (b) in priority to any other Security over the Security Assets of the Chargor except for Security ranking in priority in accordance with paragraph (g) of schedule 1 (Rights of Receivers).

2.3 Conversion by notice

At any time following the occurrence of a Declared Default, the Security Agent may convert the floating charge over all or any of the Security Assets into a fixed charge by written notice to the Chargor specifying the relevant Security Assets.

2.4 Automatic conversion

If:

- (a) the Chargor takes any step to create any Security or Quasi Security in breach of clause 3.1 (Negative pledge) over any Security Asset subject to a floating charge; or
- (b) any person takes any step to effect any expropriation, attachment, sequestration, distress or execution against any such Security Asset to the extent that such action would lead to an Event of Default following the expiry of any grace period,

the floating charge over the relevant Security Assets shall automatically and immediately be converted into a fixed charge.

2.5 Security Assets situated in Scotland

Clauses 2.3 (Conversion by notice) and 2.4 (Automatic conversion) will not apply to any Security Assets situated in Scotland or governed by Scots law if, and to the extent that, a Receiver would not be capable of exercising his powers in Scotland pursuant to section 72 of the Insolvency Act 1986 by reason of such conversion by notice or automatic conversion.

2.6 Company voluntary arrangement moratorium

Obtaining a moratorium or doing anything with a view to obtaining a moratorium pursuant to Schedule A1 of the Insolvency Act (including any preliminary decision or investigation) shall not cause the floating charge over all or any of the Security Assets to crystallise until the date upon which it is permitted to crystallise in accordance with paragraph 13 of schedule A1 of the Insolvency Act.

2.7 Excluded assets

Subject to clause 2.8 (Consents) below, unless otherwise expressly agreed in writing by the Chargor, there shall be excluded from the Security created by clause 2.1 (Creation of

Security) (other than paragraphs (a)(v), (a)(vi) and (a)(xii) of clause 2.1 (Creation of Security)) and from the operation of clause 4 (Further assurance):

- (a) any asset or any interest in an asset which the Chargor is prohibited from creating Security on or over by reason of any contract, lease, licence, instrument or other arrangement with a third party (including any asset or any interest in an asset which the Chargor is prohibited from creating Security on or over without the prior written consent of a third party); and
- (b) any asset or any interest in an asset which, if subject to any Security, would give a third party the right to terminate or otherwise amend any rights, benefits or obligations of the Chargor in respect of that asset or any interest in an asset or require the Chargor to take any action materially adverse to the interests of the Group taken as a whole.

2.8 Consents

- (a) Subject to paragraph (b) and (c) below, if the consent of any party to a document is required to create fixed security over, or an assignment of, the rights of the Chargor under that document:
 - (i) the Chargor shall as soon as reasonably practicable notify the Security Agent;
 - (ii) if the Security Agent so requires, the Chargor shall use reasonable endeavours to obtain the consent of the relevant party to the creation of fixed security over or, as the case may be, an assignment of, those rights under this deed as soon as reasonably practicable; and
 - (iii) on the date on which the consent of the relevant party is obtained, the fixed security over or, in respect of an asset expressed to be subject to an assignment, the assignment of, those rights under this deed shall attach to those rights.
- (b) The requirement in paragraph (a)(ii) above for the Chargor to use reasonable endeavours to obtain the consent of the relevant party to the creation of fixed security over or, as the case may be, an assignment of, those rights under this deed as soon as reasonably practicable shall be subject to the relevant document being material in the context of the business of the Group and such reasonable endeavours not being reasonably likely to jeopardise the commercial relationship with the relevant third party.
- (c) For each asset which is Real Property, the Chargor shall only be required to seek the consent referred to above in respect of Material Real Property.
- (d) If the Chargor has not been able to obtain such consent within 20 Business Days, and it reasonably considers that it will not be able to obtain such consent, its obligation to seek such consent under this clause 2.8 shall cease.

3. RESTRICTIONS ON DEALING WITH SECURITY ASSETS

3.1 Negative pledge

The Chargor shall not create or permit to subsist any Security or Quasi Security over any Security Asset, except as permitted by the Facilities Agreement or with the prior written consent of the Security Agent (acting in accordance with the Intercreditor Agreement).

3.2 Disposals

The Chargor shall not enter into a single transaction or a series of transactions (whether related or not and whether voluntary or involuntary) to sell, lease, transfer or otherwise dispose of any Security Asset, except as permitted by the Facilities Agreement.

4. FURTHER ASSURANCE

4.1 Subject to the Agreed Security Principles, the Chargor shall promptly do all such acts or execute all such documents (including assignments, transfers, mortgages, charges, notices and instructions) as the Security Agent may reasonably specify having regard to the rights and restrictions in the Finance Documents (and in such form as the Security Agent may reasonably require in favour of the Security Agent or its nominee(s)):

- (a) to perfect the Security created or intended to be created under or evidenced by this deed (which may include the execution of a mortgage, charge, assignment or other Security over all or any of the assets which are, or are intended to be, the subject of the Security) or for the exercise of any rights, powers and remedies of the Security Agent or the Secured Parties provided by or pursuant to the Finance Documents or by law; or
- (b) to confer on the Security Agent or confer on the Secured Parties Security over any property and assets of the Chargor located in any jurisdiction equivalent or similar to the Security intended to be conferred by or pursuant to this deed; and/or
- (c) to facilitate the realisation of the assets which are, or are intended to be, the subject of the Security.

4.2 Subject to the Agreed Security Principles, the Chargor shall take all such action as is available to it (including making all filings and registrations) as may be necessary for the purpose of the creation, perfection, protection or maintenance of any Security conferred or intended to be conferred on the Security Agent or the Secured Parties by or pursuant to this deed.

5. REAL PROPERTY

5.1 Documents

The Chargor shall promptly upon written request by the Security Agent deposit with the Security Agent, and the Security Agent shall be entitled to hold, all title deeds and documents relating to the Chargor's present and future Material Real Property.

5.2 Present Material Real Property

Subject to the Agreed Security Principles and to clause 2.8 (Consents), the Chargor shall, in respect of all Material Real Property in England and Wales owned by it on the date of this deed:

- (a) promptly apply to the Land Registry for first registration of that Material Real Property (where that Material Real Property is capable of being registered at the Land Registry and is not already so registered) and for registration of it as proprietor of that Real Property;
- (b) promptly apply to the Land Registry to register the Security created by paragraph 2.1(a)(i) of clause 2.1 (Creation of Security);
- (c) promptly apply to the Land Registry requesting:
 - (i) a restriction be entered into the proprietorship register in the following form (or such other form as is agreed between the Chargor and the Security Agent (each acting reasonably)):

"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [●] in favour of [●] referred to in the charges register or its conveyance"; and

- (ii) the obligation to make further advances to be entered on the register of the title to that Material Real Property,

in respect of the Security created by paragraph (a)(i) and by paragraph (a)(ii) of clause 2.1 (Creation of Security);

- (d) promptly pay all applicable registration fees; and
- (e) promptly deal with any requisitions by the Land Registry relating to that Material Real Property and keep the Security Agent informed as to the progress of any such application for registration, the nature of any such requisitions and its response to any such requisitions,

or, if the Security Agent gives notice to the Chargor that the Security Agent will submit the relevant forms to the Land Registry, the Chargor shall provide the Security Agent within a reasonable period of such notice all duly completed forms reasonably requested by the Security Agent and all applicable registration fees.

5.3 Future Material Real Property

Subject to the Agreed Security Principles, if the Chargor acquires any Material Real Property in England and Wales after the date of this deed, the Chargor shall:

- (a) promptly apply to the Land Registry for first registration of that Material Real Property (where that Material Real Property is capable of being registered at the Land Registry and is not already so registered) and for registration of it as proprietor of that Material Real Property;
- (b) promptly upon request by the Security Agent execute and deliver to the Security Agent a legal mortgage of that Material Real Property as security for the payment of all Secured Obligations;
- (c) promptly apply to the Land Registry to register any legal mortgage created pursuant to paragraph (b) above;
- (d) promptly apply to the Land Registry requesting:
 - (i) a restriction be entered into the proprietorship register in the following form (or such other form as is agreed between the Chargor and the Security Agent (each acting reasonably)):

"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [●] in favour of [●] referred to in the charges register or its conveyancer; and

- (ii) the obligation to make further advances to be entered on the register of the title to that Material Real Property,

in respect of the Security created by the legal mortgage created pursuant to paragraph (b) above;

- (e) promptly pay all applicable registration fees; and
- (f) promptly deal with any requisitions by the Land Registry relating to that Material Real Property and keep the Security Agent informed as to the progress of any such application for registration, the nature of any such requisitions and its response to any such requisitions,

or, if the Security Agent gives notice to the Chargor that the Security Agent will submit the relevant forms to the Land Registry, the Chargor shall provide the Security Agent within a reasonable period of such notice all duly completed forms reasonably requested by the Security Agent and all applicable registration fees.

5.4 Unregistered Real Property

Subject to the Agreed Security Principles, in the case of the Chargor's Material Real Property in England and Wales, both present and future, which is not registered at the Land Registry and is not required by law or this deed to be so registered, if the title deeds and documents are not deposited with the Security Agent, the Chargor shall promptly upon written request by the Security Agent apply to the Land Charges Registry to register:

- (a) in respect of all such Material Real Property owned by it on the date of this deed, this deed and the Security created by paragraph (a)(i) and paragraph (a)(ii) of clause 2.1 (Creation of Security); and
- (b) in respect of all such Material Real Property acquired by it after the date of this deed, this deed, the Security created by paragraph (a)(ii) of clause 2.1 (Creation of Security) and any legal mortgage created pursuant to paragraph (b) of clause 5.3 (Future Material Real Property).

5.5 Title Information Document

On completion of the registration of any Security pursuant to this clause 5, the Chargor shall as soon as reasonably practicable supply to the Security Agent a certified copy of the relevant Title Information Document issued by the Land Registry or, as the case may be, Certificate of Registration of Land Charge issued by the Land Charges Registry.

5.6 Power to remedy

- (a) If the Chargor does not comply with any provision of this clause 5, and that failure is not remedied to the reasonable satisfaction of the Security Agent within ten Business Days of the Security Agent having given notice to the Chargor, the Security Agent, or any agent, contractor or other person required by the Security Agent, may take any action reasonably required by the Security Agent to comply with any such provision if, unless an Event of Default has occurred and is continuing, the Security Agent has given the Chargor reasonable prior notice of such proposed action.
- (b) The cost and expense of any action referred to in paragraph (a) above shall be borne by the Chargor.
- (c) For the avoidance of doubt, prior to the occurrence of an Event of Default, the Security Agent may not apply (or require the Chargor to apply) to the Land Registry for any restriction or notice to be entered onto the register of title of any Real Property that is not Material Real Property.

6. BANK ACCOUNTS

6.1 Withdrawals

The Chargor shall not make any withdrawal from or effect closures of any Bank Account except:

- (a) prior to the occurrence of a Declared Default, in the ordinary course of its business; or
- (b) following the occurrence of a Declared Default, with the prior written consent of the Security Agent.

6.2 Documents

At any time following the occurrence of a Declared Default, the Chargor shall promptly upon request by the Security Agent deliver to it, and the Security Agent shall be entitled to hold, such documents relating to the Chargor's Bank Accounts as the Security Agent requires, including any notice to the relevant bank or financial institution of the Security over any Bank Account in such form as the Security Agent requires.

6.3 Notice of assignment

The Chargor shall within ten Business Days of the date of this deed give notice of the charge in paragraph (a) of clause 2.1 (Creation of Security) substantially in the form set out in schedule 6 (Form of notice of assignment of Bank Account) (or in such other form as is acceptable to the Security Agent), and shall use all reasonable endeavours to ensure that each recipient of any such notice promptly signs and returns the relevant form of acknowledgement provided that if the Chargor, using all reasonable endeavours, is not able to obtain an acknowledgement from any such recipient within 20 Business Days from the date of delivery of the notice, the obligation to use all reasonable endeavours to obtain a signed form of acknowledgement shall cease.

7. RECEIVABLES

7.1 Payment into designated Bank Account(s)

- (a) The Chargor shall as soon as reasonably practicable pay into the Mandatory Prepayment Account all moneys received or receivable by it that are required to be paid into the Mandatory Prepayment Account in accordance with clause 13.4 (Mandatory Prepayment Accounts) of the Facilities Agreement.
- (b) Without prejudice to paragraph (a) above, at any time following the occurrence of a Declared Default the Chargor shall immediately pay all moneys received or receivable by it from any source (including all proceeds of collection of Receivables) into the relevant Bank Account(s) designated for this purpose by the Security Agent. The Security Agent may designate different Bank Accounts for different moneys.

7.2 Restrictions on dealing with Receivables

At any time following the occurrence of a Declared Default, the Chargor shall not enter into a single transaction or a series of transactions (whether related or not and whether voluntary or involuntary) to sell, factor, transfer, discount or otherwise dispose of all or any part of any of its Receivables.

7.3 Documents

At any time following the occurrence of a Declared Default, the Chargor shall promptly upon written request by the Security Agent deliver to it, and the Security Agent shall be entitled to hold, such documents relating to the Chargor's Receivables as the Security Agent requires.

8. SHARES

8.1 Notification

The Chargor shall as soon as reasonably practicable notify the Security Agent of any intention of which it becomes aware for any Share to be held in uncertificated form and to be transferable through CREST.

8.2 Documents

The Chargor shall on the date of this deed and, where Shares are acquired by it after the date of this deed, promptly following a request by the Security Agent:

- (a) deliver to the Security Agent, or as it directs, and the Security Agent shall be entitled to hold, all certificates and other documents of title or evidence of ownership in relation to its Shares; and
- (b) deliver to the Security Agent, or as it directs, and the Security Agent shall be entitled to hold, transfers of the Shares, each executed in blank, and other documents relating to the Shares reasonably required by the Security Agent,

in each case, excluding any Shares of a Subsidiary of the Chargor incorporated in a jurisdiction other than England and Wales.

8.3 Voting before enforcement

At any time prior to the occurrence of a Declared Default the Chargor shall be entitled to exercise or direct the exercise of the voting and other rights attached to any Share provided that:

- (a) it does so for a purpose not inconsistent with any Finance Document; and
- (b) the exercise of or, as the case may be, the failure to exercise those rights would not have a material adverse effect on the value of the relevant Shares or the Security Assets or the ability of the Security Agent to realise the Security and would not otherwise prejudice the interests of any Secured Party under any Finance Document.

8.4 Voting after enforcement

At any time following the occurrence of a Declared Default in circumstances where the Security Agent has given notice to the Chargor that it intends to exercise its rights under this clause 8.4:

- (a) the Security Agent or the Receiver shall be entitled to exercise or direct the exercise of the voting and other rights attached to any Share; and
- (b) the Chargor shall comply or procure the compliance with any directions of the Security Agent or the Receiver in respect of the exercise of those rights and shall promptly execute and/or deliver to the Security Agent or the Receiver such forms of proxy as it requires with a view to enabling such person as it selects to exercise those rights.

8.5 Cash dividends before enforcement

At any time prior to the occurrence of a Declared Default the Chargor shall be entitled to retain any cash dividend deriving from the Shares.

8.6 Cash dividends after enforcement

At any time following the occurrence of a Declared Default the Chargor shall hold any cash dividend deriving from the Shares received by it on trust for the Secured Parties and transfer or pay the same immediately to the Security Agent or as it may direct.

8.7 Shares held by nominees of Chargor

If any Share is held in the name of a nominee of the Chargor, the Chargor shall promptly upon written request by the Security Agent deliver to it an irrevocable power of attorney, expressed to be given by way of security and executed as a deed by that nominee. That power of attorney shall appoint the Security Agent, each Receiver and each Delegate, as the attorney of the holder and shall be in such form as the Security Agent requires.

8.8 Amendments

The Chargor shall not amend, vary, novate, supplement, supersede, waive or terminate any term of the constitutional documents of any member of the Group over whose shares security is purported to be given under the terms of this deed or any other Finance Document except in writing:

- (a) in accordance with clause 42 (Amendments and waivers) of the Facilities Agreement;
- (b) to the extent that that amendment, variation, novation, supplement, superseding, waiver or termination is permitted by the Intercreditor Agreement; or
- (c) in a way which could not be reasonably expected materially and adversely to affect the interests of the Secured Parties.

9. INVESTMENTS

9.1 Documents

The Chargor shall promptly upon request by the Security Agent:

- (a) deliver to the Security Agent, or as it directs, and the Security Agent shall be entitled to hold, all certificates and other documents of title or evidence of ownership in relation to its Investments; and
- (b) deliver to the Security Agent, or as it directs, and the Security Agent shall be entitled to hold, transfers of the Investments, each executed in blank, and other documents relating to the Investments reasonably required by the Security Agent,

in each case, excluding any shares of a Subsidiary of the Chargor incorporated in a jurisdiction other than England and Wales.

9.2 Voting before enforcement

At any time prior to the occurrence of a Declared Default the Chargor shall be entitled to exercise or direct the exercise of the voting and other rights attached to any Investment provided that:

- (a) it does so for a purpose not inconsistent with any Finance Document; and

- (b) the exercise of or, as the case may be, the failure to exercise those rights would not have a material adverse effect on the value of the relevant Investment or the Security Assets or the ability of the Security Agent to realise the Security and would not otherwise prejudice the interests of any Secured Party under any Finance Document.

9.3 Voting after enforcement

At any time following the occurrence of a Declared Default:

- (a) the Security Agent or the Receiver shall be entitled to exercise or direct the exercise of the voting and other rights attached to any Investment; and
- (b) the Chargor shall comply or procure the compliance with any directions of the Security Agent or the Receiver in respect of the exercise of those rights and shall promptly execute and/or deliver to the Security Agent or the Receiver such forms of proxy as it requires with a view to enabling such person as it selects to exercise those rights.

9.4 Cash dividends before enforcement

At any time prior to the occurrence of a Declared Default the Chargor shall be entitled to retain any cash dividend deriving from the Investments.

9.5 Cash dividends after enforcement

At any time following the occurrence of a Declared Default the Chargor shall hold any cash dividend deriving from the Investments received by it on trust for the Secured Parties and transfer or pay the same immediately to the Security Agent or as it may direct.

9.6 Investments held by nominees of the Chargor

If any Investment of the Chargor is held in the name of a nominee of the Chargor, the Chargor shall promptly upon written request by the Security Agent deliver to it an irrevocable power of attorney, expressed to be given by way of security and executed as a deed by that nominee. That power of attorney shall appoint the Security Agent, each Receiver and each Delegate, as the attorney of the holder and shall be in such form as the Security Agent requires.

10. INTELLECTUAL PROPERTY

At any time following the occurrence of a Declared Default, the Chargor shall promptly upon request by the Security Agent deliver to it, and the Security Agent shall be entitled to hold, such documents relating to the Chargor's Intellectual Property as the Security Agent requires.

11. INSURANCES

11.1 Documents

At any time following the occurrence of a Declared Default, the Chargor shall promptly upon request by the Security Agent deliver to it, and the Security Agent shall be entitled to hold, such contracts and policies of insurance taken out by or on behalf of it and the related premium receipts, and such other documents relating to the Chargor's Insurances, as the Security Agent requires.

11.2 Enforceability

The Chargor shall not do or omit to do or permit to be done or omitted anything which could reasonably be expected to render any of its Insurances which are material in the context of the business of the Group void, voidable or unenforceable.

11.3 Power to insure

- (a) If the Chargor does not comply with any requirement of clause 28.20 (Insurance) of the Facilities Agreement, the Security Agent may:
 - (i) take out any insurances of the assets of the Chargor which are material to the business of the Group taken as a whole; and
 - (ii) take any action reasonably required by the Security Agent to comply with any such provision.
- (b) The cost and expense of any action referred to in paragraph (a) above shall be borne by the Chargor.

11.4 Notice of assignment

At any time following the occurrence of a Declared Default, the Chargor shall give notice of the assignment in paragraph (b) of clause 2.1 (Creation of Security) substantially in the form set out in schedule 7 (Form of notice of assignment of Insurances) (or in such other form as is acceptable to the Security Agent) and shall use reasonable endeavours to ensure that each recipient of any such notice promptly signs and returns the relevant form of acknowledgement provided that if the Chargor, using reasonable endeavours, is not able to obtain an acknowledgment from any such recipient within 20 Business Days from the date of delivery of the notice, the obligation to use reasonable endeavours to obtain a signed form of acknowledgement shall cease.

11.5 Use of proceeds

The proceeds of any insurance claim shall be applied in accordance with the terms of the Facilities Agreement.

12. ASSIGNED AGREEMENTS

12.1 Documents

At any time following the occurrence of a Declared Default, the Chargor shall promptly upon request by the Security Agent deliver to it, and the Security Agent shall be entitled to hold, executed copies of each Assigned Agreement to which it is a party and shall promptly deliver such other documents relating to the Assigned Agreements as the Security Agent requires.

12.2 Notice of assignment

The Chargor shall within ten Business Days of the date of this deed give notice of the assignment in paragraph (c) of clause 2.1 (Creation of Security) substantially in the form set out in schedule 8 (Form of notice of assignment of Assigned Agreements) (or in such other form as is acceptable to the Security Agent) and shall use all reasonable endeavours to ensure that each recipient of any notice promptly signs and returns the relevant form of acknowledgement, provided that if the Chargor, using all reasonable endeavours, is not able to obtain an acknowledgment from any such recipient within 20 Business Days from the date of delivery of the notice, the obligation to use reasonable endeavours to obtain a signed form of acknowledgement shall cease.

12.3 Chargor still liable

The Chargor shall remain liable to perform all its obligations under each Assigned Agreement to which it is a party. Neither the Security Agent, any Receiver nor any Delegate shall be under any obligation or liability to the Chargor or any other person under or in respect of any Assigned Agreement.

13. GENERAL UNDERTAKINGS

13.1 Negative Pledge

The Chargor shall not do, or permit to be done, anything which could be reasonably expected to prejudice the Security in any way that is, or could reasonably be expected to be, materially adverse to the interests of the Secured Parties.

13.2 Person with Significant Control Regime

The Chargor will comply with all requests for information which are made under Part 21A and Schedule 1B of the Companies Act 2006 relating to any shares or other membership interests which are subject to or expressed to be subject to Transaction Security.

14. REPRESENTATIONS AND WARRANTIES

The Chargor represents and warrants to the Security Agent that:

- (a) the assets listed in schedule 2 (Material Real Property) to schedule 5 (Material Intellectual Property) in respect of the Chargor are all the relevant material assets in which it has an interest; and
- (b) the Chargor has no Material Real Property situated in England and Wales other than that specified in schedule 2 (Material Real Property).

15. ENFORCEMENT OF SECURITY

15.1 When enforceable

The Security shall be immediately enforceable on and at any time after the occurrence of a Declared Default.

15.2 Enforcement action

At any time following the occurrence of a Declared Default, the Security Agent may in its absolute discretion enforce all or any part of the Security in any manner it sees fit or as directed by the Majority Senior Creditors.

15.3 Law of Property Act powers

At any time following the occurrence of a Declared Default, the powers, authorities and discretions conferred by the Law of Property Act on mortgagees, including the power of sale and other powers conferred by section 101 (Powers incident to estate or interest of mortgagee) of the Law of Property Act, as varied and extended by this deed, shall be immediately exercisable.

16. LAW OF PROPERTY ACT

16.1 Section 101

The power of sale and other powers conferred by section 101 (Powers incident to estate or interest of mortgagee) of the Law of Property Act on mortgagees, as varied and extended by this deed, shall arise (and the Secured Obligations shall be deemed due and payable

for that purpose) on the date of this deed and shall be exercisable in accordance with clause 15.3 (Law of Property Act powers).

16.2 Section 103

Section 103 (Regulation of exercise of power of sale) of the Law of Property Act shall not apply to this deed.

16.3 Section 93

Section 93 (Restriction on consolidation of mortgages) of the Law of Property Act shall not apply to this deed.

16.4 Sections 99 and 100

At any time following the occurrence of a Declared Default, the Security Agent may make any lease or agreement for lease, accept any surrender of lease and grant any option as it sees fit and without the need to comply with any provision of section 99 (Leasing powers of mortgagor and mortgagee in possession) or section 100 (Powers of mortgagor and mortgagee in possession to accept surrenders of leases) of the Law of Property Act.

17. APPOINTMENT OF RECEIVERS AND ADMINISTRATORS

17.1 Appointment of Receivers

If:

- (a) requested by the Chargor; or
- (b) a Declared Default has occurred,

without any notice or further notice, the Security Agent may, by deed or otherwise in writing signed by the Security Agent or any person authorised for this purpose by the Security Agent, appoint one or more persons to be a Receiver of all or any part of the Security Assets. The Security Agent may similarly remove any Receiver and appoint any person instead of any Receiver. If the Security Agent appoints more than one person as Receiver, the Security Agent may give those persons power to act either jointly or severally.

17.2 Appointment of Administrators

Paragraph 14 of schedule B1 to the Insolvency Act applies to this deed and the Security Agent may appoint an Administrator of the Chargor pursuant to that paragraph.

17.3 Agent of Chargor

Any Receiver shall be the agent of the Chargor for all purposes. The Chargor alone shall be responsible for the Receiver's contracts, engagements, acts, omissions and defaults.

17.4 Remuneration of Receivers

The Security Agent may determine the remuneration of any Receiver and the maximum rate specified in section 109(6) (Appointment, powers, remuneration and duties of receiver) of the Law of Property Act shall not apply. The Security Agent may direct payment of that remuneration out of moneys it receives as Receiver. The Chargor alone shall be liable for the remuneration and all other costs, losses, liabilities and expenses of the Receiver.

18. RIGHTS AND LIABILITIES OF SECURITY AGENT AND RECEIVERS

18.1 **Rights of Receivers**

Any Receiver appointed pursuant to clause 17 (Appointment of Receivers and Administrators) shall have:

- (a) the rights set out in schedule 1 (Rights of Receivers); and
- (b) the rights, powers, privileges and immunities conferred by law, including:
 - (i) in the case of an administrative receiver, the rights, powers, privileges and immunities conferred by the Insolvency Act on administrative receivers duly appointed under the Insolvency Act; and
 - (ii) in all other cases, the rights, powers, privileges and immunities conferred by the Law of Property Act and the Insolvency Act on receivers or receivers and managers.

18.2 **Rights of Security Agent**

At any time following the occurrence of a Declared Default, to the fullest extent permitted by law, any rights conferred by any Finance Document or by law upon a Receiver may be exercised by the Security Agent, whether or not the Security Agent shall have appointed a Receiver of all or any part of the Security Assets.

18.3 **Delegation**

The Security Agent may delegate in any manner to any person any rights exercisable by the Security Agent under any Finance Document. Any such delegation may be made upon such terms and conditions (including power to sub-delegate) as the Security Agent thinks fit and the Security Agent may pass confidential information to any such delegate.

18.4 **Financial collateral arrangement**

- (a) To the extent that this deed constitutes a "financial collateral arrangement" (as defined in the Financial Collateral Arrangements (No. 2) Regulations 2003 (the "**Financial Collateral Regulations**")) the Security Agent shall have the right:
 - (i) to use and dispose of any Security Asset which constitutes "financial collateral" (as defined in the Financial Collateral Regulations ("**Financial Collateral**")) in such manner as it sees fit, in which case the Security Agent shall comply with any requirements of the Financial Collateral Regulations in relation to obtaining "equivalent financial collateral" (as defined in the Financial Collateral Regulations);
 - (ii) to set-off the value of any equivalent financial collateral against, or apply it in discharge of, any Secured Obligations in accordance with the Financial Collateral Regulations; and
 - (iii) at any time following the occurrence of a Declared Default, to appropriate any Security Asset which constitutes Financial Collateral in such manner as it sees fit in or towards satisfaction of the Secured Obligations in accordance with the Financial Collateral Regulations.
- (b) If the Security Agent is required to value any equivalent financial collateral or Financial Collateral for the purpose of paragraph (a)(ii) or (a)(iii) above, the value shall be:
 - (i) in the case of cash, its face value at the time of appropriation or set-off; and

- (ii) in the case of financial instruments or other Financial Collateral, their market value at the time of appropriation or set-off as determined (after appropriation) by the Security Agent by reference to a public index or other applicable generally recognised source or such other process as the Security Agent may select, including a valuation carried out by an independent investment bank, firm of accountants or other valuers appointed by the Security Agent,

as converted, where necessary, into the currency in which the Secured Obligations are denominated at a market rate of exchange prevailing at the time of appropriation or set-off selected by the Security Agent. The Parties agree that the methods of valuation set out in this paragraph (b) are commercially reasonable for the purpose of the Financial Collateral Regulations.

- (c) The Chargor authorises the Security Agent to transfer any Security Asset which constitutes Financial Collateral in accordance with the Financial Collateral Regulations, and any such Security Asset shall pass from the Chargor to the Security Agent by way of outright title transfer, free and clear of any liens, claims, charges or encumbrances or any other interest of the Chargor or any third party. The Security Agent shall, accordingly, have the right to deal with, lend, dispose of, pledge, charge or otherwise use any Security Asset which constitutes Financial Collateral.

18.5 Possession

If the Security Agent, any Receiver or any Delegate takes possession of the Security Assets, it may at any time relinquish possession. Neither the Security Agent, any Receiver nor any Delegate shall be liable, by reason of viewing or repairing any of the present or future assets of the Chargor, as a mortgagee in possession.

18.6 Security Agent's liability

Neither the Security Agent, any Receiver nor any Delegate shall, either by reason of taking possession of the Security Assets or for any other reason and whether as mortgagee in possession or otherwise, be liable for:

- (a) any costs, losses, liabilities or expenses relating to the realisation of any Security Assets;
- or
- (b) any act or omission of the Security Agent, any Receiver, any Delegate or their respective officers, employees or agents in relation to the Security Assets or in connection with the Finance Documents, unless directly caused by its gross negligence or wilful misconduct.

19. ORDER OF APPLICATION

All amounts from time to time received or recovered by the Security Agent or any Receiver pursuant to the terms of this deed or in connection with the realisation or enforcement of all or any part of the Security shall be held by the Security Agent on trust to apply them at any time as the Security Agent (in its discretion) sees fit, to the extent permitted by applicable law, in the order of priority provided for in clause 15.1 (Order of application) of the Intercreditor Agreement.

20. POWER OF ATTORNEY

20.1 Appointment

The Chargor by way of security irrevocably appoints the Security Agent, each Receiver and each Delegate severally to be its attorney (with full power of substitution), on its behalf and in its name or otherwise, at any time following the occurrence of a Declared Default or following a failure by the Chargor to comply with any request made of it by the Security Agent pursuant to clause 4 (Further assurance), at such time and in such manner as the attorney thinks fit:

- (a) to do anything which the Chargor is obliged to do under any Finance Document to which it is party but has failed to do (including to do all such acts or execute all such documents, assignments, transfers, mortgages, charges, notices, instructions, filings and registrations as the Security Agent may reasonably specify (and in such form as the Security Agent may reasonably require in favour of the Security Agent or its nominee(s))); and
- (b) to exercise any of the rights conferred on the Security Agent, any Receiver or any Delegate in relation to the Security Assets or under any Finance Document or under any law.

20.2 Ratification

The Chargor ratifies and confirms and agrees to ratify and confirm whatever any such attorney shall do in the exercise or purported exercise of the power of attorney granted by it in clause 20.1 (Appointment).

21. PROTECTION OF THIRD PARTIES

No purchaser or other person dealing with the Security Agent, any Receiver or its agents shall be concerned to enquire:

- (a) whether the powers conferred on the Security Agent, any Receiver or its agents have arisen;
- (b) whether the powers conferred on the Security Agent, any Receiver or its agents have become exercisable;
- (c) whether any consents, regulations, restrictions or directions relating to such powers have been obtained or complied with;
- (d) whether the Security Agent, any Receiver or its agents is acting within such powers;
- (e) whether any money remains due under the Finance Documents and the receipt in writing of the Security Agent, any Receiver or its agents shall be sufficient discharge to that purchaser or other person;
- (f) as to the propriety or validity of acts purporting or intended to be in exercise of any such powers; or
- (g) as to the application of any money paid to the Security Agent, any Receiver or its agents.

22. SAVING PROVISIONS

22.1 Continuing Security

Subject to clause 23 (Discharge of Security), the Security is continuing Security and will extend to the ultimate balance of the Secured Obligations, regardless of any intermediate payment or discharge in whole or in part.

22.2 Reinstatement

If any discharge, release or arrangement (whether in respect of the obligations of the Chargor or any Obligor or any security for those obligations or otherwise) is made by a Secured Party in whole or in part on the basis of any payment, security or other disposition which is avoided or must be restored in insolvency, liquidation or otherwise, without limitation, then the liability of the Chargor and any Obligor and the Security will continue or be reinstated as if the discharge, release or arrangement had not occurred.

22.3 Waiver of defences

Neither the obligations of the Chargor under this deed nor the Security will be affected by an act, omission, matter or thing which, but for this clause 22.3, would reduce, release or prejudice any of its obligations under any Finance Document or any of the Security (without limitation and whether or not known to it or any Secured Party) including:

- (a) any time, waiver or consent granted to, or composition with, the Chargor, any Obligor or other person;
- (b) the release of any Obligor or any other person under the terms of any composition or arrangement with any creditor of any member of the Group;
- (c) the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or security over assets of, the Chargor, any Obligor or other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any security;
- (d) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of the Chargor, any Obligor or any other person;
- (e) any amendment, novation, supplement, extension, restatement (however fundamental and whether or not more onerous) or replacement of any Finance Document or any other document or security including any change in the purpose of, any extension of or any increase in any facility or the addition of any new facility under any Finance Document or other document or security;
- (f) any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or security; or
- (g) any insolvency or similar proceedings.

22.4 Chargor intent

Without prejudice to the generality of clause 22.3 (Waiver of defences), the Chargor expressly confirms that it intends that the Security shall extend from time to time to any (however fundamental) variation, increase, extension or addition of or to any of the Finance Documents and/or any facility or amount made available under any of the Finance Documents for the purposes of or in connection with any of the following:

- (a) business acquisitions of any nature;
- (b) increasing working capital;
- (c) enabling investor distributions to be made;
- (d) carrying out restructurings; refinancing existing facilities;
- (e) refinancing any other indebtedness;

- (f) making facilities available to new borrowers;
- (g) any other variation or extension of the purposes for which any such facility or amount might be made available from time to time; and
- (h) any fees, costs and/or expenses associated with any of the foregoing.

22.5 Immediate recourse

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

22.6 Appropriations

Until all amounts which may be or become payable by the Obligors or the Chargor under or in connection with the Finance Documents have been irrevocably paid in full and all facilities which might give rise to Secured Obligations have terminated, each Secured Party (or any trustee or agent on its behalf) may:

- (a) refrain from applying or enforcing any other moneys, security or rights held or received by that Secured Party (or any trustee or agent on its behalf) in respect of those amounts, or apply and enforce the same in such manner and order as it sees fit (whether against those amounts or otherwise) and the Chargor shall not be entitled to the benefit of the same; and
- (b) hold in an interest-bearing suspense account any moneys received from the Chargor or on account of the Chargor's liability under this deed.

22.7 Deferral of Chargor's rights

- (a) Subject to the terms of the Finance Documents, until all amounts which may be or become payable by the Obligors or the Chargor under or in connection with the Finance Documents have been irrevocably paid in full and all facilities which might give rise to Secured Obligations have terminated and unless the Security Agent otherwise directs, the Chargor will not exercise any rights which it may have by reason of performance by it of its obligations under the Finance Documents or by reason of any amount being payable, or liability arising, under the Finance Documents:
 - (i) to be indemnified by an Obligor;
 - (ii) to claim any contribution from any guarantor of any Obligor's obligations under the Finance Documents;
 - (iii) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Secured Parties under the Finance Documents or of any other guarantee or security taken pursuant to, or in connection with, the Finance Documents by any Secured Party;
 - (iv) to bring legal or other proceedings for an order requiring any Obligor to make any payment, or perform any obligation, in respect of which the Obligor had given a guarantee, undertaking or indemnity;
 - (v) to exercise any right of set-off against any Obligor; and/or

(vi) to claim or prove as a creditor of any Obligor in competition with any Secured Party.

- (b) If the Chargor receives any benefit, payment or distribution in relation to such rights it shall hold that benefit, payment or distribution to the extent necessary to enable all amounts which may be or become payable to the Secured Parties by the Obligors under or in connection with the Finance Documents to be repaid in full on trust for the Secured Parties and shall promptly pay or transfer the same to the Security Agent or as the Security Agent may direct for application in accordance with clause 19 (Order of application).

22.8 Additional security

The Security is in addition to and are not in any way prejudiced by any other guarantee or security now or subsequently held by any Secured Party.

22.9 Tacking

Each Secured Party shall comply with its obligations under the Finance Documents (including any obligation to make further advances).

23. DISCHARGE OF SECURITY

23.1 Final redemption

- (a) Subject to clause 23.2 (Retention of security), once all amounts which may be or become payable by the Obligors or the Chargor under or in connection with the Finance Documents have been irrevocably paid in full and that all facilities which might give rise to Secured Obligations have terminated, the Security Agent shall at the request and cost of the Chargor promptly release, reassign or discharge (as appropriate) the Security Assets from the Security, without recourse to, or any representation or warranty by, the Security Agent or any of its nominees.
- (b) Subject to clause 13.1 (Non-Distressed Disposals) of the Intercreditor Agreement, the Security Agent shall at the request and cost of the Chargor (and without any consent, sanction, authority or further confirmation from any other Secured Party) release, reassign or discharge (as appropriate) any Security Asset from the Security and provide a certificate of non-crystallisation of the floating charge created under this deed (insofar as that charge has not crystallised).

23.2 Retention of security

If the Security Agent considers, having taken appropriate legal advice, that any amount paid or credited to any Secured Party under any Finance Document could reasonably be expected to be avoided or otherwise set aside, that amount shall not be considered to have been paid for the purposes of determining whether all the Secured Obligations have been irrevocably paid.

24. VAT

Clause 19.7 (VAT) of the Facilities Agreement shall apply as if it were set out in full in this deed, save that references in that clause to "Finance Party" shall be treated in this deed as being to "Secured Party".

25. PAYMENTS

25.1 Undertaking to pay

Subject to any limits on its liability specifically recorded in the Finance Documents the Chargor shall pay each of the Secured Obligations when due in accordance with its terms.

25.2 Demands

Any demand for payment made by any Secured Party shall be valid and effective even if it contains no statement of the relevant Secured Obligations or an inaccurate or incomplete statement of them.

25.3 Payments

All payments by the Chargor under this deed shall be made to such account, with such financial institution and in such other manner as the Security Agent may direct.

25.4 Continuation of accounts

- (a) At any time after a Secured Party has received or is deemed to have received notice of any subsequent Security affecting all or any part of the Security Assets of the Chargor, that Secured Party may open a new account in the name of the Chargor (whether or not it permits any existing account to continue).
- (b) If that Secured Party does not open such a new account, it shall be treated as if it had done so when the relevant notice was received or deemed to have been received and as from that time all payments made by or on behalf of the Chargor to that Secured Party shall be credited or be treated as having been credited to the relevant new account and not as having been applied in reduction of the Secured Obligations as at the time the relevant notice was received or deemed to have been received.

25.5 Contingencies

If all or any part of the Security is enforced at a time when no amount is due under the Finance Documents but any such amount may or will become due, the Security Agent or the Receiver may pay the proceeds of any recoveries effected by it into a suspense account.

26. REMEDIES, WAIVERS AND DETERMINATIONS

26.1 Remedies and waivers

No failure to exercise, nor any delay in exercising, on the part of any Secured Party, any right or remedy under any Finance Document shall operate as a waiver of any such right or remedy or constitute an election to affirm any of the Finance Documents. No waiver or election to affirm any of the Finance Documents on the part of any Secured Party shall be effective unless in writing. No single or partial exercise of any right or remedy shall prevent any further or other exercise or the exercise of any other right or remedy. The rights and remedies provided in the Finance Documents are cumulative and not exclusive of any rights or remedies provided by law, including the right to appoint an Administrator under the Insolvency Act.

26.2 Certificates and determinations

Any certification or determination by the Security Agent or any Receiver of a rate or amount under any Finance Document is, in the absence of manifest error, conclusive evidence of the matters to which it relates.

27. COUNTERPARTS

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

28. **GOVERNING LAW**

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

29. **ENFORCEMENT**

29.1 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 deed) (a "**Dispute**").

29.2 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.

IN WITNESS whereof this agreement has been executed and delivered as a deed on the date first above written.

SCHEDULE 1

Rights of Receivers

Any Receiver appointed pursuant to clause 17 (Appointment of Receivers and Administrators) shall have the right, either in its own name or in the name of the Chargor or otherwise and in such manner and upon such terms and conditions as the Receiver thinks fit, and either alone or jointly with any other person:

(a) **Enter into possession**

To take possession of, get in and collect all or any part of the Security Assets, and to require payment to it or to any Secured Party of any Receivables.

(b) **Bank Accounts**

To apply, transfer or set-off any or all of the credit balances from time to time on any Bank Account in or towards payment or other satisfaction of all or part of the Secured Obligations.

(c) **Carry on business**

To manage and carry on any business of the Chargor.

(d) **Contracts**

To enter into any contract or arrangement and to perform, repudiate, rescind or vary any contract or arrangement to which the Chargor is a party.

(e) **Deal with Security Assets**

To sell, transfer, assign, exchange, hire out, lend, licence or otherwise dispose of or realise all or any part of the Security Assets (including any Fixtures, which may be sold separately from the related Real Property) to any person either by public offer or auction, tender or private contract and for a consideration of any kind (which may be payable or delivered in one amount or by instalments or deferred).

(f) **Hive down**

To form a new company and to subscribe for or acquire (for cash or otherwise) any investment in or of the new company and to sell, transfer, assign, exchange and otherwise dispose of or realise any such investments or any rights attaching thereto.

(g) **Borrow money**

To borrow or raise money either unsecured or on the security of all or any part of the Security Assets (either in priority to the Security or otherwise).

(h) **Lend money**

To lend money or advance credit to any person.

(i) **Covenants and guarantees**

To enter into bonds, covenants, guarantees, indemnities and other commitments.

(j) **Dealings with tenants**

To grant leases, tenancies, licences and rights of user, grant renewals and accept surrenders of leases, tenancies, licences or rights of user, and otherwise to reach agreements and make arrangements with, and to make allowances to, any lessees, tenants or other persons.

(k) **Rights of ownership**

To manage and use all or any part of the Security Assets and to exercise and do all such rights and things as the Receiver would be capable of exercising or doing if it were the absolute beneficial owner of all or any part of the Security Assets.

(l) **Protection of Security Assets**

To insure all or any part of the Security Assets, to carry out decorations, repairs, alterations, improvements and additions to all or any part of the Security Assets (including the development or redevelopment of any Real Property), to commence and/or complete any building operation, to apply for and maintain any planning permission, building regulation approval or any other authorisation and to purchase or otherwise acquire or do anything in connection with all or any part of the Security Assets.

(m) **Legal actions**

To bring, prosecute, enforce, defend and abandon actions, suits and proceedings relating to all or any part of the Security Assets or any business of the Chargor.

(n) **Claims**

To settle, adjust, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any person or relating to all or any part of the Security Assets or any business of the Chargor.

(o) **Redemption of Security**

To redeem any Security (whether or not having priority to the Security) over all or any part of the Security Assets and to settle the accounts of any person with an interest in all or any part of the Security Assets.

(p) **Employees**

To appoint, hire and employ officers, employees, contractors, agents, advisors and others and to discharge any such persons and any such persons appointed, hired or employed by the Chargor.

(q) **Delegation**

To delegate in any manner to any person any rights exercisable by the Receiver under any Finance Document, and any such delegation may be made upon such terms and conditions (including power to sub-delegate) as it thinks fit, and to pass confidential information to any such delegate on a confidential and "need to know" basis.

(r) **Insolvency Act**

To exercise all powers set out in schedule 1, schedule B1 or (in the case of a Scottish Receiver) schedule 2 to the Insolvency Act as now in force (whether or not in force at the date of exercise and whether or not the Receiver is an administrative receiver) and any powers added to schedule 1 or schedule 2, as the case may be, after the date of this deed.

(s) **Receipts**

To give a valid receipt for any moneys and do anything which may be necessary or desirable for realising all or any part of Security Assets.

(t) **Other powers**

To do anything else it may think fit for the realisation of all or any part of the Security Assets or incidental to the exercise of any of the rights conferred on the Receiver under or by virtue of any Finance Document to which the Chargor is party, the Law of Property Act or the Insolvency Act.

SCHEDULE 2

Material Real Property

Part 1 - Freehold Properties

No.	Charging Company	Address or Description	Title Number
1.	Positive Steps Childrens Day Nursery Limited	Aspley – Two Waters Methodist Church, Mill Street, Hemel Hempstead, HP3 9RZ	HD451705
2.	Positive Steps Childrens Day Nursery Limited	Sevenoaks – St Johns Medical Centre, 1 St Johns Road, Sevenoaks, TN1 3LR	K753884
3.	Positive Steps Childrens Day Nursery Limited	Chichester – The Cherries, Summersdale Road, Chichester, PO19 6PL	WSX236109

Part 2 – Long Leasehold Properties

No.	Charging Company	Address or Description	Title Number	Lease details
1.	Positive Steps Childrens Day Nursery Limited	Stokenchurch - Positive Steps Day Nursery, Lower Church Street, Stokenchurch, HP14 3TG	BM378134	125 years from 23 December 2008

SCHEDULE 3

Bank Accounts

Name of Chorgor	Account Bank	Account Name	Sort Code	Account Number
Positive Steps Childrens Day Nursery Limited	HSBC Bank plc	Corporation Tax Account		
Positive Steps Childrens Day Nursery Limited	HSBC Bank plc	Current Account		
Positive Steps Childrens Day Nursery Limited	National Westminster Bank plc	CDN Account		
Positive Steps Childrens Day Nursery Limited	National Westminster Bank plc	Parent Deposit Account		

SCHEDULE 4

Shares

None as at the date of this deed.

SCHEDULE 5

Material Intellectual Property

None as at the date of this deed.

SCHEDULE 6

Form of Notice of Assignment of Bank Account

From: [●] (the "Security Agent") and [●] (the "Chargor")

To: [Bank Where Bank Account is held]

Address: [●]

Dated: [●]

Dear Sirs

[Chargor] - Security Agreement

dated [●] (the "Security Agreement")

1. We refer to the Security Agreement.
2. We give notice that by a charge contained in the Security Agreement the Chargor has charged to the Security Agent by way of security all its right, title and interest from time to time in and to the Charged Account, details of which are set out in the attached schedule (the "**Charged Account**"), including all balances from time to time standing to the credit of or accrued or accruing on the Charged Account and all rights or claims in relation to the Charged Account.
3. This notice replaces and supersedes any prior notice which may have been received by you in relation to security granted over the Charged Account in favour of [●] (a "**Prior Notice**").
4. Prior to receipt by you of a notice from the Security Agent referred to in paragraph 5 below, the Chargor shall have the sole right: (i) to operate and transact business in relation to the Charged Accounts in the schedule below (including making withdrawals from and effecting closures of the Charged Accounts); and (ii) to deal with you in relation to the Charge Accounts.
5. Upon receipt of written instructions from the Security Agent which state that a Declared Default (as defined in the Security Agreement) has occurred and that the security under the Security Agreement has become enforceable:
 - (a) all rights, powers and discretions of the Chargor in relation to the Charged Account shall be exercisable solely by the Security Agent;
 - (b) you agree to disclose to the Security Agent if it so requests (without any reference to or further authority from the Chargor and without any enquiry by you as to the justification for such disclosure) such information relating to any Charged Account as the Security Agent may from time to time request;
 - (c) you agree to unconditionally and irrevocably waive all rights of set-off, lien, counterclaim, combination or consolidation of accounts, security in respect of any Charged Account and similar rights (however described) which you may have now or in the future in respect of each of the Charged Accounts or the balance thereon to the extent that such rights relate to amounts owed to you by the Chargor;
 - (d) no moneys may be released from the Charged Account without the prior written consent of the Security Agent; and

- (e) you should apply any amount standing to the credit of or accrued or accruing on the Charged Account as directed from time to time by the Security Agent in writing.
6. This authority and instruction is irrevocable without the prior written consent of the Security Agent.
7. This notice and any non-contractual obligations arising out of or in connection with it are governed by English law. The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this notice (including a dispute relating to the existence, validity or termination of this notice or any non-contractual obligation arising out of or in connection with this notice).
8. Please acknowledge receipt of this notice and confirm that you will comply with the provisions of this notice by signing the acknowledgement on the attached copy of this notice and returning that copy to the Security Agent at [●], marked for the attention of [●].

[**Security Agent**]

[**Chargor**]

By:

By:

[**On duplicate**]

We acknowledge receipt of the notice of assignment of which this is a copy and confirm each of the matters referred to in paragraph 5 of the notice.

[**Bank where Charged Account is held**]

By: [●]

Dated: [●]

THE SCHEDULE

Charged Accounts

[Insert relevant details]

SCHEDULE 7

Form of Notice of Assignment of Insurances

From: [●] (the "**Security Agent**") and [●] (the "**Chargor**")

To: [**The Insurers**]

Address: [●]

Dated: [●]

Dear Sirs

[Chargor] - Security Agreement

dated [●] (the "Security Agreement")

1. We refer to the Security Agreement.
2. We give notice that by an assignment contained in the Security Agreement the Chargor assigned to the Security Agent by way of security all its right, title and interest from time to time in and to the insurances, details of which are set out in the attached schedule (the "**Insurances**"), including all moneys or proceeds paid or payable deriving from the Insurances and all rights or claims in relation to the Insurances.
3. Following receipt by you of a written notice from the Security Agent specifying that a Declared Default has occurred, all moneys payable by you to the Chargor in respect of the Insurances other than third party Insurances shall be paid to the account notified to you by the Security Agent.
4. Subject to any applicable legislation and despite the assignments referred to above, all sums in respect of any claim under any third party Insurance by an insured party shall be paid:
 - (a) directly to the person whose claim(s) constitute(s) the risk or liability insured against, provided that such person has executed a discharge of all claims against each insured party in respect of the risk or liability in relation to which the claim was made; or
 - (b) (despite any policy term to the contrary) to the extent that insurers accept liability to indemnify the insured party in respect of the claims or liabilities which the insured party has settled directly with the claimant, to the relevant insured party.
5. We instruct you to:
 - (a) notify the Security Agent if any renewal, premium or other sum payable by the Chargor in respect of the Insurances is not paid when due;
 - (b) notify the Security Agent if the Chargor reduces the cover under the Insurances or if any risk insured against under the Insurances is restricted or cancelled; and
 - (c) if the Insurances are not renewed, cover under the Insurances is reduced or any risk insured against under the Insurances is restricted or cancelled, to provide insurances of the assets of the Chargor reasonably required by the Security Agent and upon payment of an additional premium by the Security Agent.
6. This authority and instruction is irrevocable without the prior written consent of the Security Agent.

7. This notice of assignment and any non-contractual obligations arising out of or in connection with it are governed by English law. The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this notice of assignment (including a dispute relating to the existence, validity or termination of this notice of assignment or any non-contractual obligation arising out of or in connection with this notice of assignment).
8. Please acknowledge receipt of this notice of assignment and confirm that:
- (a) you will pay all moneys in respect of the Insurances as directed by or pursuant to this notice of assignment;
 - (b) you have not received any other notice of any assignment of any Insurance or of any other interest of any third party in any Insurance;
 - (c) you will not claim or exercise any set-off or counterclaim in respect of any Insurance; and
 - (d) you will comply with the other provisions of this notice of assignment,

by signing the acknowledgement on the attached copy of this notice of assignment and returning that copy to the Security Agent at [●], marked for the attention of [●].

[Security Agent]

[Chargor]

By:

By:

[On duplicate]

We acknowledge receipt of the notice of assignment of which this is a copy and confirm each of the matters referred to in paragraphs (a) - (d) of paragraph 8 of the notice of assignment.

[The Insurers]

By: [●]

Dated: [●]

THE SCHEDULE

Insurances Assigned

[Insert relevant details]

SCHEDULE 8

Form of Notice of Assignment of Assigned Agreements

From: [●] (the "Security Agent") and [●] (the "Chargor")

To: [Party to the Agreement]

Address: [●]

Dated: [●]

Dear Sirs

[Chargor] - Security Agreement

dated [●] (the "Security Agreement")

1. We refer to the Security Agreement.
2. We give notice that by an assignment contained in the Security Agreement the Chargor assigned to the Security Agent by way of security all its right, title and interest from time to time in and to the Agreements, details of which are set out in the attached schedule (the "**Assigned Agreements**"), including all rights or claims in relation to the Assigned Agreements.
3. Until you receive written instructions from the Security Agent to the contrary (upon the occurrence of a Declared Default) (as defined in the Securities Agreement)), all moneys payable by you to the Chargor in respect of the Assigned Agreements shall be paid to the account notified to you by the Chargor.
4. Despite the assignment referred to above or the making of any payment by you to the Security Agent under or in connection with it:
 - (a) the Chargor shall remain liable to perform all its obligations under each Assigned Agreement; and
 - (b) the Security Agent and any Delegate shall not at any time be under any obligation or liability to you under or in respect of any Assigned Agreement.
5. You are authorised and instructed, without requiring further approval, to provide the Security Agent with such information relating to the Assigned Agreements as it may from time to time request and to send to the Security Agent and us copies of all notices issued by you.
6. This authority and instruction is irrevocable without the prior written consent of the Security Agent.
7. This notice of assignment and any non-contractual obligations arising out of or in connection with it are governed by English law. The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this notice of assignment (including a dispute relating to the existence, validity or termination of this notice of assignment or any non-contractual obligation arising out of or in connection with this notice of assignment).
8. Please acknowledge receipt of this notice of assignment and confirm that:
 - (a) you will pay all moneys in respect of each Assigned Agreement as directed by or pursuant to this notice of assignment

- (b) you have not received any other notice of any assignment of an Assigned Agreement;
- (c) you will not claim or exercise any set-off or counterclaim in respect of any Assigned Agreement; and
- (d) you will comply with the other provisions of this notice of assignment,

by signing the acknowledgement on the attached copy of this notice of assignment and returning that copy to the Security Agent at [●], marked for the attention of [●].

[Security Agent]

[Chargor]

By:

By:

[On duplicate]

We acknowledge receipt of the notice of assignment of which this is a copy and confirm each of the matters referred to in paragraphs (a) - (d) of paragraph 8 of the notice of assignment.

[Party to the Agreement]

By: [●]

Dated: [●]

The Chargor

Executed as a deed by)
POSITIVE STEPS CHILDRENS DAY)
NURSERY LIMITED acting by:)
)

Signature of director

Signature of witness

Name of witness *M. P. Mukherjee*

Address of witness

Occupation of witness

The Security Agent

Signed for and on behalf of)
SUMITOMO MITSUI BANKING)
CORPORATION EUROPE LIMITED:)
)

The Chargor

Executed as a deed by)
POSITIVE STEPS CHILDRENS DAY)
NURSERY LIMITED acting by:)
)

Signature of director

Signature of witness

Name of witness

Address of witness

.....

.....

Occupation of witness

The Security Agent

Signed for and on behalf of)
SUMITOMO MITSUI BANKING)
CORPORATION EUROPE LIMITED:)
)

JOYCE HORNE
AUTHORISED SIGNATORY

Kyohel Ikegami
Manager