

MR01

Particulars of a charge



134950 / 351

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

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

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

☒ **What this form is NOT for**
You may not use this form to
register a charge where there is
an instrument. Use form MR08

For further information, please

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



You must enclose a certified copy of the instrument with this form. The
instrument must be scanned and placed on the public record.



A273LCYZ

A03

26/04/2013

#222

COMPANIES HOUSE

FRIDAY

1 Company details

Company number

0 4 4 6 6 9 2 2

Company name in full

Lone Eagle Properties Limited

5

For official use

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

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date

2 3 0 4 2 0 1 3

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

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

Name

Lloyds TSB Bank plc

Name

Name

Name

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

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

MR01
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4	Description	
	Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security	Continuation page Please use a continuation page if you need to enter more details
Description	None	
5	Fixed charge or fixed security	
	<p>Does the instrument include a fixed charge or fixed security over any tangible or intangible (or in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box</p> <p>Yes</p> <p><input checked="" type="checkbox"/> No</p>	
6	Floating charge	
	<p>Is the instrument expressed to contain a floating charge? Please tick the appropriate box</p> <p>Yes Continue</p> <p><input checked="" type="checkbox"/> No Go to Section 7</p> <p>Is the floating charge expressed to cover all the property and undertaking of the company?</p> <p><input type="checkbox"/> Yes</p>	
7	Negative Pledge	
	<p>Do any of the terms of the charge prohibit or restrict the chargor from creating any further security that will rank equally with or ahead of the charge? Please tick the appropriate box</p> <p><input checked="" type="checkbox"/> Yes</p> <p>No</p>	

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8

Trustee statement ¹

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

☐

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

9

Signature

Please sign the form here

Signature

Signature

x *Pincent Masons LLP* x

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

MR01**Particulars of a charge****Presenter information**

We will send the certificate to the address entered below. All details given here will be available on the public record. You do not have to show any details here but, if none are given, we will send the certificate to the company's Registered Office address.

Contact name **Kate Hardwidge**

Company name **Pinsent Masons LLP**

Address **30 Crown Place**

Post town **London**

County/Region

Postcode **E C 2 A 4 E S**

Country

DX

Telephone **0207 490 6479**

**Certificate**

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

**Checklist**

We may return forms completed incorrectly or with information missing

Please make sure you have remembered the following

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

**Important information**

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

**How to pay**

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

Make cheques or postal orders payable to 'Companies House'

**Where to send**

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

For companies registered in England and Wales
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

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

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

**Further information**

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

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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4466922

Charge code: 0446 6922 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd April 2013 and created by LONE EAGLE PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th April 2013.

P

Given at Companies House, Cardiff on 1st May 2013



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

I certify that, save for
material redacted pursuant
to s. 859G of the Companies
Act 2006, this copy instrument
is a correct copy of
the original instrument.

DATED 23 April 2013

Dated this 25th day of April 2013
Pinsent Masons LLP

OMNIBUS GUARANTEE

between

EAGLE ONE LIMITED
and Others

and

LLOYDS TSB BANK PLC

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THIS OMNIBUS GUARANTEE AGREEMENT is made on the 23 day of April 2013

BETWEEN

- (1) **THE COMPANIES AND/OR LIMITED LIABILITY PARTNERSHIPS** the names, numbers and registered offices of which are specified in schedule 1, and
- (2) **LLOYDS TSB BANK plc** (Registered number 2065) whose address for the purposes of this Guarantee is at WBM Lloyds Securities, 5th Floor, 110 St Vincent Street, Glasgow, G2 5ER (or at such other address as the Bank may from time to time notify to the Attorney in writing for this purpose),

in consideration of the Bank providing or continuing facilities, products or services or giving time or releasing any security or releasing any person from any obligation in respect of facilities, products or services to or at the request of any Principal, whether alone or jointly with any other person or persons

1 DEFINITIONS AND INTERPRETATION

- 1.1 In this Guarantee, so far as the context admits, the following words and expressions shall have the following meanings

"Attorney" means the Company named in Part I of schedule 1,

"Bank" means Lloyds TSB Bank plc,

"Companies" means the Attorney and the other companies and/or limited liability partnerships named in schedule 1 (and such expression shall include any company and/or limited liability partnership executing a deed pursuant to sub-clause 20.1 but shall not include any company and/or limited liability partnership released pursuant to sub-clause 20.2 as from the date of its release) and each or any of them severally and "Company" means any one of them,

"Notice of Discontinuance" means a notice served in accordance with sub-clauses 2.3(a) and 24.4,

"Principal" means any Company insofar only as it at any time owes money or has incurred liabilities (whether actual or contingent) to the Bank otherwise than pursuant to this Guarantee,

"Principals' Liabilities" means

- (a) all money and liabilities whether actual or contingent (including further advances made hereafter by the Bank) now or at any time hereafter due, owing or incurred from or by any one or more of the Principals to the Bank anywhere or for which any one or more of the Principals may be or become liable to the Bank in any manner whatsoever without limitation (and (in any case) whether alone or jointly with any other person and in whatever style, name or form and whether as principal or surety and notwithstanding that the same may at any earlier time have been due, owing or incurred to some other person and have subsequently become due, owing or incurred to the Bank as a result of a transfer, assignment, assignation or other transaction or by operation of law) including (without prejudice to the generality of the foregoing)
 - (i) in the case of the liquidation, administration or dissolution of any Principal, all money and liabilities (whether actual or contingent) which would at any time have been due, owing or incurred to the Bank by such Principal if such liquidation, administration or dissolution had commenced on the date of discontinuance and notwithstanding such liquidation, administration or dissolution, and
 - (ii) in the event of the discontinuance of this Guarantee in respect of any Principal, all cheques, drafts or other orders or receipts for money signed, bills accepted, promissory notes made and negotiable instruments or securities drawn by or for the account of such Principal on the Bank or its agents and purporting to be dated on or before the date of discontinuance of this Guarantee, although presented to or paid by the Bank or its agents after the date of discontinuance of this Guarantee, and all liabilities of such Principal to the Bank at such date whether actual or contingent

and whether payable forthwith or at some future time or times and also all credits then established by the Bank for such Principal,

- (b) interest on all such money and liabilities to the date of payment at such rate or rates as may from time to time be agreed between the Bank and the relevant Principal or, in the absence of such agreement, at the rate, in the case of an amount denominated in Sterling, of two percentage points per annum above the Bank's base rate for the time being in force (or its equivalent or substitute rate for the time being) or, in the case of an amount denominated in any currency or currency unit other than Sterling, at the rate of two percentage points per annum above the cost to the Bank (as conclusively determined by the Bank) of funding sums comparable to and in the currency or currency unit of such amount in the London Interbank Market (or such other market as the Bank may select) for such consecutive periods (including overnight deposits) as the Bank may in its absolute discretion from time to time select, and
- (c) commission and other banking charges and legal, administrative and other costs, charges and expenses (on a full and unqualified indemnity basis) incurred by the Bank in enforcing or endeavouring to enforce payment of such money and liabilities whether by any Principal or others and in relation to preparing, preserving, defending or enforcing any security held by or offered to the Bank for such money and liabilities together with interest computed as provided in paragraph (b) above on each such sum from the date that the same was incurred or fell due,

"Secured Obligations" means the aggregate of,

- (a) the Principals' Liabilities, and
- (b) all other money and liabilities whether actual or contingent now or at any time hereafter due, owing or incurred from or by the Companies under this Guarantee,

"Sterling" means the legal currency for the time being of the United Kingdom, and

"Value Added Tax" includes any other form of sales or turnover tax

1 2 In this Guarantee

- (a) the expression "**Attorney**" "**Bank**" "**Company**" "**Companies**" and "**Principal**" where the context admits includes their respective successors in title and/or assigns whether immediate or derivative
- (b) unless the context requires otherwise
 - (i) the singular shall include the plural and vice versa,
 - (ii) any reference to a person shall include an individual, a company, corporation, limited liability partnership or other body corporate, a joint venture, society or unincorporated association, an organisation or body of persons (including a trust and a partnership) and any government, state, government or state agency or international organisation whether or not a legal entity. References to a person also include that persons successors and assigns whether immediate or derivative,
 - (iii) the expression this "**Guarantee**" shall mean this Omnibus Guarantee Agreement and shall extend to every separate and independent stipulation contained herein,
 - (iv) any right, entitlement or power which may be exercised or any determination which may be made by the Bank under or in connection with this Guarantee may be exercised or made in the absolute and unfettered discretion of the Bank and the Bank shall not be under any obligation to give reasons therefor,
 - (v) references to any statutory provisions (which for this purpose means any Act of Parliament, statutory instrument or regulation or European directive or regulation or other European legislation) shall be deemed to include a reference to any modification, re-enactment or replacement thereof for the time being in force, all regulations made thereunder from time to time and any analogous provision or rule

under any applicable law,

- (vi) references to clauses, sub-clauses and schedules shall be references to clauses, sub-clauses and schedules of this Guarantee,
- (vii) references to discontinuance of this Guarantee in respect of any Principal shall mean discontinuance effected by a Notice of Discontinuance and discontinuance or determination by any other means whatsoever (whether or not involving notice to the Bank) including (without prejudice to the generality of the foregoing) the liquidation, administration or dissolution of that Principal or of any Company, and
- (viii) the date of discontinuance shall for the purposes of this Guarantee in respect of any Principal be treated as whichever shall be the earlier of
 - (A) the date upon which the Bank receives actual notice (rather than notice given in any official publication or by newspaper) of such discontinuance, and
 - (B) the date upon which a Notice of Discontinuance becomes effective,
- (c) each and every undertaking and liability of the Companies shall be joint and several on their part and this Guarantee shall be construed accordingly,
- (d) any demand made under this Guarantee on any Company shall be deemed to have been duly made on all the other Companies, and
- (e) except where expressly otherwise stated or where the context requires otherwise, each of the provisions of this Guarantee shall apply both before and after any demand for payment under this Guarantee and both before and after the date of discontinuance

1 3 The clause headings and marginal notes shall be ignored in construing this Guarantee

1 4 The perpetuity period applicable to any trust constituted by this Guarantee shall be one hundred and twenty five years

2 **GUARANTEE**

2 1 Each Company guarantees payment of the Principals' Liabilities in the currency or respective currencies thereof on demand by the Bank

2 2 The Companies shall make payment under this Guarantee as soon as the Bank makes demand under this Guarantee. It shall not be necessary for the Bank before making demand on a Company under this Guarantee to make demand or seek to obtain payment from any Principal or any other Company

- 2 3 (a) Any Company may give written notice to the Bank to prevent further Principals' Liabilities being guaranteed by that Company under this Guarantee. Any such notice shall only be valid and become effective when the provisions of sub-clause 2 4 are met
- (b) When any Notice of Discontinuance becomes effective in relation to any Company under the terms of sub-clause 2 4 or when discontinuance occurs in relation to a Company by any other means, such Company shall nevertheless remain liable for all money and liabilities (whether actual or contingent) which are either due, owing or incurred to the Bank at the date of discontinuance or which thereafter become due, owing or incurred to the Bank by reason of agreements, events, transactions or any other fact or matter whatsoever without limitation occurring or arising on or before such date (as well as those referred to in paragraph (a)(ii) of the definition of Principals' Liabilities)
- (c) The giving of any such Notice of Discontinuance or discontinuance occurring in relation to a Company by any other means shall not (subject as provided in clause 2 3(d)(i)) affect the continuing liability under this Guarantee of any other Company, which shall remain in full force and effect
- (d) Subject to sub-clause 2 3(b), whenever there is discontinuance of this Guarantee in respect of any Principal

- (i) by reason of the liquidation, administration or dissolution of any Company, then the obligations of the other Companies under this Guarantee shall not extend to obligations of such Company incurred after the date of discontinuance, and the obligations of such Company under this Guarantee shall not extend to obligations of the other Companies incurred after the date of discontinuance, and
- (ii) by reason of a Notice of Discontinuance becoming effective, the obligations of the Company which has given the Notice of Discontinuance shall not extend to the obligations of the other Companies incurred after the date of discontinuance

but otherwise this Guarantee shall continue in full force and effect and shall remain binding on all the Companies

3 **INTEREST, COSTS, ETC.**

3 1 In addition to its liabilities under clause 2, each of the Companies jointly and severally agrees further to pay to the Bank on demand

- (a) interest (both before and after any demand or judgment) on the amount due or owing under this Guarantee either from the date of demand for payment on such Company or the date of discontinuance, whichever first occurs, until payment (but so that such Company shall not also be liable for interest under paragraph (b) of the definition of Principals' Liabilities for such period) such interest to be

- (i) in the case of an amount denominated in Sterling, at the rate of two percentage points per annum above the Bank's base rate for the time being in force (or its equivalent or substitute rate for the time being) or in the case of an amount denominated in any currency or currency unit other than Sterling, at the rate of two percentage points per annum above the cost to the Bank (as conclusively determined by the Bank) of funding sums comparable to and in the currency or currency unit of such amount in the London Interbank Market (or such other market as the Bank may select) for such consecutive periods (including overnight deposits) as the Bank may in its absolute discretion from time to time select, or
- (ii) at the highest rate payable from time to time by the relevant Principal or which, but for any such reason, event or circumstance as is mentioned in clause 4, would have been payable from time to time by that Principal,

(whichever is the higher) and (without prejudice to the right of the Bank to require payment of such interest) all such interest shall be compounded both before and after any demand or judgment (in the case of interest charged by reference to the Bank's base rate) on the Bank's usual charging dates in each year and (in the case of interest charged by reference to the cost of funding in the London Interbank Market or other market) at the end of each such period as is selected by the Bank pursuant to sub-clause 3 1(a)(i) or at three monthly intervals whichever is the shorter, and

- (b) commission and other banking charges and legal, administrative and other costs, charges and expenses (on a full and unqualified indemnity basis) incurred by the Bank whether before or after the date of demand on any of the Companies for payment or the date of discontinuance,
 - (i) in enforcing or reasonably endeavouring to enforce the payment of any money due under this Guarantee or otherwise in relation to this Guarantee, and
 - (ii) in resisting or reasonably endeavouring to resist any claims or defences made against the Bank by any Principal or others in connection with any liabilities or alleged liabilities to the Bank of any Principal or others or any money or benefits received by or any preference or alleged preference given to the Bank by any Principal or others

3 2 If any payment made by or on behalf of the Bank under this Guarantee includes an amount in respect of Value Added Tax, or if any payment due to the Bank under this Guarantee shall be in reimbursement of any expenditure by or on behalf of the Bank which includes an amount in respect

of Value Added Tax, then such an amount shall be payable by the Companies to the Bank on demand

- 3 3 Each of the Companies jointly and severally agrees to pay on demand any fees charged by the Bank for the time spent by the Bank's officials, employees or agents in dealing with any matter relating to this Guarantee. Such fees shall be payable at such rate as may be specified by the Bank

4 **INDEMNITY, REPRESENTATIONS AND WARRANTIES**

- 4 1 Any money and liabilities which, but for the circumstances set out in this sub-clause 4 1, would form all or part of the Principals' Liabilities and which cannot be recovered or cannot for the time being be recovered by the Bank from any Principal or any one or more of the Companies for any reason whatsoever including (without prejudice to the generality of the foregoing)

- (a) any legal disability or incapacity of any Principal or Company,
- (b) any invalidity or illegality affecting any of such money or liabilities,
- (c) any want of authority in any person purporting to act on behalf of any Principal or Company,
- (d) any provision of insolvency law,
- (e) the administration, liquidation or dissolution of any Principal or Company or the inability of the Bank to make effective demand on any Principal or Company as a result of such administration, liquidation or dissolution,
- (f) the passage of time under any relevant Limitation Act,
- (g) any moratorium or any statute, decree or requirement of any governmental or other authority in any territory,
- (h) any inability of any Principal or Company to acquire or effect payment in the currency or currency unit in which any of such money or liabilities are denominated or to effect payment in the place where any of such money or liabilities are or are expressed to be payable,
- (i) the making, implementation or effect of any arrangement whereby, notwithstanding that security taken by the Bank from any Company or any surety may be ranked ahead of security held by any third party, the Bank is obliged to account for any money received from or in respect of the Bank's security to such a third party or to share any such money with such a third party,
- (j) any event of force majeure or any event frustrating payment of such money or liabilities, or
- (k) any other event or circumstance (apart from payment or express release of all the Principals' Liabilities) which would constitute or afford a legal or equitable discharge or release of, or defence to, a guarantor or indemnifier,

shall nevertheless be recoverable from each of the Companies as though it were a principal debtor in respect of an equivalent aggregate amount, whether any such reason, event or circumstance shall have been made known to the Bank before or after such money or liabilities were incurred and each of the Companies shall indemnify the Bank on demand against all cost, damage, expense and loss which the Bank may suffer or incur as a consequence of such inability to recover from any Principal or Company

- 4 2 Each of the Companies jointly and severally agrees to indemnify the Bank and its employees and agents (as a separate covenant with each such person indemnified) against all loss incurred in connection with

- (a) any statement made by any Company or on its behalf in connection with this Guarantee being untrue or misleading,
- (b) the Bank entering into any obligation with any person (whether or not any of the Companies) at the request of any of the Companies (or any person purporting to be any of the Companies),

- (c) any actual or proposed amendment, supplement, waiver, consent or release in relation to this Guarantee,
 - (d) any Company not complying with any of its obligations under this Guarantee, and
 - (e) any stamping or registration of this Guarantee or the security constituted by it,
- whether or not any fault (including negligence) can be attributed to the Bank or its employees and agents

4 3 This indemnity does not and shall not extend to any loss to the extent that

- (a) in the case of any loss incurred by the Bank or its employees or agents it arises from the Bank or its employees or agents acting other than in good faith, or
- (b) there is a prohibition against an indemnity extending to that loss under any law relating to this indemnity

4 4 Each of the Companies represents and warrants to the Bank that

- (a) it has full power and authority to own its assets and to carry on business in each jurisdiction in which it carries on business,
- (b) it is duly incorporated and in good standing in the jurisdiction in which it is incorporated, and
- (c) it is empowered by its constitution to enter into and perform its obligations under this Guarantee and all necessary corporate action has been taken to approve and authorise the execution and performance of its obligations under this Guarantee

5 CURRENCY CONVERSION

5 1 If and to the extent that any Company fails to pay on demand the amount due under this Guarantee in the currency or currency unit or currencies or currency units demanded (the "**First Currency/Currencies**"), the Bank shall be entitled in its absolute discretion and with or without notice to any Company and without prejudice to any other remedy to purchase as it shall think fit with any other currency or currency unit or any other currencies or currency units (the "**Second Currency/Currencies**") either forthwith or at any time or times thereafter the amount (or any part thereof) of the First Currency/Currencies which is unpaid

5 2 Each Company undertakes to indemnify the Bank against the price in the Second Currency/Currencies paid by the Bank pursuant to clause 5 1 and to pay interest to the Bank on the amount of such Second Currency/Currencies at the rate of two percentage points per annum above the cost (as certified by the Bank) of funding such amount of Second Currency/Currencies until payment compounded as provided in sub-clause 3 1(a) to the intent that if and in so far as such purchase is made by the Bank the liability of each Company to indemnify and pay interest to the Bank under this sub-clause shall thenceforth to that extent be in substitution for all liability under clauses 2 and 3 only in respect of the said amount of the First Currency/Currencies which has been so purchased, and if such purchase(s) is or are made by the Bank as aforesaid, the Bank shall inform the Attorney of the amount of the First Currency/Currencies so purchased, the date(s) of such purchase(s), the currency or the currency unit or currencies or the currency units used in such purchase(s) and the price(s) paid

5 3 Without prejudice to sub-clauses 5 1 and 5 2, each Company undertakes to indemnify the Bank against any loss through currency or currency unit exchanges, including any loss occasioned by payment of any currency or currency unit premium or through any rule of law requiring judgments or proofs of debt, claims or payment of dividends in administration or liquidation to be in any particular currency or currency unit, which may be suffered by the Bank before the Bank has been paid all amounts due or owing under this Guarantee in the First Currency/Currencies Each Company also agrees to pay interest in accordance with sub-clause 5 2 in respect of any such loss

6 CONTINUING SECURITY

This Guarantee shall continue to bind each of the Companies as a continuing security

notwithstanding that the liabilities of any Company to the Bank may from time to time be reduced to nil and notwithstanding any change in the name, style, constitution or otherwise of any Company

CONCLUSIVE EVIDENCE

A certificate by an official of the Bank as to the Principals' Liabilities or the Secured Obligations shall (save for manifest error) be binding and conclusive on each of the Companies in any legal proceedings both in relation to the existence of the liability and as to the amount thereof

DEALINGS BY THE BANK

The Bank may, without any consent from any Company and without affecting this Guarantee, do all or any of the following

- (a) grant, renew, vary, increase, extend, release or determine any facilities, products or services given or to be given to any Principal or any other person and agree with such Principal or any such person as to the application thereof,
- (b) hold, renew, modify or release or omit to take, perfect, maintain or enforce any security or guarantee or right (including without limitation any right as to the making, collection, allocation or application of recoveries in respect of any security or guarantee) now or hereafter held from or against any Principal or any other person in respect of any of the Principals' Liabilities,
- (c) grant time or indulgence to or settle with or grant any waiver or concession to any Principal or any other person, and/or
- (d) demand or enforce payment from any Company irrespective of whether or not the Bank shall take similar action against any other Company

In relation to each Company, this Guarantee shall not be affected or discharged by anything which would not have discharged or affected it if such Company had been a principal debtor to the Bank. In particular, but without limitation, the Bank may release any Company or other person who has given a guarantee for any of the Principals' Liabilities and may discharge any security held by the Bank as security for the liability of any Principal, Company or other person notwithstanding that any other Company may have a claim for contribution against any such Principal, Company or other person and notwithstanding that any other Company may claim to be subrogated to the Bank's rights under such security

OPENING OR CONTINUANCE OF NEW OR EXISTING ACCOUNTS

The Bank may at any time open and continue any new account(s) or continue any existing account(s) with any Principal and no money paid from time to time into any such new or existing account(s) by or on behalf of that Principal shall be appropriated towards or have the effect of reducing or affecting any of the Principals' Liabilities

If the Bank does not open a new account on the date of discontinuance of this Guarantee in respect of any Principal, it shall nevertheless be treated as if it had done so on such date, and, as from that date all payments made to the Bank in respect of the Principals' Liabilities shall be credited or treated as having been credited to the new account and shall not operate to reduce or affect the amount of the Principals' Liabilities owing at such date

SUSPENSE ACCOUNT

The Bank may at any time place and keep to the credit of a separate or suspense account any money received under or by virtue of this Guarantee for so long and in such manner as the Bank may determine without any obligation to apply the same or any part thereof in or towards the discharge of any of the Principals' Liabilities

In calculating the amount for which any Company may be liable under this Guarantee, the Bank shall not charge interest on so much of the Principals' Liabilities as is equal to the credit balance from time to time on such separate account

Notwithstanding any such payment, in the event of any proceedings relating to any Principal in or analogous to administration, liquidation, composition or arrangement, the Bank may prove for or

claim (as the case may be) and agree to accept any dividend or composition in respect of the whole or any part of the Principals' Liabilities and other sums in the same manner as if such money had not been received

11 **GUARANTEE NOT TO BE AVOIDED BY CERTAIN EVENTS**

- 11 1 (a) No assurance, security or payment which may be avoided or invalidated or for which the Bank may have to account in whole or in part to any person under any applicable law ("**Applicable Law**") of any jurisdiction (including without prejudice to the generality of the foregoing sections 175, 176A, 234, 238, 239, 241, 242, 243, 245, 339, 340, 342 and 423 of the Insolvency Act 1986 and section 754 of the Companies Act 2006) and no release, settlement, discharge, cancellation or arrangement including but not limited to a release, settlement, discharge, cancellation or arrangement of or in relation to this Guarantee, which may have been given or made on the faith of any such assurance, security or payment, shall prejudice or affect the right of the Bank to recover under this Guarantee as if such assurance, security, payment, release, settlement, discharge, cancellation or arrangement (as the case may be) had never been granted, given or made
- (b) Any such release, settlement, discharge, cancellation or arrangement shall, as between the Bank and each of the Companies, be deemed to have been given or made upon the express condition that it shall become and be voidable at the instance of the Bank if the assurance, security or payment on the faith of which it was made or given shall at any time thereafter be avoided or invalidated or be subject to an accounting to any other person under any Applicable Law or otherwise to the intent and so that the Bank shall become and be entitled at any time after any such avoidance, invalidation or accounting to exercise all or any of the rights in this Guarantee expressly conferred upon the Bank and/or all or any other rights which by virtue and as a consequence of this Guarantee the Bank would have been entitled to exercise but for such release, settlement, discharge, cancellation or arrangement
- 11 2 (a) The Bank shall be entitled to retain any security held for the Secured Obligations for a period of two months plus any period during which any assurance, security or payment such as is referred to in sub-clause 11 1(a) may be avoided or invalidated (or such longer period as the Bank shall consider reasonable in the light of the provisions of any Applicable Law) after (as the case may be) the creation of such assurance or security or after the payment of all money and liabilities that are or may become due to the Bank from any Principal notwithstanding any release, settlement, discharge, cancellation or arrangement given or made by the Bank
- (b) If at any time within such period or prior to such repayment, an application shall be presented to a competent Court for an administration order or for an order for the winding-up of any Principal or any Principal shall commence to be wound-up voluntarily or a notice of appointment of or notice of intention to appoint an administrator is issued by or in respect of any Principal (or any step is taken under any Applicable Law which is analogous to any of the foregoing), then the Bank shall be entitled to continue to retain this Guarantee and any such security as is referred to in sub-clause 11 2(a) for and during such further period as the Bank may determine, in which event this Guarantee and such security shall be deemed to have continued to have been held by the Bank as security for the payment to the Bank of all the Secured Obligations (including any sums which the Bank is ordered to repay pursuant to any order of any Court or as a consequence of any Applicable Law)

12 **COMPANIES' CLAIMS**

Until all the Principals' Liabilities shall have been paid or discharged in full, notwithstanding payment in whole or in part of the Secured Obligations or any release, settlement, discharge, cancellation or arrangement falling within sub-clause 11 1(b), none of the Companies shall by virtue of any such payment or by any other means or on any other ground (save as hereinafter provided)

- (a) claim any set-off or counter-claim against any Principal or any other Company in respect of any liability on its part to such Principal or such other Company,
- (b) make any claim or enforce any right against any Principal or any other Company or prove in competition with the Bank in respect of any such claim or right,

- (c) accept any repayment from any Principal or any other Company of any amount owed by any such Principal or such other Company,
- (d) be entitled to claim or have the benefit of any proof against or dividend, composition or payment by any Principal or any other Company in the voluntary arrangement, administration or liquidation of such Principal or such other Company,
- (e) be entitled to claim or have the benefit of any security or guarantee now or hereafter held by the Bank for any of the Principals' Liabilities or to have any share therein, or
- (f) claim or enforce any right of contribution against any surety of any Principal or any other Company,

PROVIDED THAT, in relation to any Company

- (i) sub-clauses 12(a), (b) and (c) shall only apply after the date that demand has been made upon that Company under this Guarantee or after the date of discontinuance (whichever is earlier), and
- (ii) if that Company shall have any right of proof or claim in the voluntary arrangement, administration or liquidation of any Principal or any other Company, it shall, if the Bank so requires, exercise such right of proof or claim on behalf of the Bank and hold any dividend or other money received in respect thereof upon trust for the Bank to the extent of the Secured Obligations and it shall in like manner hold upon trust for the Bank to the extent of the Secured Obligations any money which it may receive or recover from any surety by virtue of any right of contribution and any money which it may receive but should not have received by reason of any of sub-clauses 12(a) to (f) inclusive

13 COMBINATION, CONSOLIDATION, SET-OFF, RESTRICTION ON WITHDRAWALS AND EFFECT OF WINDING-UP ETC.

- 13 1 The Companies jointly and severally agree that, after the Bank has either made demand for payment on any Principal (whether or not any demand shall have been made on any or all of the Companies under this Guarantee) or after any date of discontinuance, the Bank shall (in addition to any general lien, right of set-off or combination or consolidation or other right to which the Bank as bankers may be entitled by law) be entitled to
- (a) combine or consolidate all or any of any Company's then existing current or other accounts with the Bank whether subject to notice or not and whether denominated in Sterling or in any other currency or currency unit (including any account(s) held in the Bank's name with any designation which includes any Company's name) with any Company's liability to the Bank under this Guarantee; and/or
 - (b) set-off the liability of any Company under this Guarantee against any money standing to the credit of any one or more of such accounts
- 13 2 After such demand or discontinuance, the Companies shall not, without the Bank's prior written consent, mortgage, charge, dispose of or otherwise deal with any such credit balances or any part thereof (or agree to do any such thing), nor shall any Company be entitled to make withdrawals from such account or accounts, nor shall such credit balances in any circumstances become repayable to any Company, until all the Secured Obligations shall have been paid and discharged in full. If the Bank does agree to any withdrawal, such agreement shall not be deemed to be a waiver of the Bank's rights as regards the balance of such credit balances nor shall it invalidate or adversely affect any demand made under this Guarantee prior to such agreement
- 13 3 In the case of all accounts (whether denominated in Sterling or in any other currency or currency unit) the Bank may at any time and from time to time elect to convert all or any of such accounts (in whole or in part) into the currency or currency unit or the currencies or currency units of the Secured Obligations. The Bank may take any such action as may be necessary for this purpose, including without limitation opening additional accounts. The rate of exchange shall be the Bank's spot rate for selling the currency or currency unit or the currencies or currency units of the Secured

Obligations for the currency or currency unit or the currencies or currency units of the money standing to the credit of such account(s) prevailing at or about 11 00 a.m. on the date the Bank exercises its right of set-off.

13 4 Notwithstanding clause 2 2, in the event of

- (a) any Company going into liquidation, whether voluntary or compulsory,
- (b) a receiver being appointed of the whole or any part of the undertaking, property or assets of any Company,
- (c) an application for the appointment of an administrator of any Company being presented,
- (d) a voluntary arrangement being approved in relation to any Company, or
- (e) a notice of appointment of or notice of intention to appoint an administrator is issued by or in respect of any Company,

the Secured Obligations shall be deemed to have become presently due and payable without demand or further demand immediately before the making of the interim order or the presentation of the petition or application or the passing of the resolution for such winding up or administration or the issuing of the notice of appointment of or notice of intention to appoint such administrator or the appointment of such receiver or the approval of such voluntary arrangement

13 5 The Bank shall not be liable for any loss occasioned to any of the Companies by reason of the exercise of the Bank's powers under this Guarantee including, without limitation, any loss of interest occasioned by any deposit being terminated without due notice or before its maturity

14 **SECURITY HELD BY THE COMPANIES**

14 1 Each Company confirms that it has not taken and undertakes that it will not take any security from any Principal or any other Company without the prior written consent of the Bank

14 2 Without prejudice to sub-clause 14 1, any security now or hereafter held by or for any of the Companies from any Principal or any other Company shall be held in trust for the Bank as security for the Secured Obligations and upon request by the Bank such Company shall forthwith deposit such security with the Bank or assign the same to the Bank and/or do whatever else the Bank may consider necessary or desirable in order to permit the Bank to benefit from such security to the extent of the Secured Obligations

15 **OTHER SECURITIES OR RIGHTS**

15 1 This Guarantee is in addition to and is not to prejudice or be prejudiced by any other guarantee or security or other rights which is or are now or may hereafter be held by the Bank for or in relation to the Secured Obligations, whether from any of the Companies or otherwise, nor shall any recoveries, or arrangements for allocation or application of the same, pursuant to any other guarantee or security or rights relating to the Secured Obligations affect the Bank's right to claim payment under this Guarantee

15 2 It shall not be necessary for the Bank before claiming payment under this Guarantee to resort to or seek to enforce any other guarantee or security or other rights whether from or against any Company or any other person

15 3 It is hereby agreed that it shall not be a condition precedent or subsequent to this Guarantee that the Bank shall take any security from any Principal, Company or any surety or any guarantee from any intended surety, nor shall the liability of any of the Companies under this Guarantee be affected by any failure by the Bank to take any such security or guarantee or by the illegality, inadequacy or invalidity of any such security or guarantee

16 **PAYMENTS FREE FROM DEDUCTION**

All payments to be made under this Guarantee shall be made without set-off or counterclaim and shall be made free and clear of, and without deduction for, any taxes, levies, imposts, duties, charges, fees or withholdings of any nature now or hereafter imposed by any governmental authority in any jurisdiction or any political subdivision or taxing authority thereof or therein provided that if

any Company is compelled by law to deduct or withhold any such amounts, such Company shall simultaneously pay to the Bank such additional amount as shall result in the payment to the Bank of the full amount which would have been received but for such deduction or withholding

17 **PAYMENTS**

17 1 If at any time the currency in which all or any part of the Secured Obligations are denominated is or is due to be or has been converted into the euro or any other currency as a result of a change in law or by agreement between the Bank and the relevant obligor, then the Bank may in its sole discretion direct that all or any of the Secured Obligations shall be paid in the euro or such other currency or currency unit

17 2 The Bank may apply, allocate or appropriate the whole or any part of any payment made by any Company or any money received by the Bank under any guarantee, indemnity or third party security or from any liquidator, receiver or administrator of any Company to such part or parts of the Secured Obligations (or as the Bank may otherwise be entitled to apply, allocate or appropriate such money) as the Bank may in its sole discretion think fit to the entire exclusion of any right of any Company to so do

18 **UNLAWFULNESS, PARTIAL INVALIDITY**

18 1 If (but for this sub-clause 18 1) it would for any reason be unlawful for any Company to guarantee any particular liability of a Principal to the Bank, then (notwithstanding anything herein contained) the Guarantee given by such Company shall not (to the extent that it would be so unlawful) extend to such liability but without in any way limiting the scope or effectiveness of that Guarantee as regards the rest of the Principals' Liabilities or the Guarantee given by any other Company

18 2 Each of the provisions in this Guarantee shall be severable and distinct from one another and if at any time any one or more of such provisions is or becomes invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby

19 **NON-MERGER ETC.**

Nothing herein contained shall operate so as to merge or otherwise prejudice or affect any bill, note, guarantee, mortgage or other security or any contractual or other right which the Bank may at any time have for any of the Secured Obligations or any right or remedy of the Bank thereunder. Any receipt, release or discharge of the security provided by, or of any liability arising under, this Guarantee shall not release or discharge the Companies from any liability to the Bank for the same or any other money which may exist independently of this Guarantee, nor shall it release or discharge the Companies from any liability to the Bank under the indemnity contained in clause 4

20 **ACCESSION AND RELEASE**

20 1 If the Companies and the Bank and any other company or companies agreeing to become a party to this Guarantee shall execute a deed in the form or substantially in the form set out in schedule 2, such other company or companies being listed in Part II of the schedule to such deed shall thenceforth be included as one of the Companies for all the purposes of this Guarantee

20 2 If the Companies and the Bank shall execute a deed in the form or substantially in the form set out in schedule 3, the Company or Companies listed in Part II of the schedule to such deed shall thenceforth cease to be included as one of the Companies for all the purposes of this Guarantee

21 **POWER OF ATTORNEY**

Each of the Companies (other than the Attorney) hereby irrevocably appoints the Attorney and its substitutes jointly and also severally to be its attorney for it and in its name and as its act and deed or otherwise to execute any such deed as is mentioned in clause 20 with such variations as the Attorney in its absolute and unfettered discretion shall think fit and to execute and do all such other deeds, acts and things as the Attorney may consider necessary or expedient in connection therewith and each of the Companies hereby agrees to ratify and confirm anything executed or done or purported to be executed or done by the attorney in its name

22 **TRANSFERS BY THE BANK OR THE COMPANIES**

- 22 1 The Bank may freely and separately assign or transfer any of its rights under this Guarantee or otherwise grant an interest in any such rights to any person or persons. On request by the Bank, each Company shall immediately execute and deliver to the Bank any form of instrument required by the Bank to confirm or facilitate any such assignment or transfer.
- 22 2 None of the Companies shall assign or transfer any of its rights or obligations under this Guarantee or enter into any transaction or arrangement which would result in any of those rights or obligations passing to or being held in trust for or for the benefit of another person.

23 **RESTRICTION ON LIABILITY OF THE BANK**

Except to the extent that any such exclusion is prohibited or rendered invalid by law, neither the Bank nor its employees and agents shall

- (a) be under any duty of care or other obligation of whatsoever description to any of the Companies in relation to or in connection with the exercise of any right conferred upon the Bank, or
- (b) be under any liability to any of the Companies as a result of, or in consequence of, the exercise, or attempted or purported exercise, or failure to exercise, any of the Bank's rights under this Guarantee

24 **NOTICES AND DEMANDS**

- 24 1 Without prejudice to clause 1 2(d) any notice or demand by the Bank to or on any Company shall be deemed to have been sufficiently given or made if sent to that Company
- (a) by hand or prepaid letter post to its registered office or its address stated herein or its address last known to the Bank, or
 - (b) by facsimile to the last known facsimile number relating to any such address or office
- 24 2 Without prejudice to clause 1 2(d) any such notice or demand given or made under sub-clause 24 1 shall be deemed to have been served on that Company
- (a) at the time of delivery to the address referred to in sub-clause 24 1(a), if sent by hand,
 - (b) at the earlier of the time of delivery or 10 00 a.m. on the day after posting (or, if the day after posting be a Sunday or any other day upon which no delivery of letters is scheduled to be made, at the earlier of the time of delivery or 10 00 a.m. on the next succeeding day on which delivery of letters is scheduled to be made), if sent by prepaid letter post,
 - (c) at the time of transmission, if sent by facsimile (and a facsimile shall be deemed to have been transmitted if it appears to the sender to have been transmitted from a machine which is apparently in working order), or
 - (d) on the expiry of 72 hours from the time of despatch, in any other case
- 24 3 Service of any claim form may be made on any Company in the manner described in sub-clause 24 1(a), in the event of a claim being issued in relation to this Guarantee, and shall be deemed to constitute good service
- 24 4 In order to be valid
- (a) a Notice of Discontinuance must be actually received by the Bank at the address of its branch, office or department mentioned under its name on the first page of this Guarantee (or such other address as the Bank may notify to the Attorney in writing for this purpose),
 - (b) where the Bank administers a facility, product or service to any Principal from or at a branch, office or department other than one located at the address mentioned in sub-clause 24 4(a), for a Notice of Discontinuance to be valid in respect of such facility, product or service, a copy must also be received at the address of such other branch, office or department (or, if there is more than one such branch, office or department, at the address of all of them) PROVIDED THAT, in any event, each such other branch, office or department

shall be deemed to have received a copy of the Notice of Discontinuance no later than thirty days after the date of its receipt at the address mentioned in sub-clause 24 4(a), and

- (c) the Notice of Discontinuance (or copy, where sub-clause 24 4(b) applies) must be contained in an envelope addressed as described in this clause and such envelope must not contain any other documentation other than the Notice of Discontinuance (or such copy) Any envelope must also be marked for the attention of such official (if any) as the Bank may for the time being have notified to the Attorney in writing

A Notice of Discontinuance shall not become effective until the first working day after receipt (or deemed receipt) of the Notice of Discontinuance (or copy where clause 24 4(b) applies)

25 **MISCELLANEOUS**

- 25 1 Any amendment of or supplement to any part of this Guarantee shall only be effective and binding on the Bank and the Companies if made in writing and signed by both the Bank and the Companies References to this Guarantee include each such amendment and supplement
- 25 2 The Companies and the Bank shall from time to time amend the provisions of this Guarantee if the Bank notifies the Companies that any amendments are required to ensure that this Guarantee reflects the market practice at the relevant time following the introduction or extension of economic and monetary union and/or the euro in all or any part of the European Union
- 25 3 The Companies and the Bank agree that the occurrence or non-occurrence of European economic and monetary union, any event or events associated with European economic and monetary union and/or the introduction of any new currency in all or any part of the European Union shall not result in the discharge, cancellation, rescission or termination in whole or in part of this Guarantee or give any party to this Guarantee the right to cancel, rescind, terminate or vary this Guarantee in whole or in part
- 25 4 Any waiver, consent, receipt, settlement or release given by the Bank in relation to this Guarantee shall only be effective if given in writing and then only for the purpose for and upon any terms on which it is given
- 25 5 For the purpose of exercising, assigning, transferring or granting any interest in its rights under this Guarantee, the Bank may disclose to any person any information relating to the Companies which the Bank has at any time
- 25 6 Any change in the constitution of the Bank or its absorption of or amalgamation with any other person shall not in any way prejudice or affect its or their rights hereunder and the expression the Bank shall include any such other person
- 25 7 The Bank shall be entitled to debit any of the accounts of any of the Companies for the time being with the Bank with any sum falling due to the Bank hereunder
- 25 8 This document shall at all times be the property of the Bank

26 **NO RELIANCE ON THE BANK**

- (a) Each Company acknowledges to and agrees with the Bank that, in entering into this Guarantee
 - (i) it has not relied on any oral or written statement, representation, advice, opinion or information made or given to the Companies or any of them in good faith by the Bank or anybody on the Bank's behalf and the Bank shall have no liability to it if it has in fact so done,
 - (ii) it has made, independently of the Bank, its own assessment of the viability and profitability of any purchase, project or purpose for which each Principal has incurred the Principals' Liabilities and the Bank shall have no liability to it if in fact it has not so done,
 - (iii) there are no arrangements, collateral or relating to this Guarantee, which have not been recorded in writing and signed by it and on behalf of the Bank, or

- (iv) it has made, without reliance on the Bank, its own independent investigation of each Principal and its affairs and financial condition and of any other relevant person and assessment of the creditworthiness of each Principal or any other relevant person and the Bank shall have no liability to it if in fact it has not so done
- (b) Each Company agrees with the Bank that the Bank did not have prior to the date of this Guarantee, does not have and shall not have any duty to it
 - (i) in respect of the application by any Principal of the money hereby guaranteed,
 - (ii) in respect of the effectiveness, appropriateness or adequacy of the security constituted by this Guarantee or of any other security for the Principals' Liabilities, or
 - (iii) to provide it with any information relating to any other Company or any other relevant person
- (c) Each Company agrees with the Bank that the validity and enforceability of this Guarantee and the recoverability of the Secured Obligations shall not be affected or impaired by
 - (i) any other security or any guarantee taken by the Bank from it or any third party,
 - (ii) any such other security or guarantee proving to be inadequate,
 - (iii) the failure of the Bank to take, perfect or enforce any such other security or guarantee, or
 - (iv) the release by the Bank of any such other security or guarantee
- (d) Each Company agrees with the Bank for itself and as trustee for its officials, employees and agents that neither the Bank nor its officials, employees or agents shall have any liability to it in respect of any act or omission by the Bank, its officials, employees or agents done or made in good faith

27 **OTHER SIGNATORIES NOT BOUND, ETC.**

Each of the Companies agrees and consents to be bound by this Guarantee notwithstanding that any other or others of them which were intended to execute or be bound hereby or by any deed intended to be completed and delivered pursuant to clause 20 may not do so or be effectually bound hereby or by such deed for any reason, cause or circumstances whatsoever and this Guarantee shall be deemed to constitute a separate and independent guarantee by each of the Companies. None of such guarantees which is otherwise valid shall be avoided or invalidated by reason of one or more of the several guarantees intended to be hereby established being invalid or unenforceable

28 **COUNTERPARTS**

This Guarantee may be executed as a deed in any number of counterparts all of which taken together shall constitute one and the same instrument. Any party to this Guarantee may enter into it by executing any such counterpart

29 **LAW AND JURISDICTION**

- 29 1 This Guarantee and any dispute (whether contractual or non-contractual, including, without limitation, claims in tort, for breach of statutory duty or on any other basis) arising out of or in connection with it or its subject matter ("**Dispute**") shall be governed by and construed in accordance with the law of England and Wales
- 29 2 The parties to this Guarantee irrevocably agree, for the sole benefit of the Bank, that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any Dispute. Nothing in this clause shall limit the right of the Bank to take proceedings against any of the Companies in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction

IN WITNESS whereof the Companies have executed this Guarantee as a Deed and have delivered it upon its being dated

Schedule 1**Part I - The Attorney**

Name	Registered Number	Registered Office
Eagle One Limited	01702241	Palatine House Matford Court Exeter Devon EX2 8NL

Part II - The Other Companies

Name	Registered Number	Registered Office
Eagle One Homes Limited	01965376	Palatine House Matford Court Exeter Devon EX2 8NL
Eagle One MMVI Limited	05997053	Palatine House Matford Court Exeter Devon EX2 8NL
Lone Eagle Retail Limited	04252332	Palatine House Matford Court Exeter Devon EX2 8NL
Lone Eagle Properties Limited	04466922	Palatine House Matford Court Exeter Devon EX2 8NL
Lone Eagle Estates Limited	04429047	Palatine House Matford Court Exeter Devon EX2 8NL
EGMC Limited	06907829	Palatine House Matford Court Exeter Devon EX2 8NL
Eagle One Retail Limited	03648655	Palatine House

Matford Court
Exeter
Devon
EX2 8NL

Shield Retail Centre (Man Co) Limited

03648695

Palatine House
Matford Court
Exeter
Devon
EX2 8NL

Schedule 2
(Deed referred to in sub-clause 20.1)

THIS DEED OF ACCESSION is made on the day of .

BETWEEN

- (1) **THE SEVERAL COMPANIES AND/OR LIMITED LIABILITY PARTNERSHIPS** specified in Part I of the schedule hereto (the "**Existing Companies**"),
- (2) **THE COMPANY/LIMITED LIABILITY PARTNERSHIP [COMPANIES/LIMITED LIABILITY PARTNERSHIPS]** specified in Part II of the schedule hereto (the "**Further Company [Companies]**"), and
- (3) **LLOYDS TSB BANK plc** (the "**Bank**")

SUPPLEMENTAL to an Omnibus Guarantee Agreement dated [as supplemented by deeds dated and] and now operative between the Existing Companies and the Bank (the said Omnibus Guarantee Agreement [as so supplemented] is hereinafter referred to as the "**Principal Deed**")

NOW THIS DEED WITNESSETH as follows

- 1 In so far as the context admits expressions defined in the Principal Deed shall bear the same respective meanings herein
- 2 The parties hereto hereby agree that the Further Company [Companies] shall be included within the expressions Companies and Principal for all the purposes of the Principal Deed so that (without prejudice to the generality of the foregoing)
- 2 1 [the] [each] Further Company hereby covenants with and guarantees to the Bank to pay or discharge to the Bank in the currency or respective currencies thereof on demand by the Bank
 - 2 1 1 all money and liabilities whether actual or contingent (including further advances made hereafter by the Bank) now or at any time hereafter due, owing or incurred from or by any one or more of the Existing Companies [and any other Further Company] to the Bank anywhere or for which any one or more of the Existing Companies [and any Further Company] may be or become liable to the Bank in any manner whatsoever without limitation (and (in any case) whether alone or jointly with any other person and in whatever style, name or form and whether as principal or surety and notwithstanding that the same may at any earlier time have been due, owing or incurred to some other person and have subsequently become due, owing or incurred to the Bank as a result of a transfer, assignment, assignation or other transaction or by operation of law) including (without prejudice to the generality of the foregoing)
 - (a) in the case of the liquidation, administration or dissolution of any such Existing Company [or Further Company], all money and liabilities (whether actual or contingent) which would at any time have been due, owing or incurred to the Bank by such Existing Company [or Further Company] if such liquidation, administration or dissolution had commenced on the date of discontinuance and notwithstanding such liquidation, administration or dissolution, and
 - (b) in the event of the discontinuance of this Guarantee in respect of any Existing Company [or any Further Company], all cheques, drafts or other orders or receipts for money signed, bills accepted, promissory notes made and negotiable instruments or securities drawn by or for the account of such Existing Company [or

Further Company] on the Bank or its agents and purporting to be dated on or before the date of discontinuance, although presented to or paid by the Bank or its agents after the date of discontinuance and all liabilities of such Existing Company [or Further Company] to the Bank at such date whether actual or contingent and whether payable forthwith or at some future time or times and also all credits then established by the Bank for such Existing Company [or Further Company],

2 1 2 interest on all such money and liabilities to the date of payment at such rate or rates as may from time to time be agreed between the Bank and the Existing Companies [and the Further [Company]][Companies]] or, in the absence of such agreement, at the rate, in the case of any amount denominated in Sterling, of two percentage points per annum above the Bank's base rate for the time being in force (or its equivalent or substitute rate for the time being) or, in the case of an amount denominated in any currency or currency unit other than Sterling, at the rate of two percentage points per annum above the cost to the Bank (as conclusively determined by the Bank) of funding sums comparable to and in the currency or currency unit of such amount in the London Interbank Market (or such other market as the Bank may select) for such consecutive periods (including overnight deposits) as the Bank may in its absolute discretion from time to time select, and

2 1 3 commission and other banking charges and legal, administrative and other costs, charges and expenses (on a full and unqualified indemnity basis) incurred by the Bank in enforcing or endeavouring to enforce payment of such money and liabilities whether by any [Existing Company] [or Further Company] or others and in relation to the preparing, preserving, defending or enforcing of any security held by or offered to the Bank for such money and liabilities together with interest computed as provided in paragraph 2 1 2 above on each such sum from the date that the same was incurred or fell due,

PROVIDED THAT the liability of the Further [Company] [Companies] under the Guarantee may be determined in the manner (and with the consequences) set out in clause 2 of the Principal Deed,

2 2 each of the Existing Companies hereby covenants with and guarantees to the Bank to pay or discharge to the Bank in the currency or respective currencies on demand by the Bank

2 2 1 all money and liabilities whether actual or contingent (including further advances made hereafter by the Bank) now or at any time hereafter due, owing or incurred from or by [the Further Company] [any one or more of the Further Companies] to the Bank anywhere [or for which [the Further Company] [any one or more of the Further Companies] may become liable to the Bank in any manner whatsoever without limitation (and in any case whether alone or jointly with any other person and in whatever style, name or form and whether as principal or surety and notwithstanding that the same may at any earlier time have been due, owing or incurred to some other person and have subsequently become due, owing or incurred to the Bank as a result of a transfer, assignment, assignation or other transaction or by operation of law) including (without prejudice to the generality of the foregoing)

(a) in the case of the liquidation, administration or dissolution of [the] [such] Further Company, all money and liabilities (whether actual or contingent) which would at any time have been due, owing or incurred to the Bank by [the] [such] Further Company if such liquidation, administration or dissolution had commenced on the date of discontinuance and notwithstanding such liquidation, administration or dissolution, and

(b) in the event of the discontinuance of this Guarantee in respect of [the] [such] Further Company, all cheques, drafts or other orders or receipts for money signed, bills accepted, promissory notes made and negotiable instruments or securities drawn by or for the account of [the] [such] Further Company on the Bank or its agents and purporting to be dated on or before the date of discontinuance, although presented to or paid by the Bank or its agents after the date of discontinuance, and

all liabilities of [the] [such] Further Company to the Bank at such date whether actual or contingent and whether payable forthwith or at some future time or times and also all credits then established by the Bank for [the] [such] Further Company,

- 2 2 2 interest on all such money and liabilities to the date of payment at such rate or rates as may from time to time be agreed between the Bank and [the] [such] [Further Company] or, in the absence of such agreement, at the rate, in the case of any amount denominated in Sterling, of two percentage points per annum above the Bank's base rate for the time being in force (or its equivalent or substitute rate for the time being) or, in the case of an amount denominated in any currency or currency unit other than Sterling, at the rate of two percentage points per annum above the cost to the Bank (as conclusively determined by the Bank) of funding sums comparable to and in the currency or currency unit of such amount in the London Interbank Market (or such other market as the Bank may select) for such consecutive periods (including overnight deposits) as the Bank may in its absolute discretion from time to time select, and
- 2 2 3 commission and other banking charges and legal and other costs, charges and expenses (on a full and unqualified indemnity basis) incurred by the Bank in enforcing or endeavouring to enforce payment of such money and liabilities whether by any Existing Company or [the][such] Further Company or others and in relation to preparing, preserving, defending or enforcing any security held by or offered to the Bank for such money and liabilities together with interest computed as provided in paragraph 2.2 2 above on each such sum from the date that the same was incurred or fell due,

PROVIDED THAT the liability of each Existing Company under the Guarantee may be determined in the manner (and with the consequences) set out in clause 2 of the Principal Deed

- 2 3 the Further [Company] [Companies] and the Existing Companies jointly and severally agree that after the Bank has either made demand for payment on any Existing Company or any Further Company (whether or not any demand shall have been made on any or all of the Companies under the Principal Deed or this Deed of Accession) or after the date of discontinuance, the Bank shall (in addition to any general lien, right of set-off or combination or consolidation or other right to which the Bank as bankers may be entitled by law) be entitled to
- (a) combine or consolidate all or any of the then existing current or other accounts of the Further [Company] [Companies] and the Existing Companies or any of them with the Bank whether subject to notice or not and whether denominated in Sterling or in any other currency or currency unit (including any accounts held in the Bank's name with any designation which includes the name of the Further [Company] [Companies] and the Existing Companies or any of them) with all or any liabilities of the Further [Company] [Companies] and the Existing Companies or any of them to the Bank (whether such liabilities be actual or contingent primary or collateral and several or joint and whether such accounts or liabilities be denominated in Sterling and/or in a currency or currency unit or currencies or currency units other than Sterling) and/or
- (b) set-off or transfer any sum or sums standing to the credit of any one or more of such accounts in or towards satisfaction of any of the liabilities of the Further [Company] [Companies] and Existing Companies or any of them to the Bank on any other account or in any other respect whether such liabilities be actual or contingent primary or collateral and several or joint and whether such accounts or liabilities be denominated in Sterling and/or in a currency or currency unit or currencies or currency units other than Sterling
- 3 ALL the covenants provisions and powers contained in or subsisting under the Principal Deed (except the covenants for payment and discharge of the moneys and liabilities thereby secured contained in clause 2 thereof, but including, without limitation, the power of attorney contained in clause 21 thereof) shall be applicable for defining and enforcing the rights of the parties under the guarantees hereby provided as if [the] [each] Further Company had been one of the Companies

parties to the Principal Deed

- 4 This deed may be executed in any number of counterparts all of which taken together shall constitute one and the same instrument Any party to this deed may enter into it by executing any such counterpart

IN WITNESS whereof this deed has been executed by the Existing Companies and the Further [Company] [Companies] and has been delivered upon its being dated, in the case of the Existing Companies other than the Attorney, for and on its behalf by the Attorney pursuant to a power of attorney contained in the Principal Deed and a resolution of the board of directors of the Attorney dated

The Schedule**Part I - The Existing Companies**

<u>Name</u>	<u>Registered Number</u>	<u>Registered Office</u>
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Part II - The Further [Company] [Companies]

<u>Name</u>	<u>Registered Number</u>	<u>Registered Office</u>
-------------	--------------------------	--------------------------

SIGNED as a deed by [the Further Company] acting by its

Director	(insert full name)	Director/Secretary*	(insert full name)
----------	--------------------	---------------------	--------------------

(signature)	(signature)
-------------	-------------

in the presence of

Witness

(name)

(signature)

Address

Occupation

SIGNED as a deed by Eagle One Limited acting by its

Director	(insert full name)	Director/Secretary*	(insert full name)
----------	--------------------	---------------------	--------------------

(signature)	(signature)
-------------	-------------

in the presence of

Witness

(name)

(signature)

Address

Occupation

SIGNED as a deed by the Existing Companies other than Eagle One Limited acting by Eagle One Limited
their duly authorised attorney acting by its

Director	(insert full name)	Director/Secretary*	(insert full name)
----------	--------------------	---------------------	--------------------

(signature)	(signature)
-------------	-------------

in the presence of

Witness

(name)

(signature)

Address

Occupation

* Delete as applicable

End of schedule 2

Schedule 3
(Deed referred to in sub-clause 20.2)

THIS DEED OF RELEASE is made the day of

BETWEEN

- (1) **THE SEVERAL COMPANIES AND/OR LIMITED LIABILITY PARTNERSHIPS** specified in Part I of the schedule hereto (the "**Existing Companies**"),
- (2) **THE COMPANY /LIMITED LIABILITY PARTNERSHIP [COMPANIES/LIMITED LIABILITY PARTNERSHIPS]** specified in Part II of the schedule hereto (the "**Released Company [Companies]**"), and
- (3) **LLOYDS TSB BANK plc** (the "**Bank**")

SUPPLEMENTAL to an Omnibus Guarantee Agreement dated [as supplemented by deeds dated and] and now operative between the Existing Companies and [the Released Company [Companies] and the Bank (the said Omnibus Guarantee Agreement [as so supplemented] is hereinafter referred to as the "**Principal Deed**")

NOW THIS DEED WITNESSETH as follows

- 1 In so far as the context admits expressions defined in the Principal Deed shall bear the same respective meanings herein
- 2 The parties hereto hereby agree that the Released [Company] [Companies] shall henceforth, subject to the provisions of clause 11 of the Principal Deed, cease to be included within the expressions Companies and Principal for all the purposes of the Principal Deed. The expression "Continuing Companies" shall mean the Existing Companies specified in Part I of this Schedule excluding the Released Companies specified in Part II of this Schedule
- 3 Subject to the provisions of clause 11 of the Principal Deed, in further pursuance of the said agreement the Bank hereby releases
 - 3 1 the Released [Company] [Companies] from each and every one of its covenants and obligations (whether actual or contingent) given or owing and the rights granted to the Bank under the Principal Deed PROVIDED THAT the Released [Company] [Companies] shall not be released from any covenant or obligation which exists or would have existed independently of the Principal Deed nor shall this deed operate as a release of any covenants or obligations to the Bank or any rights granted to the Bank otherwise than by the Principal Deed,
 - 3 2 the Continuing Companies from each and every one of their covenants and obligations (whether actual or contingent) given or owing and the rights granted to the Bank under the guarantees given by each of them under the Principal Deed but only in so far as such guarantees are given for the money and liabilities, interest and other sums now or at any time hereafter due, owing or incurred from or by the Released [Company] [Companies] to the Bank, and
 - 3 3 the Continuing Companies from the other rights granted by them to the Bank under the Principal Deed but only in so far as such rights relate solely to the money and liabilities, interest and other sums due owing or incurred from or by the Released [Company] [Companies] to the Bank
- 4 Save as expressly otherwise provided by clauses 2 and 3 the covenants and obligations (whether actual or contingent) given or owing and the other rights granted to the Bank by the Principal Deed shall continue in full force

- 5 Without prejudice to clause 27 of the Principal Deed, the Continuing Companies have executed this deed to indicate their consent to the terms hereof and to confirm their agreement that notwithstanding the releases herein contained the Principal Deed shall (save only as expressly herein provided) continue in full force and effect notwithstanding any fluctuation in the amounts from time to time guaranteed thereby or subject thereto or the existence at any time of any credit balance on any current or other account
- 6 This deed may be executed in any number of counterparts all of which taken together shall constitute one and the same instrument Any party to this deed may enter into this deed by executing any such counterpart

IN WITNESS whereof the Bank and the Continuing Companies have executed this deed and have delivered it upon its being dated, in the case of the Continuing Companies other than the Attorney, for and on their behalf by the Attorney pursuant to a power of attorney contained in the Principal Deed and a resolution of the board of directors of the Attorney dated

The Schedule**Part I - The Existing Companies**

<u>Name</u>	<u>Registered Number</u>	<u>Registered Office</u>
-------------	--------------------------	--------------------------

Part II - The Released [Company] [Companies]

<u>Name</u>	<u>Registered Number</u>	<u>Registered Office</u>
-------------	--------------------------	--------------------------

SIGNED and delivered as a deed as attorney for and on behalf of Lloyds TSB Bank plc by

(insert full name of person appointed to exercise the power of attorney)

(signature)

in the presence of

Witness

(name)

(signature)

Address

Occupation.

SIGNED as a deed by Eagle One Limited acting by its

Director

(insert full name)

Director/Secretary*

(insert full name)

(signature)

(signature)

in the presence of

Witness

(name)

(signature)

Address

Occupation

SIGNED as a deed by the Existing Companies other than Eagle One Limited acting by Eagle One Limited their duly authorised attorney acting by its

Director

(insert full name)

Director/Secretary*

(insert full name)

(signature)

(signature)

in the presence of

Witness

(name)

(signature)

Address

Occupation

* Delete as applicable

SIGNED as a deed by Eagle One Limited acting by its

Paul Gooner

... (insert full name)

Director

Director/Secretary*

.. (insert full name)

(signature)

in the presence of
Witness:

Tom Cohen

... (name)

... (signature)

Address:

*Bona Beach Up
& Temple Way*

Occupation

*Sp. 1701
Sauri Tok*

SIGNED as a deed by Eagle One Homes Limited acting by its

Paul Gooner

... (insert full name)

Director

Director

(insert full name)

(signature)

in the presence of
Witness:

Tom Cohen

(name)

(signature)

Address:

*Bona Beach Up
& Temple Way*

Occupation

*Sp. 1701
Sauri Tok*

SIGNED as a deed by Eagle One MMVI Limited acting by its

Paul Gooner

... (insert full name)

Director

Director

.. (insert full name)

.. (signature)

in the presence of
Witness:

Tom Cohen

... (name)

... (signature)

Address

*Bona Beach Up
& Temple Way*

Occupation:

*Sp. 1701
Sauri Tok*

SIGNED as a deed by Lone Eagle Retail Limited acting by its.

Paul Goulet (insert full name) (insert full name)
 Director (signature)
 in the presence of
 Witness. *Tom Caplan* .. (name)
 (signature)
 Address *Box 100000*
3 Temple Ave
 Occupation: *Director*

SIGNED as a deed by Lone Eagle Properties Limited acting by its

Paul Goulet (insert full name) (insert full name)
 Director (signature)
 in the presence of
 Witness *Tom Caplan* .. (name)
 (signature)
 Address *Box 100000*
3 Temple Ave
 Occupation *Director*

SIGNED as a deed by Lone Eagle Estates Limited acting by its

Paul Goulet (insert full name) (insert full name)
 Director (signature)
 in the presence of
 Witness *Tom Caplan* .. (name)
 (signature)
 Address *Box 100000*
3 Temple Ave
 Occupation *Director*

SIGNED as a deed by EGMC Limited acting by its

Paul Goulet (insert full name) (insert full name)
 Director (signature)

in the presence of
Witness

Tom Cohen

(name)

.. (signature)

Address

Baro Parkes Ltd.
3 Temple Quay
Bristol

Occupation

Director

SIGNED as a deed by Eagle One Retail Limited acting by its:

Paul Gowers

.. (insert full name)

.. (insert full name)

Director

Director

.. (signature)

in the presence of
Witness

Tom Cohen

(name)

(signature)

Address

Baro Parkes Ltd.
3 Temple Quay
Bristol

Occupation

Director

SIGNED as a deed by Shield Retail Centre (Man Co) Limited acting by its

Paul Gowers

.. (insert full name)

.. (insert full name)

Director

Director

.. (signature)

in the presence of
Witness

Tom Cohen

(name)

.. (signature)

Address

Baro Parkes Ltd.
3 Temple Quay
Bristol

Occupation

Director

* Delete as applicable

Ref OG 20110616

[To be completed on Company's headed paper]

Secretary's / Director's* Certificate

[Date]

To
Lloyds TSB Bank plc
WBM Lloyds Securities,
5th Floor,
110 St Vincent Street,
Glasgow,
G2 5ER
fao

Dear Sirs

In this Certificate

the "**Bank**" means Lloyds TSB Bank plc
the "**Company**" means Eagle One Limited (Company No 01702241)
the "**Security**" means the Omnibus Guarantee ("**OG**") between the Company and various other companies (together the "**Companies**") and the Bank. The OG provides for each of the Companies to guarantee all monies and liabilities at any time due owing or incurred from or by each of the other Companies to the Bank

I, the undersigned, being the company secretary/director* of the Company confirm that, at a meeting of the board, duly convened and held on 201 at which a quorum was present, the following resolutions were duly passed, in relation to the Security which the Company intends to enter into

"It is in the commercial interest of, and would promote the success of the Company for the benefit of its members as a whole, to enter into the Security "

"In accordance with Section 74(4) of the Law of Property Act 1925 and all other powers thereto enabling the Company, any two Directors or a Director and the Company Secretary are hereby appointed to execute and deliver any deed or document on behalf of the Company which the Company itself is authorised to execute and deliver under the power of attorney contained in the Security and/or any supplemental deed to the Security which may hereafter be executed "

"The Security be approved, and accordingly be executed and delivered to the Bank, on behalf of the Company "

I further confirm that

- 1 The Security in the form approved by the board has been duly executed by the Company (subject only to dating, if it has not already been dated) in accordance with the above resolutions and in accordance with the Memorandum and Articles of Association of the Company
- 2 The Security referred to in the above resolutions is the same as the Security referred to in this Certificate, and, as executed (subject to dating, if it has not already been dated), either accompanies this Certificate or has been or is to be provided separately to the Bank by me or on my behalf
- 3 The Bank is authorised to date the Security if it has not already been dated, and otherwise to treat the Security as duly delivered, at such time as the Bank decides

Yours faithfully

[insert name of Company Secretary / Director]
Company Secretary / Director*

[To be completed on Company's headed paper]

Secretary's / Director's* Certificate

[Date]

To
Lloyds TSB Bank plc
WBM Lloyds Securities,
5th Floor,
110 St Vincent Street,
Glasgow,
G2 5ER
fao

Dear Sirs

In this Certificate

the " Bank "	means Lloyds TSB Bank plc
the " Company "	means Eagle One Homes Limited (Company No 01965376)
the " Security "	means the Omnibus Guarantee (" OG ") between the Company and various other companies (together the " Companies ") and the Bank. The OG provides for each of the Companies to guarantee all monies and liabilities at any time due owing or incurred from or by each of the other Companies to the Bank

I, the undersigned, being the company secretary/director* of the Company confirm that, at a meeting of the board, duly convened and held on 201 at which a quorum was present, the following resolutions were duly passed, in relation to the Security which the Company intends to enter into

"It is in the commercial interest of, and would promote the success of the Company for the benefit of its members as a whole, to enter into the Security "

"The Security be approved, and accordingly be executed and delivered to the Bank, on behalf of the Company "

I further confirm that

- 1 The Security in the form approved by the board has been duly executed by the Company (subject only to dating, if it has not already been dated) in accordance with the above resolutions and in accordance with the Memorandum and Articles of Association of the Company
- 2 The Security referred to in the above resolutions is the same as the Security referred to in this Certificate, and, as executed (subject to dating, if it has not already been dated), either accompanies this Certificate or has been or is to be provided separately to the Bank by me or on my behalf
- 3 The Bank is authorised to date the Security if it has not already been dated, and otherwise to treat the Security as duly delivered, at such time as the Bank decides

Yours faithfully

[insert name of Company Secretary/Director*]
Company Secretary / Director*

[To be completed on Company's headed paper]

Secretary's / Director's* Certificate

[Date]

To
Lloyds TSB Bank plc
WBM Lloyds Securities,
5th Floor,
110 St Vincent Street,
Glasgow,
G2 5ER
fao

Dear Sirs

In this Certificate

the " Bank "	means Lloyds TSB Bank plc
the " Company "	means Eagle One MMVI Limited (Company No 05997053)
the " Security "	means the Omnibus Guarantee (" OG ") between the Company and various other companies (together the " Companies ") and the Bank. The OG provides for each of the Companies to guarantee all monies and liabilities at any time due owing or incurred from or by each of the other Companies to the Bank.

I, the undersigned, being the company secretary/director* of the Company confirm that, at a meeting of the board, duly convened and held on 201 at which a quorum was present, the following resolutions were duly passed, in relation to the Security which the Company intends to enter into

"It is in the commercial interest of, and would promote the success of the Company for the benefit of its members as a whole, to enter into the Security "

"The Security be approved, and accordingly be executed and delivered to the Bank, on behalf of the Company "

I further confirm that

- 1 The Security in the form approved by the board has been duly executed by the Company (subject only to dating, if it has not already been dated) in accordance with the above resolutions and in accordance with the Memorandum and Articles of Association of the Company
- 2 The Security referred to in the above resolutions is the same as the Security referred to in this Certificate, and, as executed (subject to dating, if it has not already been dated), either accompanies this Certificate or has been or is to be provided separately to the Bank by me or on my behalf
- 3 The Bank is authorised to date the Security if it has not already been dated, and otherwise to treat the Security as duly delivered, at such time as the Bank decides

Yours faithfully

[insert name of Company Secretary/Director*]
Company Secretary / Director*

[To be completed on Company's headed paper]

Secretary's / Director's* Certificate

[Date]

To
Lloyds TSB Bank plc
WBM Lloyds Securities,
5th Floor,
110 St Vincent Street,
Glasgow,
G2 5ER
fao

Dear Sirs

In this Certificate

the "**Bank**" means Lloyds TSB Bank plc
the "**Company**" means Lone Eagle Retail Limited (Company No 04252332)
the "**Security**" means the Omnibus Guarantee ("**OG**") between the Company and various other companies (together the "**Companies**") and the Bank. The OG provides for each of the Companies to guarantee all monies and liabilities at any time due owing or incurred from or by each of the other Companies to the Bank.

I, the undersigned, being the company secretary/director* of the Company confirm that, at a meeting of the board, duly convened and held on 201 at which a quorum was present, the following resolutions were duly passed, in relation to the Security which the Company intends to enter into:

"It is in the commercial interest of, and would promote the success of the Company for the benefit of its members as a whole, to enter into the Security."

"The Security be approved, and accordingly be executed and delivered to the Bank, on behalf of the Company."

I further confirm that

- 1 The Security in the form approved by the board has been duly executed by the Company (subject only to dating, if it has not already been dated) in accordance with the above resolutions and in accordance with the Memorandum and Articles of Association of the Company.
- 2 The Security referred to in the above resolutions is the same as the Security referred to in this Certificate, and, as executed (subject to dating, if it has not already been dated), either accompanies this Certificate or has been or is to be provided separately to the Bank by me or on my behalf.
- 3 The Bank is authorised to date the Security if it has not already been dated, and otherwise to treat the Security as duly delivered, at such time as the Bank decides.

Yours faithfully

[insert name of Company Secretary/Director*]
Company Secretary / Director*

[To be completed on Company's headed paper]

Secretary's / Director's* Certificate

[Date]

To
Lloyds TSB Bank plc
WBM Lloyds Securities,
5th Floor,
110 St Vincent Street,
Glasgow,
G2 5ER
fao

Dear Sirs

In this Certificate

the " Bank "	means Lloyds TSB Bank plc
the " Company "	means Lone Eagle Properties Limited (Company No 04466922)
the " Security "	means the Omnibus Guarantee (" OG ") between the Company and various other companies (together the " Companies ") and the Bank. The OG provides for each of the Companies to guarantee all monies and liabilities at any time due owing or incurred from or by each of the other Companies to the Bank

I, the undersigned, being the company secretary/director* of the Company confirm that, at a meeting of the board, duly convened and held on 201 at which a quorum was present, the following resolutions were duly passed, in relation to the Security which the Company intends to enter into

"It is in the commercial interest of, and would promote the success of the Company for the benefit of its members as a whole, to enter into the Security "

"The Security be approved, and accordingly be executed and delivered to the Bank, on behalf of the Company "

I further confirm that

- 1 The Security in the form approved by the board has been duly executed by the Company (subject only to dating, if it has not already been dated) in accordance with the above resolutions and in accordance with the Memorandum and Articles of Association of the Company
- 2 The Security referred to in the above resolutions is the same as the Security referred to in this Certificate, and, as executed (subject to dating, if it has not already been dated), either accompanies this Certificate or has been or is to be provided separately to the Bank by me or on my behalf
- 3 The Bank is authorised to date the Security if it has not already been dated, and otherwise to treat the Security as duly delivered, at such time as the Bank decides

Yours faithfully

[insert name of Company Secretary/Director*]
Company Secretary / Director*

[To be completed on Company's headed paper]

Secretary's / Director's* Certificate

[Date]

To
Lloyds TSB Bank plc
WBM Lloyds Securities,
5th Floor,
110 St Vincent Street,
Glasgow,
G2 5ER
fao

Dear Sirs

In this Certificate

the "**Bank**" means Lloyds TSB Bank plc
the "**Company**" means Lone Eagle Estates Limited (Company No 04429047)
the "**Security**" means the Omnibus Guarantee ("**OG**") between the Company and various other companies (together the "**Companies**") and the Bank. The OG provides for each of the Companies to guarantee all monies and liabilities at any time due owing or incurred from or by each of the other Companies to the Bank.

I, the undersigned, being the company secretary/director* of the Company confirm that, at a meeting of the board, duly convened and held on 201 at which a quorum was present, the following resolutions were duly passed, in relation to the Security which the Company intends to enter into

"It is in the commercial interest of, and would promote the success of the Company for the benefit of its members as a whole, to enter into the Security "

"The Security be approved, and accordingly be executed and delivered to the Bank, on behalf of the Company "

I further confirm that

- 1 The Security in the form approved by the board has been duly executed by the Company (subject only to dating, if it has not already been dated) in accordance with the above resolutions and in accordance with the Memorandum and Articles of Association of the Company
- 2 The Security referred to in the above resolutions is the same as the Security referred to in this Certificate, and, as executed (subject to dating, if it has not already been dated), either accompanies this Certificate or has been or is to be provided separately to the Bank by me or on my behalf
- 3 The Bank is authorised to date the Security if it has not already been dated, and otherwise to treat the Security as duly delivered, at such time as the Bank decides

Yours faithfully

[insert name of Company Secretary/Director*]
Company Secretary / Director*

[To be completed on Company's headed paper]

Secretary's / Director's* Certificate

[Date]

To
Lloyds TSB Bank plc
WBM Lloyds Securities,
5th Floor,
110 St Vincent Street,
Glasgow,
G2 5ER
fao

Dear Sirs

In this Certificate

the "**Bank**" means Lloyds TSB Bank plc
the "**Company**" means EGMC Limited (Company No 06907829)
the "**Security**" means the Omnibus Guarantee ("**OG**") between the Company and various other companies (together the "**Companies**") and the Bank. The OG provides for each of the Companies to guarantee all monies and liabilities at any time due owing or incurred from or by each of the other Companies to the Bank.

I, the undersigned, being the company secretary/director* of the Company confirm that, at a meeting of the board, duly convened and held on 201 at which a quorum was present, the following resolutions were duly passed, in relation to the Security which the Company intends to enter into

"It is in the commercial interest of, and would promote the success of the Company for the benefit of its members as a whole, to enter into the Security "

"The Security be approved, and accordingly be executed and delivered to the Bank, on behalf of the Company "

I further confirm that

- 1 The Security in the form approved by the board has been duly executed by the Company (subject only to dating, if it has not already been dated) in accordance with the above resolutions and in accordance with the Memorandum and Articles of Association of the Company
- 2 The Security referred to in the above resolutions is the same as the Security referred to in this Certificate, and, as executed (subject to dating, if it has not already been dated), either accompanies this Certificate or has been or is to be provided separately to the Bank by me or on my behalf
- 3 The Bank is authorised to date the Security if it has not already been dated, and otherwise to treat the Security as duly delivered, at such time as the Bank decides

Yours faithfully

[insert name of Company Secretary/Director*]
Company Secretary / Director*

[To be completed on Company's headed paper]

Secretary's / Director's* Certificate

[Date]

To
Lloyds TSB Bank plc
WBM Lloyds Securities,
5th Floor,
110 St Vincent Street,
Glasgow,
G2 5ER
fao

Dear Sirs

In this Certificate

the "**Bank**" means Lloyds TSB Bank plc
the "**Company**" means Eagle One Retail Limited (Company No 03648655)
the "**Security**" means the Omnibus Guarantee ("**OG**") between the Company and various other companies (together the "**Companies**") and the Bank. The OG provides for each of the Companies to guarantee all monies and liabilities at any time due owing or incurred from or by each of the other Companies to the Bank.

I, the undersigned, being the company secretary/director* of the Company confirm that, at a meeting of the board, duly convened and held on 201 at which a quorum was present, the following resolutions were duly passed, in relation to the Security which the Company intends to enter into

"It is in the commercial interest of, and would promote the success of the Company for the benefit of its members as a whole, to enter into the Security "

"The Security be approved, and accordingly be executed and delivered to the Bank, on behalf of the Company "

I further confirm that

- 1 The Security in the form approved by the board has been duly executed by the Company (subject only to dating, if it has not already been dated) in accordance with the above resolutions and in accordance with the Memorandum and Articles of Association of the Company
- 2 The Security referred to in the above resolutions is the same as the Security referred to in this Certificate, and, as executed (subject to dating, if it has not already been dated), either accompanies this Certificate or has been or is to be provided separately to the Bank by me or on my behalf
- 3 The Bank is authorised to date the Security if it has not already been dated, and otherwise to treat the Security as duly delivered, at such time as the Bank decides

Yours faithfully

[insert name of Company Secretary/Director*]
Company Secretary / Director*

[To be completed on Company's headed paper]

Secretary's / Director's* Certificate

[Date]

To
Lloyds TSB Bank plc
WBM Lloyds Securities,
5th Floor,
110 St Vincent Street,
Glasgow,
G2 5ER
fao

Dear Sirs

In this Certificate

the " Bank "	means Lloyds TSB Bank plc
the " Company "	means Shield Retail Centre (Man Co) Limited (Company No 03648695)
the " Security "	means the Omnibus Guarantee (" OG ") between the Company and various other companies (together the " Companies ") and the Bank. The OG provides for each of the Companies to guarantee all monies and liabilities at any time due owing or incurred from or by each of the other Companies to the Bank.

I, the undersigned, being the company secretary/director* of the Company confirm that, at a meeting of the board, duly convened and held on 201 at which a quorum was present, the following resolutions were duly passed, in relation to the Security which the Company intends to enter into

"It is in the commercial interest of, and would promote the success of the Company for the benefit of its members as a whole, to enter into the Security "

"The Security be approved, and accordingly be executed and delivered to the Bank, on behalf of the Company "

I further confirm that

- 1 The Security in the form approved by the board has been duly executed by the Company (subject only to dating, if it has not already been dated) in accordance with the above resolutions and in accordance with the Memorandum and Articles of Association of the Company
- 2 The Security referred to in the above resolutions is the same as the Security referred to in this Certificate, and, as executed (subject to dating, if it has not already been dated), either accompanies this Certificate or has been or is to be provided separately to the Bank by me or on my behalf
- 3 The Bank is authorised to date the Security if it has not already been dated, and otherwise to treat the Security as duly delivered, at such time as the Bank decides

Yours faithfully

[insert name of Company Secretary/Director*]
Company Secretary / Director*

SUMMARY

Type of Set-Off document selected
Bank taking Security
Security Centre handling the transaction
Registration at Companies House

Omnibus Guarantee (OG)
Lloyds TSB Bank plc
WBM Lloyds Securities
Security wording is not included in the document
and registration should not be attempted at
Companies House

Company relationship details

This is a parent and subsidiary relationship The
parent company will act as the attorney

Attorney Company details

Name
Company Number
Registered Address

EAGLE ONE LIMITED
01702241
Palatine House
Matford Court
Exeter
Devon
EX2 8NL
England & Wales
Company Secretary's Certificate

Jurisdiction of Incorporation
Resolutions required

There are nine other companies party to this arrangement

Details of the other companies party to the arrangement are:

Name
Company Number
Registered Address

EAGLE ONE HOMES LIMITED
01965376
Palatine House
Matford Court
Exeter
Devon
EX2 8NL
England & Wales
Company Secretary's Certificate

Jurisdiction of Incorporation
Resolutions required

Name
Company Number
Registered Address

EAGLE ONE MMVI LIMITED
05997053
Palatine House
Matford Court
Exeter
Devon
EX2 8NL
England & Wales
Company Secretary's Certificate

Jurisdiction of Incorporation
Resolutions required

Name	LONE EAGLE RETAIL LIMITED
Company Number	04252332
Registered Address	Palatine House Matford Court Exeter Devon EX2 8NL
Jurisdiction of Incorporation	England & Wales
Resolutions required	Company Secretary's Certificate
Name	LONE EAGLE PROPERTIES LIMITED
Company Number	04466922
Registered Address	Palatine House Matford Court Exeter Devon EX2 8NL
Jurisdiction of Incorporation	England & Wales
Resolutions required	Company Secretary's Certificate
Name	LONE EAGLE ESTATES LIMITED
Company Number	04429047
Registered Address	Palatine House Matford Court Exeter Devon EX2 8NL
Jurisdiction of Incorporation	England & Wales
Resolutions required	Company Secretary's Certificate
Name	EGMC LIMITED
Company Number	06907829
Registered Address	Palatine House Matford Court Exeter Devon EX2 8NL
Jurisdiction of Incorporation	England & Wales
Resolutions required	Company Secretary's Certificate
Name	EAGLE ONE RETAIL LIMITED
Company Number	03648655
Registered Address	Palatine House Matford Court Exeter Devon EX2 8NL
Jurisdiction of Incorporation	England & Wales
Resolutions required	Company Secretary's Certificate
Name	SHIELD RETAIL CENTRE (MAN CO)

	LIMITED
Company Number	03648695
Registered Address	Palatine House Matford Court Exeter Devon EX2 8NL
Jurisdiction of Incorporation	England & Wales
Resolutions required	Company Secretary's Certificate

Notes

This is a draft only and the document should be checked before sending out to the customer

From the above details and those of the relevant proposal, use the following checklist to determine whether the Omnibus Guarantee (OG) needs to be referred to Transaction & Document Support, Wholesale Legal ("T&DS") If any provision is not "tickable", you should send a MS Word version of the Omnibus Guarantee (OG) to T&DS with details of (i) why the document has been referred and (ii) the requestor contact details and their business unit

Is the "Bank" Lloyds TSB Bank plc?

Are all parties to the Omnibus Guarantee (OG) either companies incorporated in England & Wales formed and registered under the Companies Act and/or Limited Liability Partnerships registered in England & Wales and incorporated under the Limited Liability Partnerships Act 2000?

No amendments are to be made to the Omnibus Guarantee (OG) (such as to make it account or liability specific), and

Each guarantor has the necessary powers (or has certified to that effect) to enter in to the Omnibus Guarantee (OG) and that such power may be freely exercised and that all required checks as to authority to issue powers of attorney have been made

In addition to the above, it is necessary to ensure that

- a) The resolutions/certificates of each counterparty approving the wording of the deed and authorising its execution, states that it was agreed that entering into the deed was in the commercial interests of the counterparty and, in the case of a Company, for the benefit of its members as a whole (see specimen produced) and you should satisfy yourself as a you can as to the existence of that commercial interest, and
- b) Consideration has been given in respect of sections 151-154 Companies Act 1985 (financial assistance) which remain applicable in respect of "PLCs" and companies that have "PLC subsidiaries" If you require any clarification in respect of this matter please contact T&DS

Checked by

Date checked