



**Registration of a Charge**

Company name: **KEDLESTON (WINGS EDUCATION) LIMITED**

Company number: **04627039**



X8BF2UND

Received for Electronic Filing: **08/08/2019**

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**Details of Charge**

Date of creation: **31/07/2019**

Charge code: **0462 7039 0011**

Persons entitled: **ARES MANAGEMENT LIMITED**

Brief description: **PLEASE SEE INSTRUMENT FOR FURTHER DETAILS.**

**Contains fixed charge(s).**

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

**Contains negative pledge.**

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**Authentication of Form**

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

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**Authentication of Instrument**

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

**FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL  
INSTRUMENT.**

Certified by:

**PROSKAUER ROSE (UK) LLP**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 4627039

Charge code: 0462 7039 0011

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st July 2019 and created by KEDLESTON (WINGS EDUCATION) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 8th August 2019 .

Given at Companies House, Cardiff on 9th August 2019

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



**Companies House**



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



**(1) THE COMPANIES LISTED IN SCHEDULE 1 TO THIS DEED**

**as Original Chargors**

**- and -**

**(2) ARES MANAGEMENT LIMITED**

**as Security Agent**

**SUPPLEMENTAL GROUP DEBENTURE**

*This Deed is subject to and has the benefit of an Intercreditor Agreement  
(as defined in the Senior Facilities Agreement)*

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THIS AGREEMENT is made on

31 July

2019

**BETWEEN:**

- (1) **THE COMPANIES** listed in Schedule 1 to **THIS DEED** (the “Original Chargors”); and
- (2) **ARES MANAGEMENT LIMITED** (as security agent for the Secured Parties (as defined below)) (in such capacity, the “Security Agent”).

**BACKGROUND**

- (A) The Original Chargors enter into this Deed in connection with the Finance Documents.
- (B) Kedleston (Olsen House) Limited has agreed to provide Security to the Security Agent to secure the payment and discharge of the Secured Liabilities.
- (C) This deed is supplemental to the Debenture entered into the Parties and dated 31 May 2018.

**IT IS AGREED:**

**1. DEFINITIONS AND INTERPRETATION**

**1.1 Definitions**

In this Deed:

- (a) terms defined in, or construed for the purposes of, the Senior Facilities Agreement (as defined below) have the same meanings when used in this Deed (unless the same are otherwise defined in this Deed); and

- (b) at all times, the following terms have the following meanings:

“**Accession Deed**” means an accession deed substantially in the form set out in Schedule 6 (*Form of Accession Deed*);

“**Account Bank**” means any bank or other financial institution with which any Charged Account is maintained from time to time;

“**Act**” means the Law of Property Act 1925;

“**Assigned Assets**” means the Security Assets expressed to be assigned pursuant to Clause 4.2 (*Security assignments*);

“**Cash Collateral Accounts**” means each Mandatory Prepayment Account including but not limited to the accounts (if any) specified as such in Part 3 of Schedule 2 (*Details of Security Assets*);

“**Charged Accounts**” means each:

Collection Account;

Cash Collateral Account; and

- (a) other account charged by or pursuant to this Deed;

**"Charged Investments"** means the Charged Securities and all present and future Related Rights accruing to all or any of the Charged Securities;

**"Charged Securities"** means:

the securities specified in part 2 of Schedule 2 (*Details of Security Assets*); and

- (a) all other stocks, shares, debentures, bonds, warrants, coupons, negotiable instruments, certificates of deposit or other securities or **"investments"** (as defined in part II of schedule II to the Financial Services and Markets Act 2000 as in force at the date of this Deed) now or in future owned (legally or beneficially) by a Chargor or held by a nominee, trustee, fiduciary or clearance system on its behalf or in which such Chargor has an interest at any time;

**"Chargors"** means:

- (a) the Original Chargors; and  
(b) any other company which accedes to this Deed pursuant to an Accession Deed;

**"Collection Account"** means:

- (a) the account(s) (if any) specified against its name in Part 3 of Schedule 2 (*Details of Security Assets*) or, if applicable, in the schedule to any Accession Deed as a Collection Account; and  
(b) such specially designated account(s) with the Security Agent or another Account Bank as the Security Agent may from time to time direct,

together with all additions to or renewals or replacements thereof (in whatever currency);

**"Debenture Security"** means the Security created or evidenced by or pursuant to this Deed or any Accession Deed;

**"Declared Default"** means the occurrence of an Event of Default which has resulted in the Agent exercising any of its rights or issuing a notice under and in accordance with clause 26.24 (*Acceleration*) of the Senior Facilities Agreement;

**"Deed of Partial Release"** means a deed of partial release substantially in the form set out in Schedule 7 (*Form of Deed of Partial Release*);

**"Deed of Release"** means a deed of release substantially in the form set out in Schedule 8 (*Form of Deed of Release*);

**"Default Rate"** means the rate of interest determined in accordance with clause 12.3 (*Default interest*) of the Senior Facilities Agreement;

**"Delegate"** means any delegate, sub-delegate, agent, attorney or co-trustee appointed by the Security Agent or by a Receiver;

**"Event of Default"** has the meaning given to that term in the Senior Facilities Agreement;



**“Insurances”** means all insurance policies except for motor insurance, engineering inspection, directors’ and officers’ insurance and insurance in favour of employees and all present and future Key man policies which are at any time held by or written in favour of a Chargor, or in which a Chargor from time to time has an interest, including, without limitation, the policies of insurance (if any) specified in part 6 of Schedule 2 (*Details of Security Assets*) but, in each case, excluding such policies of insurance to the extent that they relate to third party liabilities;

**“Intellectual Property”** means all legal and/or equitable interests (including, without limitation, the benefit of all licences in any part of the world) of each Chargor in, or relating to:

- (a) any patents, trademarks, service marks, designs, business names, copyrights, database rights, design rights, domain names, moral rights, inventions, confidential information, know-how and other intellectual property rights and interests (which may now or in the future subsist), whether registered or unregistered; and
- (b) the benefit of all applications and rights to use such assets of each Chargor (which may now or in the future subsist),

which are necessary to the Group’s business, including, without limitation, the intellectual property rights (if any) specified in part 1 of Schedule 2 (*Details of Security Assets*);

**“Party”** means a party to this Deed;

**“Planning Acts”** means:

- (a) the Town and Country Planning Act 1990;
- (b) the Planning (Listed Buildings and Conservation Areas) Act 1990;
- (c) the Planning (Hazardous Substances) Act 1990;
- (d) the Planning (Consequential Provisions) Act 1990;
- (e) the Planning and Compensation Act 1991;
- (f) any regulations made pursuant to any of the foregoing; and
- (g) any other legislation of a similar nature;

**“Real Property”** means all estates and interests in freehold, leasehold and other immovable property (wherever situated) now or in future belonging to any Chargor, or in which any Chargor has an interest at any time (including the registered and unregistered land (if any) in England and Wales specified in Part 1 of Schedule 2 (*Details of Security Assets*), together with:

- (a) all buildings and fixtures (including trade fixtures) and fixed plant and machinery at any time thereon;
- (b) all easements, rights and agreements in respect thereof; and
- (c) the benefit of all covenants given in respect thereof;

**"Receivables"** means all present and future book debts and other debts, rentals, royalties, fees, VAT and monetary claims and all other amounts at any time recoverable or receivable by, or due or owing to, any Chargor (whether actual or contingent and whether arising under contract or in any other manner whatsoever) together with:

- (a) the benefit of all rights, guarantees, Security and remedies relating to any of the foregoing (including, without limitation, negotiable instruments, indemnities, reservations of property rights, rights of tracing and unpaid vendor's liens and similar associated rights); and
- (b) all proceeds of any of the foregoing;

**"Receiver"** means a receiver or receiver and manager or administrative receiver of the whole or any part of the Security Assets appointed by the Security Agent under this Deed;

**"Related Rights"** means:

- (a) all dividends, distributions and other income paid or payable on the relevant Charged Securities or on any asset referred to in paragraph (b) of this definition; and
- (b) all rights, monies or property accruing or offered at any time in relation to such Charged Securities whether by way of redemption, substitution, exchange, bonus or preference, under option rights or otherwise;

**"Relevant Contract"** means:

- (a) each Hedging Agreement; and
- (b) each agreement (if any) specified in Part 5 of Schedule 2 (*Details of Security Assets*) or specified in any Accession Deed as a **"Relevant Contract"**,

together with each other agreement supplementing or amending or novating or replacing the same;

**"Secured Liabilities"** means all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or in any other capacity whatsoever) of each Obligor to all or any of the Finance Parties under each or any of the Finance Documents together with:

- (a) all costs, charges and expenses incurred by any Finance Party in connection with the protection, preservation or enforcement of its rights under any Finance Document; and
- (b) all moneys, obligations and liabilities due, owing or incurred in respect of any variations or increases in the amount or composition of the facilities provided under any Finance Document or the obligations and liabilities imposed under such documents;

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

**"Security Assets"** means all property and assets from time to time mortgaged, charged or assigned (or expressed to be mortgaged, charged or assigned) by or pursuant to this Deed;

**"Security Period"** means the period beginning on the date of this Deed and ending on the date on which:

- (a) all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full; and
- (b) no Secured Party has any further commitment, obligation or liability under or pursuant to the Finance Documents;

**"Senior Facilities Agreement"** means the senior term and revolving facilities agreement dated on or around the date of this Deed and entered into between, amongst others, (1) Kedleston Group Limited, (2) Kedleston Schools Limited (as Original Borrower), (3) the entities listed in part 1 of Schedule 1 as Original Guarantors, (4) Ares Management Limited and Barclays Bank PLC (as Arrangers), (5) the financial institutions listed in part 2 of Schedule 1 thereto as Original Lenders, (6) Barclays Bank PLC as (Original Hedge Counterparty), (7) Ares Management Limited (as Agent) and (8) Ares Management Limited (as Security Agent), pursuant to which the Original Lenders agreed to make certain facilities available to the Original Borrower (as the same may be amended, supplemented, novated and/or restated from time to time); and

**"Short Leasehold Property"** means all leasehold property held by a Chargor now or in the future under a lease granted which has a value of less than £100,000 at the date of this Deed (or in the case of future acquired leasehold property, at the date of the acquisition of such property by the relevant Chargor).

## 1.2 Interpretation

- (a) Unless a contrary indication appears, in this Deed the provisions of clause 1.2 (*Construction*) of the Senior Facilities Agreement apply to this Deed as though they were set out in full in this Deed, except that references to **"this Agreement"** will be construed as references to this Deed.
- (b) Unless a contrary indication appears, any reference in this Deed to:
  - (i) a **"Chargor"**, the **"Security Agent"** or any other **"Secured Party"** or any other person shall be construed so as to include its successors in title, permitted assigns and permitted transferees and, in the case of the Security Agent, any person for the time being appointed as Security Agent or Security Agents in accordance with the Finance Documents;
  - (ii) **"this Deed"**, the **"Senior Facilities Agreement"**, any other Finance Document or any other agreement or instrument is a reference to this Deed, the Senior Facilities Agreement, that other Finance Document or that other agreement or instrument as amended, supplemented, extended, restated, novated and/or replaced in any manner from time to time (however fundamentally and even if any of the same increases the obligations of any Obligor or provides for further advances); and
  - (iii) **"Secured Liabilities"** includes obligations and liabilities which would be treated as such but for the liquidation, administration or dissolution of or similar event affecting any member of the Group.
- (c) Each undertaking of a Chargor (other than a payment obligation) contained in this Deed:

- (i) must be complied with at all times during the Security Period; and
  - (ii) is given by such Chargor for the benefit of the Security Agent and each other Secured Party.
- (d) The terms of the other Finance Documents, and of any side letters between any of the parties to them in relation to any Finance Document, are incorporated in this Deed to the extent required to ensure that any disposition of the Real Property contained in this Deed is a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.
- (e) If the Security Agent or the Agent reasonably considers that an amount paid by any Obligor to a Secured Party under a Finance Document is capable of being avoided or otherwise set aside on the liquidation or administration of such Obligor, then that amount shall not be considered to have been irrevocably paid for the purposes of this Deed.
- (f) Unless a contrary indication appears in this Deed, the requirement for a Chargor to use "commercially reasonable endeavours" to overcome a prohibition on charging a licence shall be deemed to have been satisfied where such action would require the consent of a regulatory body, city authority, national authority and/or governmental body which has an absolute discretion to provide such consent and the relevant Chargor reasonably considers that to request such a consent could adversely affect the commercial terms upon which such licence would be granted.
- (g) The Parties intend that this document shall take effect as a deed notwithstanding the fact that a Party may only execute this document under hand.

### **1.3 Joint and several**

The liabilities and obligations of each Chargor under this Deed are joint and several. Each Chargor agrees to be bound by this Deed notwithstanding that any other Chargor which was intended to sign or be bound by this Deed did not so sign or is not bound by this Deed.

### **1.4 Inconsistency between this Deed and the Intercreditor Agreement**

If there is any conflict or inconsistency between any provision of this Deed and any provision of the Intercreditor Agreement, the provision of the Intercreditor Agreement shall prevail.

### **1.5 Trust**

All Security and dispositions made or created, and all obligations and undertakings contained, in this Deed to, in favour of or for the benefit of the Security Agent are made, created and entered into in favour of the Security Agent as trustee for the Secured Parties from time to time on the terms of the Intercreditor Agreement.

### **1.6 Third party rights**

Save as expressly provided to the contrary in this Deed, a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or enjoy the benefit of any term of this Deed.

## **2. COVENANT TO PAY**

### **2.1 Covenant to pay**

- (a) Each Chargor, as principal obligor and not merely as surety, covenants in favour of the Security Agent that it will pay and discharge the Secured Liabilities at times and in the manner prescribed in the Finance Documents.
- (b) Every payment by a Chargor of a Secured Liability which is made to or for the benefit of a Secured Party to which that Secured Liability is due and payable in accordance with the Finance Document under which such sum is payable to that Secured Party, shall operate in satisfaction to the same extent of the covenant contained in Clause (a).
- (c) The covenant contained in Clause (a) and the Security created by this Deed shall not extend to or include any liability or sum which would otherwise cause any such covenant or security to be unlawful or prohibited by any applicable law.

### **2.2 Default interest**

Any amount which is not paid under this Deed when due shall bear interest on a daily basis (both before and after judgment and payable on demand) at the Default Rate from the due date until the date on which such amount is unconditionally and irrevocably paid and discharged in full.

## **3. GRANT OF SECURITY**

### **3.1 Nature of security**

All Security and dispositions created or made by or pursuant to this Deed are created or made:

- (a) in favour of the Security Agent;
- (b) with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994; and
- (c) as continuing security for payment of the Secured Liabilities.

### **3.2 Qualifying floating charge**

Paragraph 14 of schedule B1 to the Insolvency Act 1986 applies to any floating charge created by or pursuant to this Deed (and each such floating charge is a qualifying floating charge for the purposes of the Insolvency Act 1986).

## **4. FIXED SECURITY**

### **4.1 Fixed charges**

Each Chargor charges and agrees to charge all of its present and future right, title and interest in and to the following assets which are at any time owned by it or in which it from time to time has an interest:

- (a) by way of first legal mortgage:

- (i) the Real Property (if any) specified in Part 1 of Schedule 2 (*Details of Security Assets*); and
  - (ii) all other Real Property (if any) (other than any Short Leasehold Property) and all interests in Real Property (other than any Short Leasehold Property) not charged by Clause 4.1(a)(i);
- (b) by way of first fixed charge:
  - (i) all other Real Property (other than any Short Leasehold Property) and all interests in Real Property (other than any Short Leasehold Property) not charged by Clause 4.1(a); and
  - (ii) the proceeds of sale of all Real Property (other than any Short Leasehold Property);
- (c) by way of first fixed charge all plant and machinery (not charged by Clause 4.1(a) or 4.1(b)) and the benefit of all contracts, licences and warranties relating to the same;
- (d) by way of first fixed charge:
  - (i) all computers, vehicles, office equipment and other equipment (not charged by Clause 4.1(c)); and
  - (ii) the benefit of all contracts, licences necessary to the business of the relevant Chargor (other than where the underlying terms of that licence prohibit the relevant Chargor from creating any charge over its interest in or rights under that licence or where that licence is, as a matter of legal construction of a personal nature (and therefore inalienable, unassignable or in respect of which Security cannot be validly granted), provided that at the time the relevant licence is being entered into (following the date of this Deed) the relevant Chargor has used commercially reasonable endeavours to overcome any such prohibition) and warranties relating to the same,

other than any which are for the time being part of any Chargor's stock-in-trade or work-in-progress;

- (e) by way of first fixed charge:
  - (i) the Charged Securities (if any) referred to in Part 2 of Schedule 2 (*Details of Security Assets*); and
  - (ii) all other Charged Securities (not charged by Clause 4.1(e)(i)),

in each case, together with (A) all Related Rights from time to time accruing to those Charged Securities and (B) all rights which such Chargor may have at any time against any clearance or settlement system or any custodian in respect of any Charged Investments but excluding any Charged Securities held in a Joint Venture where the terms of any agreement regulating the relevant Chargor's interest in that Joint Venture prohibits such Charged Securities from being charged or where the creation of that Security would breach the terms of that Joint Venture agreed between that Chargor and the relevant Joint Venture partner or the constitutional documents of that Joint Venture;

- (f) by way of first fixed charge:
  - (i) the Cash Collateral Accounts and all monies at any time standing to the credit of the Cash Collateral Accounts;
  - (ii) the Collection Accounts and all monies at any time standing to the credit of the Collection Accounts; and
  - (iii) all accounts of such Chargor with any bank, financial institution or other person at any time (not charged by Clause 4.1(f)(i)) and all monies at any time standing to the credit of such accounts,

in each case, together with all interest from time to time accrued or accruing on such monies, any investment made out of such monies or account and all rights to repayment of any of the foregoing;

- (g) by way of first fixed charge:
  - (i) the Intellectual Property (if any) specified in part 4 of Schedule 2 (*Details of Security Assets*); and
  - (ii) all other Intellectual Property (if any) (not charged by Clause 4.1(g)(i)), excluding any licence of Intellectual Property where the terms of such licence prevent such security being granted (unless third party consent can be reasonably obtained);
- (h) to the extent that any Assigned Asset is not effectively assigned under Clause 4.2 (*Security assignments*), by way of first fixed charge such Assigned Asset;
- (i) by way of first fixed charge (to the extent not otherwise charged or assigned in this Deed):
  - (i) the benefit of all licences, consents, agreements and Authorisations held or used in connection with the business of such Chargor and necessary to the operation of the business of such Chargor or the use of any of its assets (other than any which are for the time being part of any Chargor's stock-in-trade or work-in-progress); and
  - (ii) any letter of credit issued in favour of such Chargor and all bills of exchange and other negotiable instruments held by it; and
- (j) by way of first fixed charge all of the goodwill and uncalled capital of such Chargor.

#### **4.2 Security assignments**

- (a) Each Chargor assigns and agrees to assign absolutely (subject to a proviso for reassignment on redemption) all of its present and future right, title and interest in and to:
  - (i) the Relevant Contracts, all rights and remedies in connection with the Relevant Contracts and all proceeds and claims arising from them; and
  - (ii) all Insurances and all claims under the Insurances and all proceeds of the Insurances.

- (b) To the extent that any Assigned Asset described in Clause 4.2(a)(ii) is not assignable, the assignment which that Clause purports to effect shall operate as an assignment of all present and future rights and claims of such Chargor to any proceeds of such Insurances.

#### **4.3 Notice of assignment and/or charge - prompt notice**

- (a) Each Chargor shall (to the extent that any Insurance is held by or written in favour of such Chargor, such Chargor holds any Charged Account, or such Chargor is a party to any Relevant Contract), within 5 Business Days following the execution of this Deed, or an Accession Deed (as applicable) and within 5 Business Days following the obtaining of any Insurance or the execution of any Relevant Contract or the opening of any Charged Account after the date of this Deed:
  - (i) in respect of each Insurance (to the extent that notice has not been provided previously), deliver a duly completed notice of assignment to the provider of each such Insurance and shall use its reasonable endeavours to procure that each such person executes and delivers to the Security Agent an acknowledgement, in each case in substantially in the respective forms set out in Schedule 5 (*Form of notice to and acknowledgement by Insurers*) within 20 days of service but if a Chargor has used reasonable endeavours but has not been able to obtain acknowledgement within 20 days, the obligation to obtain acknowledgement shall cease;
  - (ii) in respect of each Relevant Contract (to the extent that notice has not been provided previously), deliver a duly completed notice of assignment to each party to the Relevant Document, and shall use its reasonable endeavours to procure that each such party executes and delivers to the Security Agent an acknowledgement in each case in, substantially the respective forms set out in Schedule 4 (*Form of notice to and acknowledgement by Party to Relevant Contract*); and
  - (iii) in respect of each Charged Account (to the extent that notice has not been provided previously) deliver a duly completed notice to the Account Bank and shall use its reasonable endeavours to procure that the Account Bank executes and delivers to the Security Agent an acknowledgement, in each case in substantially the respective forms set out in Schedule 3 (*Form of notice to and acknowledgement from Account Bank*) within 20 days of service but if a Chargor has used reasonable endeavours but has not been able to obtain acknowledgement within 20 days, the obligation to obtain acknowledgement shall cease,

or, in each case, in such other form as the Security Agent shall agree.

#### **4.4 Assigned Assets**

The Security Agent is not obliged to take any steps necessary to preserve any Assigned Asset, to enforce any term of a Relevant Contract against any person or to make any enquiries as to the nature or sufficiency of any payment received by it pursuant to this Deed.

#### **4.5 Excluded Property**

- (a) There shall be excluded from the fixed charges created under this Deed any leasehold property held by a Chargor under a lease which either precludes absolutely or



conditionally (including requiring the consent of any third party) that Chargor from creating any charge over its leasehold interest in that property (each an "**Excluded Property**") until the relevant condition or waiver has been obtained.

- (b) For each Excluded Property, each relevant Chargor undertakes to:
  - (i) apply for the relevant consent or waiver of prohibition or condition within 5 Business Days of the date of this Deed or, as the case may be, the date of the Accession Deed or the date of acquisition of the relevant leasehold property and, in respect of each Excluded Property which provides that the relevant third party will not unreasonably withhold its consent to charging, to use all reasonable endeavours to obtain that consent as soon as possible and to keep the Security Agent informed of the progress in obtaining such consent or waiver; and
  - (ii) forthwith upon receipt of such consent or waiver, provide the Security Agent with a copy.
- (c) Immediately upon receipt of the relevant waiver or consent, the relevant formerly Excluded Property shall stand charged to the Security Agent under Clause 4.1(b). If required by the Security Agent at any time following receipt of that waiver or consent, the relevant Chargor shall execute a valid legal mortgage in such form as the Security Agent shall reasonably require within 5 Business Days of the relevant waiver or consent being granted.

#### 4.6 Intellectual Property restricting charging

- (a) There shall be excluded from the charge created by Clause 4.1 (*Fixed charges*) any Intellectual Property in which a Chargor has an interest under any license or other agreement which either precludes absolutely or unconditionally (including requiring the consent of any third party) that Chargor from creating any charge over its interest in that Intellectual Property (each an "**Excluded Intellectual Property**") until the relevant condition or waiver has been satisfied or obtained.
- (b) For each Excluded Intellectual Property asset, each relevant Chargor undertakes to apply for the relevant consent or waiver or prohibition or condition within 5 Business Days of the date of this Deed or, as the case may be, the date of the Accession Deed or the date on which such licence or other agreement which provides that the relevant third party will not unreasonably withhold its consent to charging, to use its reasonable endeavours to obtain that consent as soon as possible and to keep the Security Agent regularly informed of the progress of its negotiations.

#### 5. FLOATING CHARGE

Each Chargor charges and agrees to charge by way of first floating charge all of its present and future assets and undertaking (wherever located) (including Short Leasehold Properties, Excluded Property and Excluded Intellectual Property) not otherwise effectively charged by way of fixed mortgage or charge or assigned pursuant to Clause 4.1 (*Fixed charges*), Clause 4.2 (*Security assignments*) or any other provision of this Deed.

## **6. CONVERSION OF FLOATING CHARGE**

### **6.1 Conversion by notice**

The Security Agent may, by written notice to a Chargor, convert the floating charge created under this Deed into a fixed charge as regards all or any of the assets of such Chargor specified in the notice if:

- (a) a Declared Default has occurred; or
- (b) the Security Agent (acting reasonably) considers any Security Assets to be in danger of being seized or sold under any form of distress, attachment, execution or other legal process or to be otherwise in jeopardy,

provided always that in relation to Clause (b) above the conversion shall only be effective in respect of the assets in danger or in jeopardy.

### **6.2 Small companies**

The floating charge created under this Deed by any Chargor shall not convert into a fixed charge solely by reason of a moratorium being obtained under the Insolvency Act 2000 (or anything done with a view to obtaining such a moratorium (including any preliminary decision or investigation)) in respect of such Chargor.

### **6.3 Automatic conversion**

The floating charge created under this Deed shall (in addition to the circumstances in which the same will occur under general law) automatically convert into a fixed charge:

- (a) in relation to any Security Asset which is subject to the floating charge if:
  - (i) such Chargor creates (or attempts or purports to create) any Security (other than a Permitted Security) on or over the relevant Security Asset without the prior written consent of the Security Agent; or
  - (ii) any third party levies or attempts to levy any distress, execution, attachment or other legal process against any such Security Asset; and
- (b) over all Security Assets of a Chargor which are subject to the floating charge if an administrator is appointed in respect of such Chargor or the Security Agent receives notice of intention to appoint such an administrator (as contemplated by the Insolvency Act 1986).

### **6.4 Future floating charge assets**

Unless the conversion relates to all of its assets subject to the floating charge created under this Deed, assets acquired by any Chargor after any conversion has occurred under Clause 6.1 (*Conversion by notice*) or Clause 6.3 (*Automatic conversion*) shall become subject to the floating charge created by Clause 5 (*Floating charge*) so that the conversion shall be effective only as to the specific assets effected by the conversion.

## **6.5 Partial conversion**

The giving of a notice by the Security Agent pursuant to Clause 6.1 (*Conversion by notice*) in relation to any class of assets of any Chargor shall not be construed as a waiver or abandonment of the rights of the Security Agent to serve similar notices in respect of any other class of assets or of any other right of the Security Agent and/or the other Secured Parties.

## **6.6 Scottish Property**

Clause 6.3 (*Automatic conversion*) will not apply to any assets situated in Scotland if, and to the extent that, a Receiver would not be capable of exercising his powers in Scotland pursuant to section 72 of the Insolvency Act 1986 by reason of such automatic conversion.

## **7. CONTINUING SECURITY**

### **7.1 Continuing security**

The Debenture Security is continuing and will extend to the ultimate balance of the Secured Liabilities regardless of any intermediate payment or discharge in whole or in part. This Deed shall remain in full force and effect as a continuing security for the duration of the Security Period.

### **7.2 Additional and separate security**

This Deed is in addition to, without prejudice to, and shall not merge with, any other right, remedy, guarantee or Security which the Security Agent and/or any other Secured Party may at any time hold for any Secured Liability.

### **7.3 Right to enforce**

This Deed may be enforced against each or any Chargor without the Security Agent and/or any other Secured Party first having recourse to any other right, remedy, guarantee or Security held by or available to it or any of them.

## **8. LIABILITY OF CHARGORS RELATING TO SECURITY ASSETS**

Notwithstanding anything contained in this Deed or implied to the contrary, each Chargor remains liable to observe and perform all conditions and obligations assumed by it in relation to the Security Assets. The Security Agent is under no obligation to perform or fulfil any such condition or obligation or to make any payment in respect of any such condition or obligation.

## **9. REPRESENTATIONS**

### **9.1 General**

Each Original Chargor makes the representations and warranties set out in this Clause 9 to the Security Agent and to each other Secured Party on the date of this Deed and on the dates which representations are to be made under clause 22.34 (*Times when representations made*) of the Senior Facilities Agreement (including when Repeating Representations are to be made under clause 22 (*Representations*) the Senior Facilities Agreement).

## **9.2 Ownership of Security Assets**

Each Original Chargor is the sole legal and beneficial owner of all of the Security Assets identified against its name in Schedule 2 (*Details of Security Assets*), except that in respect of those Charged Securities (if any) which are stated to be held by a nominee for an Original Chargor, in which case such Original Chargor is the beneficial owner only of such Charged Securities.

## **9.3 Charged Securities**

The Charged Securities listed in Part 2 of Schedule 2 (*Details of Security Assets*) are fully paid and constitute the entire share capital owned by each Original Chargor in the relevant company and constitute the entire share capital of each such company.

## **9.4 Real Property**

Part 1 of Schedule 2 (*Details of Security Assets*) identifies all freehold and leasehold Real Property (other than any Short Leasehold Property) which is beneficially owned by each Original Chargor at the date of this Deed.

# **10. UNDERTAKINGS BY THE CHARGORS**

## **10.1 Negative pledge and Disposals**

No Chargor shall do or agree to do any of the following without the prior written consent of the Security Agent:

- (a) create or permit to subsist any Security or Quasi-Security on any Security Asset other than as created by this Deed or a Permitted Security; or
- (b) sell, transfer, lease, lend or otherwise dispose of (whether by a single transaction or a number of transactions and whether related or not and whether voluntarily or involuntarily) the whole or any part of its interest in any Security Asset (except for a Permitted Disposal or a Permitted Transaction).

## **10.2 Security Assets generally**

Each Chargor shall:

- (a) notify the Security Agent within 14 days of receipt of every material notice, order, application, requirement or proposal given or made in relation to the Security Assets by any competent authority, and (if required by the Security Agent):
  - (i) promptly provide it with a copy of the same; and
  - (ii) either (A) comply with such notice, order, application, requirement or proposal or (B) make such objections to the same as the Security Agent may require or approve;
- (b) pay all rates, rents and other outgoings owed by it in respect of the Security Assets;
- (c) comply with:

- (i) all obligations in relation to the Security Assets under any present or future regulation or requirement of any competent authority or any Authorisation; and
- (ii) all covenants and obligations affecting any Security Asset (or its manner of use),

where failure to do so has or is reasonably likely to have a Material Adverse Effect;

- (d) not, except with the prior written consent of the Security Agent, enter into any onerous or restrictive obligation affecting any Security Assets (except as expressly permitted by the Senior Facilities Agreement);
- (e) provide the Security Agent with all information which it may reasonably request in relation to the Security Assets; and
- (f) not do, cause or permit to be done anything which may to a material extent jeopardise or otherwise prejudice the value or marketability of any Security Asset (or make any omission which has such an effect).

### **10.3 Deposit of documents and notices relating to Real Property**

Each Chargor shall, if requested by the Security Agent in writing, deposit with the Security Agent:

- (a) all deeds and documents of title held by a Chargor relating to the Real Property (other than in relation to any Short Leasehold Property); and
- (b) all local land charges, land charges and the Land Registry search certificates and similar documents received by or on behalf of a Chargor in respect of any Real Property (other than in relation to any Short Leasehold Property),

each of which the Security Agent may hold throughout the Security Period.

### **10.4 Real Property undertakings - acquisitions and notices to the Land Registry**

- (a) Each Chargor shall notify the Security Agent promptly upon the acquisition of any Real Property (other than any Short Leasehold Property).
- (b) Each Chargor shall in respect of any Real Property (other than any Short Leasehold Property) which is acquired by it after the date of this Deed, the title to which is registered at the Land Registry or the title to which is required to be so registered:
  - (i) give the Land Registry written notice of this Deed; and
  - (ii) procure that notice of this Deed is clearly noted in the Register to each such title.

### **10.5 Real Property undertakings - maintenance**

- (a) Each Chargor shall maintain all buildings and erections forming part of the Security Assets in a good state of repair.
- (b) No Chargor shall, except with the prior written consent of the Security Agent (or as permitted under the Senior Facilities Agreement):

- (i) confer on any person any lease or tenancy of any of the Real Property (other than any Short Leasehold Property) or accept a surrender of any lease or tenancy (whether independently or under any statutory power);
  - (ii) confer on any person any right or licence to occupy any land or buildings forming part of the Real Property (other than any Short Leasehold Property); or
  - (iii) grant any licence to assign or sub-let any part of the Real Property (other than any Short Leasehold Property).
- (c) No Chargor shall carry out any development within the meaning of the Planning Acts in or upon any part of the Real Property (other than any Short Leasehold Property) without first obtaining such permissions as may be required under or by virtue of the Planning Acts.
- (d) No Chargor shall do, or knowingly permit to be done, anything as a result of which any lease may be liable to forfeiture or otherwise be determined.

#### **Real Property undertakings - title investigation**

Each Chargor shall grant the Security Agent on request all reasonable facilities within the power of such Chargor to enable the Security Agent (or its lawyers) to carry out investigations of title to the Real Property (other than any Short Leasehold Property) and to make all enquiries in relation to any part of the Real Property (other than any Short Leasehold Property) which a prudent mortgagee might carry out. Those investigations shall be carried out at the reasonable expense of such Chargor.

As soon as reasonably possible upon demand by the Security Agent, each Chargor shall at its own reasonable expense provide the Security Agent with a report as to title of such Chargor to its Real Property (other than any Short Leasehold Property) (concerning those items which may reasonably be sought to be covered by a prudent mortgagee in a lawyer's report of this nature).

#### **10.6 Insurance and Key-man Policies**

- (a) Each Chargor shall at all times comply with its obligations as to Insurance contained in the Senior Facilities Agreement (and in particular, clause 25.26 (*Insurance*) of the Senior Facilities Agreement).
- (b) If at any time any Chargor defaults in:
  - (i) effecting or keeping up the Insurances:
    - (A) required under the Senior Facilities Agreement;
    - (B) referred to in this Clause 10.7; or
  - (ii) producing any insurance policy or receipt relating to the Insurances to the Security Agent promptly following demand from the Security Agent,

the Security Agent may (without prejudice to its rights under Clause 11 (*Power To Remedy*)) take out or renew such policies of insurance in any sum which the Security Agent may reasonably think expedient. All monies which are expended by the

Security Agent in doing so shall be deemed to be reasonably paid by the Security Agent and shall be reimbursed by such Chargor on demand.

- (c) Each Chargor shall, subject to the rights of the Security Agent under Clause 10.7(d), diligently pursue its rights under the Insurances.
- (d) In relation to the proceeds of Insurances:
  - (i) the Security Agent shall be noted as co-insured and have the right to settle or sue (and following a Declared Default, the sole right to settle or sue) for any such claim and to give any discharge for insurance monies; and
  - (ii) all claims and monies received or receivable under any Insurances shall (subject to the rights or claims of any lessor or landlord or tenant of any part of the Security Assets) be subject to terms of the Senior Facilities Agreement.

#### **10.7 Dealings with and realisation of Receivables and Collection Accounts**

- (a) Each Chargor shall:
  - (i) without prejudice to Clause 10.1 (*Negative pledge and Disposals*) (but in addition to the restrictions in that clause), not, without the prior written consent of the Security Agent, sell, assign, charge, factor or discount or in any other manner deal with any Receivable (other than as expressly permitted under the Senior Facilities Agreement);
  - (ii) collect all Receivables promptly in the ordinary course of trading as agent for the Security Agent; and
  - (iii) (except where monies are required to be paid into a Mandatory Prepayment Account in accordance with the terms of any other Finance Document) immediately upon receipt pay all monies which it receives in respect of the Receivables into a Collection Account (each such account(s) together with all additions to or renewals or replacements thereof (in whatever currency) being a "Security Account"); and
  - (iv) pending such payment, hold all monies so received upon trust for the Security Agent.
- (b) Following a Declared Default, each Chargor shall deal with the Receivables (both collected and uncollected) and the Security Accounts in accordance with any directions given in writing from time to time by the Security Agent and, in default of and subject to such directions, in accordance with this Deed.
- (c) Each Chargor shall deliver to the Security Agent such information as to the amount and nature of its Receivables as the Security Agent may from time to time reasonably require (taking into account the requirements of the Finance Documents).

#### **10.8 Operation of Collection Accounts**

- (a) Following a Declared Default, no Chargor shall withdraw, attempt or be entitled to withdraw (or direct any transfer of) all or any part of the monies in any Collection Account without the prior written consent of the Security Agent and the Security

Agent shall be entitled (in its absolute discretion acting reasonably) to refuse to permit any such withdrawal or transfer.

- (b) If the right of a Chargor to withdraw the proceeds of any Receivables standing to the credit of a Collection Account results in the charge over that Collection Account being characterised as the floating charge, that will not affect the nature of any other fixed security created by any Chargor under this Deed on all its outstanding Receivables.

#### **Operation of Cash Collateral Accounts**

No Chargor shall withdraw or attempt or be entitled to withdraw (or direct any transfer of) all or any part of the monies in any Cash Collateral Account unless expressly permitted to do so under the Senior Facilities Agreement or the Intercreditor Agreement or with the prior written consent of the Security Agent and the Security Agent shall be entitled (in its absolute discretion acting reasonably) to refuse to permit any such withdrawal or transfer.

#### **10.9 Charged Investments - protection of security**

- (a) Each Chargor shall, promptly upon execution of this Deed or an Accession Deed (as applicable) or (if later) as soon as is practicable (and in any event within 5 Business Days, or such longer period as required to allow for the stamping and registration) after its acquisition of any Charged Securities, by way of security for the Secured Liabilities:
  - (i) deposit with the Security Agent (or as the Security Agent may direct) all certificates and other documents of title or evidence of ownership to the Charged Securities and their Related Rights; and
  - (ii) execute and deliver to the Security Agent:
    - (A) instruments of transfer in respect of the Charged Securities (executed in blank and left undated); and/or
    - (B) such other documents as the Security Agent (acting reasonably) shall require to enable it (or its nominees) to be registered as the owner of or otherwise to acquire a legal title to the Charged Securities and their Related Rights (or to pass legal title to any purchaser).
- (b) In respect of any Charged Investment held by or on behalf of any nominee of any clearance or settlement system, each Chargor shall immediately upon execution of this Deed or an Accession Deed or (if later) as soon as reasonably practicable upon acquisition of an interest in such Charged Investment deliver to the Security Agent duly executed stock notes or other document in the name of the Security Agent (or as it may direct) issued by such nominee and representing or evidencing any benefit or entitlement to such Charged Investment.
- (c) Each Chargor shall:
  - (i) promptly give notice to any custodian of any agreement with such Chargor in respect of any Charged Investment in a form the Security Agent may require; and



- (ii) use its reasonable endeavours to ensure that the custodian acknowledges that notice in the form required by the Security Agent.
- (d) If so requested by the Security Agent, each Chargor shall promptly:
  - (i) instruct any clearance system to transfer any Charged Investment held by it for such Chargor or its nominee to an account of the Security Agent or its nominee with such clearance system; and
  - (ii) take whatever action the Security Agent may request (acting reasonably) for the dematerialisation or rematerialisation of any Charged Investment held in a clearance system.
- (e) Without prejudice to the rest of this Clause 10.11, the Security Agent may, at the reasonable expense of the relevant Chargor, take whatever action is required for the dematerialisation or rematerialisation of the Charged Investments.
- (f) Each Chargor shall promptly pay all calls or other payments which may become due in respect of its Charged Investments.
- (g) No Chargor shall nominate another person to enjoy or exercise all or any specified rights of the Chargor in relation to its Charged Investments, as contemplated by section 145 of the Companies Act 2006 or otherwise.
- (h) Without limiting its obligations under Clause 10.2(e) each Chargor shall comply with all requests for information within its knowledge relating to the Charged Investments which are made under section 793 of the Companies Act 2006 or which could be made under section 793 of the Companies Act 2006 if the relevant company were a public limited company or under any similar provision contained in the articles of association or other constitutional documents of the relevant company relating to the Charged Investments and, if it fails to do so, the Security Agent may provide such information as it may have on behalf of such Chargor.

#### **10.10 Rights of the Parties in respect of Charged Investments**

- (a) Unless a Declared Default has occurred, each Chargor shall be entitled to:
  - (i) receive and retain all dividends, distributions and other monies paid on or derived from its Charged Securities; and
  - (ii) exercise all voting and other rights and powers attaching to its Charged Securities, provided that it must not do so in a manner which:
    - (A) has the effect of changing the terms of such Charged Securities (or any class of them) or of any Related Rights unless permitted by the Finance Documents; or
    - (B) is prejudicial to the interests of the Security Agent and/or the other Secured Parties.
- (b) At any time following the occurrence of a Declared Default, the Security Agent may complete the instrument(s) of transfer for all or any Charged Securities on behalf of any Chargor in favour of itself or such other person as it may select.

- (c) At any time when any Charged Securities are registered in the name of the Security Agent or its nominee, the Security Agent shall be under no duty to:
  - (i) ensure that any dividends, distributions or other monies payable in respect of such Charged Securities are duly and promptly paid or received by it or its nominee;
  - (ii) verify that the correct amounts are paid or received; or
  - (iii) take any action in connection with the taking up of any (or any offer of any) Related Rights in respect of or in substitution for, any such Charged Securities.

## **11. POWER TO REMEDY**

### **11.1 Power to remedy**

If at any time a Chargor does not comply with any of its obligations under this Deed, the Security Agent (without prejudice to any other rights arising as a consequence of such non-compliance) shall be entitled (but not bound) to rectify that default. The relevant Chargor irrevocably authorises the Security Agent and its employees and agents by way of security to do all such things (including entering the property of such Chargor) which are necessary to rectify that default.

### **11.2 Mortgagee in possession**

The exercise of the powers of the Security Agent under this Clause 11 shall not render it, or any other Secured Party, liable as a mortgagee in possession.

### **11.3 Monies expended**

The relevant Chargor shall pay to the Security Agent on demand any monies which are reasonably expended by the Security Agent in exercising its powers under this Clause 11, together with interest at the Default Rate from the date on which those monies were expended by the Security Agent (both before and after judgment) and otherwise in accordance with Clause 2.2 (*Default interest*).

## **12. WHEN SECURITY BECOMES ENFORCEABLE**

### **12.1 When enforceable**

This Debenture Security shall become immediately enforceable upon the occurrence of a Declared Default.

### **12.2 Statutory powers**

The power of sale and other powers conferred by section 101 of the Act (as amended or extended by this Deed) shall be immediately exercisable upon and at any time after the occurrence of any Declared Default.

### **12.3 Enforcement**

After this Debenture Security has become enforceable, the Security Agent may in its absolute discretion enforce all or any part of the Debenture Security in such manner as it sees fit.

### **13. ENFORCEMENT OF SECURITY**

#### **13.1 General**

For the purposes of all rights and powers implied by statute, the Secured Liabilities are deemed to have become due and payable on the date of this Deed. Sections 93 and 103 of the Act shall not apply to the Debenture Security.

#### **13.2 Powers of leasing**

The statutory powers of leasing conferred on the Security Agent are extended so as to authorise the Security Agent to lease, make agreements for leases, accept surrenders of leases and grant options as the Security Agent may think fit and without the need to comply with section 99 or 100 of the Act.

#### **13.3 Powers of Security Agent**

- (a) At any time after the Debenture Security becomes enforceable (or if so requested by any Chargor by written notice at any time), the Security Agent may without further notice (unless required by law):
  - (i) appoint any person (or persons) to be a receiver, receiver and manager or administrative receiver of all or any part of the Security Assets and/or of the income of the Security Assets;
  - (ii) appoint or apply for the appointment of any person who is appropriately qualified as administrator of a Chargor;
  - (iii) exercise all or any of the powers conferred on mortgagees by the Act (as amended or extended by this Deed) and/or all or any of the powers which are conferred by this Deed on a Receiver, in each case without first appointing a Receiver or notwithstanding the appointment of any Receiver; and/or
  - (iv) exercise (in the name of any Chargor and without any further consent or authority of such Chargor) any voting rights and any powers or rights which may be exercised by any person(s) in whose name any Charged Investment is registered or who is the holder of any of them.
- (b) The Security Agent is not entitled to appoint a Receiver in respect of any Security Assets of any Chargor which are subject to a charge which (as created) was a floating charge solely by reason of a moratorium being obtained under the Insolvency Act 2000 (or anything done with a view to obtaining such a moratorium) in respect of such Chargor.

#### **13.4 Redemption of prior mortgages**

- (a) At any time after the Debenture Security has become enforceable, the Security Agent may:
  - (i) redeem any prior Security against any Security Asset;
  - (ii) procure the transfer of that Security to itself; and/or

- (iii) settle and pass the accounts of the holder of any prior Security and any accounts so settled and passed shall be conclusive and binding on each Chargor.
- (b) All principal, interest, costs, charges and expenses of and incidental to any such redemption and/or transfer shall be paid by the relevant Chargor to the Security Agent on demand.

### **13.5 Privileges**

- (a) Each Receiver and the Security Agent is entitled to all the rights, powers, privileges and immunities conferred by the Act on mortgagees and receivers when such receivers have been duly appointed under the Act, except that section 103 of the Act does not apply.
- (b) To the extent that the Security Assets constitute "financial collateral" and this Deed and the obligations of the Chargors under this Deed constitute a "security financial collateral arrangement" (in each case for the purpose of and as defined in the Financial Collateral Arrangements (No. 2) Regulations 2003 (SI 2003 No. 3226)) each Receiver and the Security Agent shall have the right after the Debenture Security has become enforceable to appropriate all or any part of that financial collateral in or towards the satisfaction of the Secured Liabilities.
- (c) For the purpose of Clause 13.5(b), the value of the financial collateral appropriated shall be such amount as the Receiver or Security Agent reasonably determines having taken into account advice obtained by it from an independent investment or accountancy firm of national standing selected by it.

### **13.6 No liability**

- (a) Neither the Security Agent, any other Secured Party nor any Receiver shall be liable (i) in respect of all or any part of the Security Assets or (ii) for any loss or damage which arises out of the exercise or the attempted or purported exercise of, or the failure to exercise any of, its or his respective powers (unless such loss or damage is caused by its or his gross negligence or wilful misconduct).
- (b) Without prejudice to the generality of Clause 13.6(a), neither the Security Agent, any other Secured Party nor any Receiver shall be liable, by reason of entering into possession of a Security Asset, to account as mortgagee in possession or for any loss on realisation or for any default or omission for which a mortgagee in possession might be liable.

### **13.7 Protection of third parties**

No person (including a purchaser) dealing with the Security Agent or any Receiver or Delegate will be concerned to enquire:

- (a) whether the Secured Liabilities have become payable;
- (b) whether any power which the Security Agent or the Receiver is purporting to exercise has become exercisable;
- (c) whether any money remains due under any Finance Document; or

(d) how any money paid to the Security Agent or to the Receiver is to be applied.

## **14. RECEIVER**

### **14.1 Removal and replacement**

The Security Agent may from time to time remove any Receiver appointed by it (subject, in the case of an administrative receivership, to section 45 of the Insolvency Act 1986) and, whenever it may deem appropriate, may appoint a new Receiver in the place of any Receiver whose appointment has terminated.

### **14.2 Multiple Receivers**

If at any time there is more than one Receiver of all or any part of the Security Assets and/or the income of the Security Assets, each Receiver shall have power to act individually (unless otherwise stated in the appointment document).

### **14.3 Remuneration**

Any Receiver shall be entitled to remuneration for his services at a rate to be fixed by agreement between him and the Security Agent (or, failing such agreement, to be fixed by the Security Agent).

### **14.4 Payment by Receiver**

Only monies actually paid by a Receiver to the Security Agent in relation to the Secured Liabilities shall be capable of being applied by the Security Agent in discharge of the Secured Liabilities.

### **14.5 Agent of Chargors**

Any Receiver shall be the agent of the Chargor in respect of which it is appointed. Such Chargor shall (subject to the Companies Act 2006 and the Insolvency Act 1986) be solely responsible for his acts and defaults and for the payment of his remuneration. No Secured Party shall incur any liability (either to such Chargor or to any other person) by reason of the appointment of a Receiver or for any other reason.

## **15. POWERS OF RECEIVER**

### **15.1 General powers**

Any Receiver shall have:

- (a) all the powers which are conferred on the Security Agent by Clause 13.3 (*Powers of Security Agent*);
- (b) all the powers which are conferred by the Act on mortgagees in possession and receivers appointed under the Act;
- (c) (whether or not he is an administrative receiver) all the powers which are listed in schedule 1 of the Insolvency Act 1986; and
- (d) all powers which are conferred by any other law conferring power on receivers.

## 15.2 Additional powers

In addition to the powers referred to in Clause 15.1 (*General powers*), a Receiver shall have the following powers:

- (a) to take possession of, collect and get in all or any part of the Security Assets and/or income in respect of which he was appointed;
- (b) to manage the Security Assets and the business of any Chargor as he thinks fit;
- (c) to redeem any Security and to borrow or raise any money and secure the payment of any money in priority to the Secured Liabilities for the purpose of the exercise of his powers and/or defraying any costs or liabilities incurred by him in such exercise;
- (d) to sell or concur in selling, leasing or otherwise disposing of all or any part of the Security Assets in respect of which he was appointed without the need to observe the restrictions imposed by section 103 of the Act, and, without limitation;
  - (i) fixtures may be severed and sold separately from the Real Property containing them, without the consent of any Chargor;
  - (ii) the consideration for any such transaction may consist of cash, debentures or other obligations, shares, stock or other valuable consideration (and the amount of such consideration may be dependent upon profit or turnover or be determined by a third party); and
  - (iii) any such consideration may be payable in a lump sum or by instalments spread over such period as he thinks fit;
- (e) to alter, improve, develop, complete, construct, modify, refurbish or repair any building or land and to complete or undertake or concur in the completion or undertaking (with or without modification) of any project in which any Chargor was concerned or interested before his appointment (being a project for the alteration, improvement, development, completion, construction, modification, refurbishment or repair of any building or land);
- (f) to carry out any sale, lease or other disposal of all or any part of the Security Assets by conveying, transferring, assigning or leasing the same in the name of the relevant Chargor and, for that purpose, to enter into covenants and other contractual obligations in the name of, and so as to bind, such Chargor;
- (g) to take any such proceedings (in the name of any of the relevant Chargors or otherwise) as he shall think fit in respect of the Security Assets and/or income in respect of which he was appointed (including proceedings for recovery of rent or other monies in arrears at the date of his appointment);
- (h) to enter into or make any such agreement, arrangement or compromise as he shall think fit;
- (i) to insure, and to renew any insurances in respect of, the Security Assets as he shall think fit (or as the Security Agent shall direct);

- (j) to appoint and employ such managers, officers and workmen and engage such professional advisers as he shall think fit (including, without prejudice to the generality of the foregoing power, to employ his partners and firm);
- (k) to form one or more Subsidiaries of any Chargor and to transfer to any such Subsidiary all or any part of the Security Assets;
- (l) to operate any rent review clause in respect of any Real Property in respect of which he was appointed (or any part thereof) and to apply for any new or extended lease; and
- (m) to:
  - (i) give valid receipts for all monies and to do all such other things as may seem to him to be incidental or conducive to any other power vested in him or necessary or desirable for the realisation of any Security Asset;
  - (ii) exercise in relation to each Security Asset all such powers and rights as he would be capable of exercising if he were the absolute beneficial owner of the Security Assets; and
  - (iii) use the name of any Chargor for any of the above purposes.

## **16. APPLICATION OF PROCEEDS AND INTERCREDITOR AGREEMENT**

### **16.1 Application**

All monies received by the Security Agent or any Receiver after the Debenture Security has become enforceable shall (subject to the rights and claims of any person having a security ranking in priority to the Debenture Security) be applied in accordance with and subject to the Intercreditor Agreement.

### **16.2 Contingencies**

If the Debenture Security is enforced at a time when no amounts are due under the Finance Documents (but at a time when amounts may become so due), the Security Agent or a Receiver may pay the proceeds of any recoveries effected by it into a blocked suspense account (bearing interest at such rate (if any) as the Security Agent usually grants for accounts of that size and nature).

### **16.3 Appropriation, Intercreditor Agreement and suspense account**

- (a) Subject to the Intercreditor Agreement and Clause 16.1 (*Application*), the Security Agent shall apply all payments received in respect of the Secured Liabilities in reduction of any part of the Secured Liabilities in any order or manner which it may determine.
- (b) Any such appropriation shall override any appropriation by any Chargor.
- (c) All monies received, recovered or realised by the Security Agent under or in connection with this Deed may at the discretion of the Security Agent be credited to a separate interest-bearing suspense account determined by the Security Agent for so long as the Security Agent determines (with interest accruing thereon at such rate (if any) as the determined account provider usually grants for accounts of that size and

nature) without the Security Agent having any obligation to apply such monies and interest or any part of it in or towards the discharge of any of the Secured Liabilities unless such monies would be sufficient to discharge all Secured Liabilities in full.

## **17. SET-OFF**

### **17.1 Set-off rights**

- (a) The Security Agent and each other Secured Party may (but shall not be obliged to) set off any obligation which is due and payable by any Chargor and unpaid (whether under the Finance Documents or which has been assigned to the Security Agent or such other Secured Party by any other Chargor) against any obligation (whether or not matured) owed by the Security Agent or such other Secured Party to such Chargor, regardless of the place of payment, booking branch or currency of either obligation.
- (b) At any time after an Event of Default that is continuing has become enforceable (and in addition to its rights under Clause 17.1(a)), the Security Agent and each other Secured Party may (but shall not be obliged to) set-off any contingent liability owed by a Chargor under any Finance Document against any obligation (whether or not matured) owed by the Security Agent or such other Secured Party to such Chargor, regardless of the place of payment, booking branch or currency of either obligation.
- (c) If the obligations are in different currencies, the Security Agent or such other Secured Party may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the set-off.
- (d) If either obligation is unliquidated or unascertained, the Security Agent or such other Secured Party may set off in an amount estimated by it in good faith to be the amount of that obligation.

### **17.2 Time deposits**

Without prejudice to Clause 17.1 (*Set-off rights*), if any time deposit matures on any account which any Chargor has with the Security Agent or any other Secured Party at a time within the Security Period when:

- (a) this Debenture Security has become enforceable; and
- (b) no Secured Liability is due and payable,

such time deposit shall automatically be renewed for such further maturity as the Security Agent or such other Secured Party in its absolute discretion considers appropriate unless the Security Agent or such other Secured Party otherwise agrees in writing.

## **18. DELEGATION**

Each of the Security Agent and any Receiver may delegate, by power of attorney (or in any other manner) to any person, any right, power or discretion exercisable by them under this Deed upon any terms (including power to sub-delegate) which it may think fit. Neither the Security Agent nor any Receiver shall be in any way liable or responsible to any Chargor for any loss or liability arising from any act, default, omission or misconduct on the part of any Delegate (unless such loss or damage is caused by its or his gross negligence or wilful misconduct).



## **19. FURTHER ASSURANCES**

### **19.1 Further action**

Subject to the Agreed Security Principles each Chargor shall (and the Parent shall procure that each Chargor shall) at its own reasonable expense, promptly do all such acts and execute all such documents (including assignments, transfers, mortgages, charges, notices and instructions) as the Security Agent or a Receiver may reasonably specify (and in such form as the Security Agent or a Receiver may reasonably require) in favour of the Security Agent, a Receiver or its nominees in order to:

- (a) perfect the Security created or intended to be created under or evidenced by this Deed or for the exercise of any rights, powers and remedies exercisable by the Security Agent, any other Secured Party or any Receiver or any Delegate in respect of any Security Asset or provided by or pursuant to this Deed or by law; or
- (b) confer on the Security Agent, any Receiver or the Secured Parties Security over any property and assets of that Obligor located in any jurisdiction equivalent or similar to the Security intended to be conferred by or pursuant to this Deed; and/or
- (c) facilitate the realisation of the assets which are, or are intended to be, the subject of the Debenture Security.

### **19.2 Specific security**

Without prejudice to the generality of Clause 19.1 (*Further action*), each Chargor will as soon as reasonably practicable upon request by the Security Agent execute any document contemplated by that clause over any Security Asset which is subject to or intended to be subject to any fixed security under this Deed (including any fixed security arising or intended to arise pursuant to Clause 6 (*Conversion Of Floating Charge*)).

## **20. POWER OF ATTORNEY**

Each Chargor, by way of security, irrevocably and severally appoints the Security Agent to be its attorney to take any action when a Declared Default has occurred or when the relevant Chargor has failed to comply with a further assurance or perfection or other material obligation after being requested to do so by the Security Agent, which such Chargor is obliged to take under this Deed, including under Clause 19 (*Further Assurances*). Each Chargor ratifies and confirms whatever any attorney does or purports to do pursuant to its appointment under this Clause 20.

## **21. CURRENCY CONVERSION**

All monies received or held by the Security Agent or any Receiver under this Deed may be converted from their existing currency into such other currency as the Security Agent or the Receiver considers necessary to cover the obligations and liabilities comprised in the Secured Liabilities in that other currency at the Agent's Spot Rate of Exchange for the purchase of the relevant currency in the London foreign exchange market on the relevant day. Each Chargor shall indemnify the Security Agent against all reasonably incurred costs, charges and expenses incurred in relation to such conversion. Neither the Security Agent nor any Receiver shall have any liability to any Chargor in respect of any loss resulting from any fluctuation in exchange rates after any such conversion.

## **22. CHANGES TO THE PARTIES**

### **22.1 Chargors**

No Chargor may assign any of its rights or obligations under this Deed.

### **22.2 Security Agent**

The Security Agent may assign or transfer all or any part of its rights under this Deed pursuant to the resignation or removal of the Security Agent in accordance with the Intercreditor Agreement. Each Chargor shall, as soon as reasonably practicable upon being requested to do so by the Security Agent, enter into such documents as may be necessary or desirable to effect such assignment or transfer.

### **22.3 Accession Deed**

Each Chargor:

- (a) consents to new Subsidiaries of the Parent becoming Chargors as contemplated by the Finance Documents; and
- (b) irrevocably authorises the Parent to agree to and (if required) sign any duly completed Accession Deed as agent and attorney for and on behalf of such Chargor.

## **23. MISCELLANEOUS**

### **23.1 New accounts**

- (a) If the Security Agent or any other Secured Party receives, or is deemed to be affected by, notice, whether actual or constructive, of any subsequent Security (other than a Permitted Security) affecting any Security Asset and/or the proceeds of sale of any Security Asset or any guarantee under the Finance Documents ceases to continue in force, it may open a new account or accounts for any Chargor. If it does not open a new account, it shall nevertheless be treated as if it had done so at the time when it received or was deemed to have received such notice.
- (b) As from that time all payments made to the Security Agent or such other Secured Party will be credited or be treated as having been credited to the new account and will not operate to reduce any amount of the Secured Liabilities.

### **23.2 Tacking**

- (a) Each Finance Party shall perform its obligations under the Senior Facilities Agreement (including any obligation to make available further advances).
- (b) This Deed secures advances already made under the Finance Documents as at the date of this Deed and further advances to be made.

### **23.3 Land Registry**

- (a) Save in respect of any Short Leasehold Property or any Excluded Property (to the extent that it remains an Excluded Property), each Chargor shall apply to the Chief Land Registrar (and consents to such an application being made by or on behalf of the Security Agent) for a restriction in the following terms to be entered on the Register

of Title relating to any Real Property registered at the Land Registry (or any unregistered land subject to first registration) and against which this Deed may be noted:

*“No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [●] 2019 in favour of Ares Management Limited (as Security Agent) referred to in the charges register or their conveyancer.”*

(b) Each Chargor:

- (i) authorises the Security Agent (acting reasonably) to make any application which the Security Agent deems appropriate for the designation of this Deed, the Senior Facilities Agreement or any other Finance Document as an exempt information document under rule 136 of the Land Registration Rules 2003;
- (ii) shall use its reasonable endeavours to assist with any such application made by or on behalf of the Security Agent; and
- (iii) shall notify the Security Agent in writing as soon as it receives notice of any person's application under rule 137 of the Land Registration Rules 2003 for the disclosure of this Deed, the Senior Facilities Agreement or any other Finance Document following its designation as an exempt information document.

(c) No Chargor shall make any application under rule 138 of the Land Registration Rules 2003 for the removal of the designation of any such document as an exempt information document.

(d) Each Chargor shall promptly make all applications to and filings with the Land Registry which are necessary or desirable under the Land Registration Rules 2003 to protect the Debenture Security.

#### **23.4 Protective clauses**

- (a) Each Chargor is deemed to be a principal debtor in relation to this Deed. The obligations of each Chargor under, and the security intended to be created by, this Deed shall not be impaired by any forbearance, neglect, indulgence, extension or time, release, surrender or loss of securities, dealing, amendment or arrangement by any Secured Party which would otherwise have reduced, released or prejudiced this Debenture Security or any surety liability of a Chargor (whether or not known to it or to any Secured Party).
- (b) Clause 21 (*Guarantee and indemnity*) of the Senior Facilities Agreement applies in relation to this Deed as if references to the obligations referred to in such clauses respectively were references to the obligations of each Chargor under this Deed.

## **24. NOTICES**

### **24.1 Senior Facilities Agreement**

Subject to Clause 24.2 (*Notices through Parent*):

- (a) clause 35 (*Notices*) of the Senior Facilities Agreement (other than clauses 35.3(c) and 35.6 (*Electronic communication*)) is incorporated into this Deed as if fully set out in this Deed; and
- (b) the address and fax numbers of each Party for all communications or documents given under or in connection with this Deed are those identified with its name in the execution pages to this Deed or subsequently notified from time to time by the relevant Party for the purposes of the Senior Facilities Agreement or this Deed.

### **24.2 Notices through Parent**

- (a) All communications and documents from the Chargors shall be sent through the Parent and all communications and documents to the Chargors may be sent through the Parent.
- (b) Any communication or document made or delivered to the Parent in accordance with this Clause 24 will be deemed to have been made or delivered to each of the Chargors.

## **25. CALCULATIONS AND CERTIFICATES**

Any certificate of or determination by a Secured Party, the Security Agent or the Agent specifying the amount of any Secured Liability due from the Chargors (including details of any relevant calculation thereof) is, in the absence of manifest error, conclusive evidence against the Chargors of the matters to which it relates.

## **26. PARTIAL INVALIDITY**

All the provisions of this Deed are severable and distinct from one another and if at any time any provision is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of any of the remaining provisions nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired.

## **27. REMEDIES AND WAIVERS**

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

## **28. AMENDMENTS AND WAIVERS**

Any provision of this Deed may be amended only if the Security Agent and the Chargors or the Parent on their behalf so agree in writing and any breach of this Deed may be waived before or after it occurs only if the Security Agent so agrees in writing. A waiver given or

consent granted by the Security Agent under this Deed will be effective only if given in writing and then only in the instance and for the purpose for which it is given.

**29. COUNTERPARTS**

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

**30. RELEASE**

**30.1 Partial Release**

Upon the agreement of the Parties to release certain assets from the Debenture Security (the "**Released Assets**") the Security Agent and the Agent shall, at the request and cost of the Chargors, execute and deliver a valid Deed of Partial Release and otherwise take whatever action is necessary to release or re-assign (without recourse or warranty) the Released Assets from the Debenture Security.

**30.2 Release**

Upon the expiry of the Security Period (but not otherwise) the Security Agent and the Agent shall, at the request and cost of the Chargors, execute and deliver a valid Deed of Release and otherwise take whatever action is necessary to release or re-assign (without recourse or warranty) the Security Assets from the Debenture Security.

**30.3 Reinstatement**

Where any discharge (whether in respect of the obligations of any Chargor or any security for those obligations or otherwise) is made in whole or in part or any arrangement is made on the faith of any payment, security or other disposition which is avoided or must be restored on insolvency, liquidation or otherwise (without limitation), the liability of the Chargors under this Deed shall continue as if the discharge or arrangement had not occurred. The Security Agent may concede or compromise any claim that any payment, security or other disposition is liable to avoidance or restoration.

**31. GOVERNING LAW**

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

**32. ENFORCEMENT**

- (a) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute relating to the existence, validity or termination of this Deed or any non-contractual obligation arising out of or in connection with this Deed) (a "**Dispute**").
- (b) The Parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no Party will argue to the contrary.
- (c) This Clause 32 is for the benefit of the Finance Parties and Secured Parties only. As a result, no Finance Party or Secured Party shall be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by

law, the Finance Parties and Secured Parties may take concurrent proceedings in any number of jurisdictions.

**IN WITNESS** of which this Deed has been duly executed by each Original Chargor as a deed and duly executed by the Security Agent and has been delivered on the first date specified on page 1 of this Deed by each Original Chargor.

**SCHEDULE 1  
THE ORIGINAL CHARGORS**

<b>Chargor name</b>	<b>Registered number</b>	<b>Registered office</b>
Kedleston Group Limited	08176758	Unit 8 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, United Kingdom, UB8 2FX
Kedleston Schools Limited	05779536	Unit 8 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, United Kingdom, UB8 2FX
Kedleston Real Estate Limited	06026328	Unit 8 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, United Kingdom, UB8 2FX
Kedleston (Wings Education) Limited	04627039	Unit 8 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, United Kingdom, UB8 2FX
Kedleston (OS Education) Limited	02120010	Unit 8 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, United Kingdom, UB8 2FX
Kedleston Wings Holdco Ltd	06522748	Unit 8 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, United Kingdom, UB8 2FX
Kedleston Schools (London) Ltd	06494539	Unit 8 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, United Kingdom, UB8 2FX
Kedleston (Wood Grove Childcare) Limited	00966484	Unit 8 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, United Kingdom, UB8 2FX
Kedleston (High Peak School) Limited	08871805	Unit 8 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, United Kingdom, UB8 2FX

Kedleston (Brookways School) Limited	10567342	Unit 8 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, United Kingdom, UB8 2FX
Kedleston (Olsen House Holdings) Limited	07007590	Unit 8 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, United Kingdom, UB8 2FX
Kedleston (Olsen House) Limited	07008349	Unit 8 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, United Kingdom, UB8 2FX



**SCHEDULE 2  
DETAILS OF SECURITY ASSETS**

**Part 1: Real Property**

<b>Registered land</b>			
<b>Chargor</b>	<b>Address</b>	<b>Administrative Area</b>	<b>Title number</b>
Kedleston (Brookways School) Limited	660 London Road, Cheam, Sutton SM3 9BZ (leasehold)	Sutton	SGL784108
Kedleston (High Peak School) Limited	High Peak School, Mudhurst Lane, Disley, Stockport SK12 2AP (leasehold)	Cheshire East	CH639103
Kedleston (Wood Grove Childcare) Limited	45 Harsnett Road, Colchester CO1 2HS	Essex: Colchester	EX720728
Kedleston (Wings Education) Limited	11 Berwick Way, Heysham, Morecambe LA3 2UA	Lancaster	LA692117
Kedleston (Olsen House) Limited	Olsen House School, Liverpool Road, Crosby, Liverpool L23 5TD	Merseyside: Sefton	Being the whole of the property comprised in a lease dated July 2019 and made between (1) Liverpool Roman Catholic Archdiocesan Trustees Incorporated and (2) Kedleston (Olsen House) Limited and which is currently pending registration with the Land Registry.
Kedleston (OS Education) Limited	Herbert Fowler Middle School, Ansley Lane, Arley CV7 8NU	Warwickshire: North Warwickshire	WK479201
Kedleston (OS Education)	Land adjoining the Old School, Butt	Stratford-on-Avon	WK435630 and

Limited	Hill, Napton, Southam CV47 8NE The Old School, Butt Hill, Napton, Southam CV47 8NE		WK435631
Kedleston (Wings Education) Limited	Wings School, Whasset – Land and buildings at Riverside School, Whasset, Milnthorpe Land at Riverside School, Whasset, Milnthorpe Land at Riverside School, Whasset, Nr Milnthorpe	Cumbria: South Lakeland	CU187430, CU103142 and CU86080
Kedleston (Wings Education) Limited	Wings School Notts – Kirklington Hall, Main Street, Kirklington, Newark NG22 8NB The Old Bothy, Main Street, Kirklington, Newark NG22 8NN Land at Kirklington Hall, Main Street, Kirklington, Newark NG22 8NB	Nottinghamshire: Newark and Sherwood	NT438490, NT366001 and NT295537
Kedleston Real Estate Limited	Land at Hood Lane Farm, Ansley Lane, Ansley, Nuneaton CV10 9ND	Warwickshire: North Warwickshire	WK443620
Kedleston Real Estate Limited	Chapel Hill Farm, Mark Road, Burtle, Bridgwater TA7 8NJ	Somerset: Sedgemoor	ST266022
Kedleston Schools (London) Ltd	Albany House, 18 Theydon Road, London E5 9NZ (leasehold)	Hackney	AGL238944 (current lease title number) and AGL385373 (reversionary lease title number)

**Unregistered land**

Chargor	Address	Document describing the Real Property		
		Date	Document	Parties
Kedleston (OS Education) Limited	The strip of unregistered land to the south of The Old School, Butt Hill, Napton, Southam CV47 8NE	N/A	N/A	N/A

## Part 2: Charged Securities

Chargor	Name of company in which shares are held	Class of shares held	Percentage Shareholding	Number of shares held	Issued Share Capital
Kedleston Schools Limited	Kedleston Group Limited	Ordinary Shares of £1 each	100%	1 Ordinary Share	1 Ordinary Share of £1 each
Kedleston Real Estate Limited	Kedleston Schools Limited	Ordinary Shares of £1.00 each	100%	1 Ordinary Shares	1 Ordinary Shares of £1 each
Kedleston Wings Holdco Ltd	Kedleston Schools Limited	Ordinary Shares of £1.00 each	100%	8,425,000 Ordinary shares	8,425,000 Ordinary shares of £1 each
Kedleston (OS Education) Limited	Kedleston Schools Limited	Ordinary A Shares of £1.00 each and Ordinary B shares of £1.00 each	100%	90 Ordinary A shares and 10 Ordinary B shares	90 Ordinary A shares of £1 each and 10 Ordinary B shares of £1 each
Kedleston (Wings Education) Limited	Kedleston Wings Holdco Ltd	Ordinary Shares of £1.00 each	100%	83,334 Ordinary shares	83,334 Ordinary shares of £1 each
Kedleston Schools (London) Ltd	Kedleston (OS Education) Limited	Ordinary Shares of £1.00 each	100%	100 Ordinary Shares	100 Ordinary Shares of £1 each
Kedleston (Wood Grove Childcare) Limited	Kedleston Schools Limited	Ordinary Shares of £1.00 each	100%	100 Ordinary Shares	100 Ordinary Shares of £1 each
Kedleston (High Peak School) Limited	Kedleston Schools Limited	Ordinary A Shares of £1.00 each	100%	100 Ordinary A shares	100 Ordinary A shares of £1 each
Kedleston	Kedleston (OS	Ordinary	100%	100	100


(Brookways School) Limited	Education) Limited	Shares of £1.00 each		Ordinary Shares	Ordinary Shares of £1 each
Kedleston (Olsen House Holdings) Limited	Kedleston Schools Limited	Ordinary A Shares of £1.00 each and Ordinary B shares of £1.00 each	100%	85 Ordinary A shares and 15 Ordinary B shares	85 Ordinary A shares of £1 each and 15 Ordinary B shares of £1 each
Kedleston (Olsen House) Limited	Kedleston (Olsen House Holdings) Limited	Ordinary Shares of £1.00 each	100%	125 Ordinary shares	125 Ordinary shares of £1 each

### Part 3: Charged Accounts

Cash Collateral Account			
Account Holder	Account Number	Account Bank	Account bank branch address and sort code
Kedleston Group Limited		Barclays Bank PLC	

Collection Accounts			
Account Holder	Account Number	Account Bank	Account bank branch address and sort code
High Peak School Limited		Bank of Scotland Plc	
Kedleston Schools (London)		Bank of Scotland Plc	

Kedleston UK Limited		Bank of Scotland Plc	
Kedleston UK Ltd (Corp Deposit)		Bank of Scotland Plc	
Olsen House Ltd		Bank of Scotland Plc	
OS Education Ltd		Bank of Scotland Plc	
Wings Education Ltd		Bank of Scotland Plc	
Wood Grove (Childcare) Ltd		Bank of Scotland Plc	
Leaways (Petty Cash)		Bank of Scotland Plc	
Kedleston (Brookways School) Ltd		Bank of Scotland Plc	
Kedleston Brkways Sch Ltd Petty Csh		Bank of Scotland Plc	
Kedleston		Bank of	

Education Ltd		Scotland Plc	
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#### Part 4: Intellectual Property


Part 4A - Trade marks				
Proprietor/ADP number	TM number	Jurisdiction/ apparent status	Classes	Mark text
None at the date of this Deed				
Part 4B - Patents				
Proprietor/ADP number	Patent number	Description		
None at the date of this Deed				

#### Part 5: Relevant Contracts

Chargor	Relevant Contract
None at the date of this Deed	

#### Part 6: Insurances

Chargor	Insurer	Policy details/ number
Kedleston Group Limited	Travelers Insurance Company Limited	Commercial Combined – this includes:

Kedleston Schools Limited Kedleston Real Estate Limited Kedleston (Wings Education) Limited Kedleston (OS Education) Limited Kedleston Wings Holdco Ltd Kedleston Schools (London) Ltd Kedleston (Wood Grove Childcare) Limited Kedleston (High Peak School) Limited Kedleston (Brookways School) Limited Kedleston (Olsen House Holdings) Limited Kedleston (Olsen House) Limited		Property Damage and Business Interruption All Risks including Terrorism peril, Money, Employers Liability and Professional Indemnity (Education only) 
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**SCHEDULE 3**  
**FORM OF NOTICE TO AND ACKNOWLEDGEMENT FROM ACCOUNT BANK**

**Part 1: Form of notice of charge to Account Bank**

To: [insert name and address of Account Bank]

Dated: [●] 20[●]

Dear Sirs

1. We hereby give notice that, by a debenture dated [●] 2019 (the “**Debenture**”) we have charged to Ares Management Limited as security agent for certain financial institutions and others (as referred to in the Debenture) (the “**Security Agent**”) all our present and future right, title and interest in and to the following accounts in our name with you, all monies from time to time standing to the credit of those accounts and all interest from time to time accrued or accruing on those accounts, any investment made out of any such monies or account and all rights to repayment of any of the foregoing by you:

[Insert details of accounts] (each an “**Account**” and together the “**Accounts**”).

2. We hereby irrevocably instruct and authorise you:

- (a) to credit to each Account all interest from time to time earned on the sums of money held in that Account;
- (b) to disclose to the Security Agent, without any reference to or further authority from us and without any liability or inquiry by you as to the justification for such disclosure, such information relating to the Accounts and the sums in each Account as the Security Agent may, at any time and from time to time, request you to disclose to it;
- (c) [following written notice to you from the Security Agent confirming a Declared Default (as defined in the Debenture) has occurred]<sup>1</sup> to hold all sums from time to time standing to the credit of each Account in our name with you to the order of the Security Agent;
- (d) [following written notice to you from the Security Agent confirming a Declared Default (as defined in the Debenture) has occurred]<sup>2</sup> to pay or release all or any part of the sums from time to time standing to the credit of each Account in our name with you in accordance with the written instructions of the Security Agent at any time and from time to time; and
- (e) to comply with the terms of any written notice or instructions (given in accordance with the terms of this notice) in any way relating to the Accounts or the sums standing to the credit of any Account from time to time which you may receive at any time from the Security Agent without any reference to or further authority from us and without any liability or inquiry by you as to the justification for or validity of such notice or instructions.

3. By countersigning this notice, the Security Agent confirms that we may make withdrawals from the Accounts until such time as the Security Agent shall notify you in writing that its

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<sup>1</sup> this should apply to a Cash Collateral Account

<sup>2</sup> this should apply to a Cash Collateral Account



rights have become enforceable in accordance with the terms of the Debenture and that its permission is withdrawn, whereupon we will not be permitted to withdraw any amounts from any Account without the prior written consent of the Security Agent.

4. The Security Agent may by notice to you at any time after the occurrence of a Declared Default (as notified to you by the Security Agent in writing) amend or withdraw this consent. If the consent referred to in this paragraph 4 is withdrawn, you may immediately set off debit balances and credit balances on the accounts specified in this paragraph which exist immediately prior to the receipt by you of such notice of withdrawal or amendment.
5. These instructions cannot be revoked or varied without the prior written consent of the Security Agent.
6. This notice, any acknowledgement in connection with it, and any non-contractual obligations arising out of or in connection with any of them shall be governed by English law.

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

Yours faithfully

By \_\_\_\_\_  
for and on behalf of  
[*relevant Chargor*]

[By \_\_\_\_\_  
for and on behalf of the Security Agent]

## Part 2: Form of acknowledgement from Account Bank

To: Ares Management Limited (as Security Agent)  
10 New Burlington Street  
London  
W1S 3BE

Dated: [●] 20[●]

Dear Sirs

1. We confirm receipt of a notice dated [●] 20[●] (the “Notice”) from [relevant Chargor] (the “Company”) of a charge upon the terms of a Debenture dated [●] 2019, over all the Company’s present and future right, title and interest in and to the following accounts with us in the name of the Company together with all monies standing to the credit of those accounts and all interest from time to time accrued or accruing on those accounts, any investment made out of any such monies or account and all rights of repayment of any of the foregoing by us:

[●] (each an “Account” and together the “Accounts”).

2. We confirm that:
  - (a) we accept the instructions and authorisation contained in the Notice and undertake to comply with its terms;
  - (b) we have not received notice of the interest of any third party in any Account or in the sums of money held in any Account or the debts represented by those sums and we will notify you promptly should we receive notice of any third party interest;
  - (c) we have not claimed or exercised, nor will we claim or exercise, any Security or right of set-off or combination or counterclaim or other right in respect of any Account, the sums of money held in any Account or the debts represented by those sums;
  - (d) until you notify us in writing that withdrawals are prohibited, the Company may make withdrawals from the Accounts; upon receipt of such notice we will not permit any amount to be withdrawn from any Account except against the signature of one of your authorised signatories; and
  - (e) we will not seek to modify, vary or amend the terms upon which sums are deposited in the Accounts without your prior written consent.
3. This letter and any non-contractual obligations arising out of or in connection with it shall be governed by English law.

Yours faithfully

By \_\_\_\_\_  
for and on behalf of  
[Account Bank]

**SCHEDULE 4**  
**FORM OF NOTICE TO AND ACKNOWLEDGEMENT BY PARTY TO RELEVANT**  
**CONTRACT**

To: *[Insert name and address of relevant party]*

Dated: *[●] 20[●]*

Dear Sirs

**RE: *[DESCRIBE RELEVANT CONTRACT]* DATED *[●] 20[●]* BETWEEN (1) YOU AND (2) *[●]* THE “CHARGOR”**

1. We give notice that, by a debenture dated *[●] 2019* (the “**Debenture**”), we have assigned to Ares Management Limited as Security Agent for certain financial institutions and others (as referred to in the Debenture) (the “**Security Agent**”) all our present and future right, title and interest in and to *[insert details of Relevant Contract]* (the “**Agreement**”) including all rights and remedies in connection with the Agreement and all proceeds and claims arising from the Agreement.
2. We irrevocably authorise and instruct you from time to time:
  - (a) to disclose to the Security Agent at our reasonable expense (without any reference to or further authority from us and without any enquiry by you as to the justification for such disclosure), such information relating to the Agreement as the Security Agent may from time to time request;
  - (b) following written notice to you from the Security Agent confirming a Declared Default (as defined in the Debenture) has occurred, to hold all sums from time to time due and payable by you to us under the Agreement to the order of the Security Agent;
  - (c) following written notice to you from the Security Agent confirming that a Declared Default has occurred, to pay or release all or any part of the sums from time to time due and payable by you to us under the Agreement only in accordance with the written instructions given to you by the Security Agent from time to time;
  - (d) to comply with any written notice or instructions (given in accordance with the terms of this notice) in any way relating to, or purporting to relate to, the Debenture or the Agreement or the debts represented thereby which you receive at any time from the Security Agent without any reference to or further authority from us and without any enquiry by you as to the justification for or validity of such notice or instruction; and
  - (e) to send copies of all notices and other information given or received under the Agreement to the Security Agent.
3. You may continue to deal with us in relation to the Agreement until you receive written notice from the Security Agent that a Declared Default has occurred. Thereafter we will cease to have any right to deal with you in relation to the Agreement and therefore from that time you should deal only with the Security Agent.
4. Following the occurrence of a Declared Default we are not permitted to receive from you, otherwise than through the Security Agent, any amount in respect of or on account of the sums payable to us from time to time under the Agreement.

5. This notice may only be revoked or amended with the prior written consent of the Security Agent.
6. Please confirm by completing the enclosed copy of this notice and returning it to the Security Agent (with a copy to us) that you agree to the above and that:
- (a) you accept the instructions and authorisations contained in this notice and you undertake to comply with this notice;
  - (b) you have not, at the date this notice is returned to the Security Agent, received notice of the assignment or charge, the grant of any security or the existence of any other interest of any third party in or to the Agreement or any proceeds of it and you will notify the Security Agent promptly if you should do so in future;
  - (c) following written notice to you from the Security Agent confirming that a Declared Default has occurred you will not permit any sums to be paid to us or any other person (other than the Security Agent) under or pursuant to the Agreement without the prior written consent of the Security Agent;
  - (d) you will not take any action to amend or supplement the Agreement without the prior written consent of the Security Agent.
7. This notice, and any acknowledgement in connection with it, and any non-contractual obligations arising out of or in connection with any of them, shall be governed by English law.

Yours faithfully

---

for and on behalf of  
**[NAME OF CHARGOR]**

*[On copy]*

To: Ares Management Limited (as Security Agent)  
10 New Burlington Street  
London  
W1S 3BE

Copy to: **[NAME OF CHARGOR]**

We acknowledge receipt of the above notice and consent and agree to its terms. We confirm and agree to the matters set out in paragraph 6 of the above notice.

---

for and on behalf of

[●]

Dated: [●] 20[●]

**SCHEDULE 5**  
**FORM OF NOTICE TO AND ACKNOWLEDGEMENT BY INSURERS**

To: *[Insert name and address of insurer]*

Dated: *[●] 20[●]*

Dear Sirs

**[●] (THE “CHARGOR”)**

1. We give notice that, by a debenture dated *[●] 2019* (the “**Debenture**”), we have assigned to Ares Management Limited as Security Agent for certain financial institutions and others (as referred to in the Debenture) (the “**Security Agent**”) all our present and future right, title and interest in and to the policies listed in the Schedule to this notice (together with any other agreement supplementing or amending the same) (each a “**Policy**” and together the “**Policies**”) including all rights and remedies in connection with the Policies and all proceeds and claims arising from the Policies.
2. We irrevocably authorise and instruct you from time to time:
  - (a) to disclose to the Security Agent at our expense (without any reference to or further authority from us and without any enquiry by you as to the justification for such disclosure) such information relating to the Policies as the Security Agent may from time to time request;
  - (b) following written notice to you from the Security Agent confirming that a Declared Default (as defined in the Debenture) has occurred to hold all sums from time to time due and payable by you to us under the Policies to the order of the Security Agent;
  - (c) following written notice to you from the Security Agent confirming that a Declared Default has occurred to pay or release all or any part of the sums from time to time due and payable by you to us under the Policies only in accordance with the written instructions given to you by the Security Agent from time to time;
  - (d) to comply with any written notice or instructions (given in accordance with the terms of this notice) in any way relating to (or purporting to relate to) the Debenture, the sums payable to us from time to time under the Policies or the debts represented by them which you may receive from the Security Agent (without any reference to or further authority from us and without any enquiry by you as to the justification for or validity of such notice or instruction); and
  - (e) to send copies of all notices and other information given or received under the Policies to the Security Agent.
3. You may continue to deal with the Chargor in relation to the Policies until you receive written notice from the Security Agent that a Declared Default has occurred. Thereafter we will cease to have any right to deal with you in relation to the Policies and therefore from that time you should deal only with the Security Agent.
4. Following the occurrence of a Declared Default (as defined the Debenture) we are not permitted to receive from you, otherwise than through the Security Agent, any amount in respect of or on account of the sums payable to us from time to time under the Policies.

5. This notice may only be revoked or amended with the prior written consent of the Security Agent.
6. Please confirm by completing the enclosed copy of this notice and returning it to the Security Agent (with a copy to us) that you agree to the above and that:
  - (a) you accept the instructions and authorisations contained in this notice and you undertake to comply with this notice;
  - (b) you have not, at the date this notice is returned to the Security Agent, received notice of the assignment or charge, the grant of any security or the existence of any other interest of any third party in or to the Policies or any proceeds of them or any breach of the terms of any Policy and you will notify the Security Agent promptly if you should do so in future;
  - (c) following written notice to you from the Security Agent confirming that a Declared Default has occurred, you will not permit any sums to be paid to us or any other person under or pursuant to the Policies without the prior written consent of the Security Agent; and
  - (d) you will not exercise any right to terminate or cancel the Policies without giving the Security Agent not less than 14 days prior written notice.
7. This notice, and any acknowledgement in connection with it, and any non-contractual obligations arising out of or in connection with any of them, shall be governed by English law.

Yours faithfully

---

for and on behalf of  
[Name of Chargor]

**SCHEDULE**  
**THE POLICIES**

*[On copy]*

To: Ares Management Limited (as Security Agent)  
10 New Burlington Street  
London  
W1S 3BE

Copy to: **[NAME OF CHARGOR]**

Dear Sirs

We acknowledge receipt of the above notice and consent and agree to its terms. We confirm and agree to the matters set out in paragraph 6 in the above notice.

---

for and on behalf of  
[●]

Dated: [●] 20[●]



**SCHEDULE 6  
FORM OF ACCESSION DEED**

**THIS ACCESSION DEED** is made on

20[●]

**BETWEEN:**

- (1) [●] **LIMITED** a company incorporated in [●] with registered number [●] (the “**Acceding Company**”)[EACH COMPANY LISTED IN SCHEDULE 1 (each an “**Acceding Company**”)];
- (2) [●] (the “**Parent**”); and
- (3) [●] (as Security Agent for the Secured Parties (as defined below)) (the “**Security Agent**”).

**BACKGROUND:**

This Accession Deed is supplemental to a debenture dated [●] 2019 and made between (1) the Chargors named in it and (2) the Security Agent (the “**Debenture**”).

**IT IS AGREED:**

**1. DEFINITIONS AND INTERPRETATION**

(a) Definitions

Terms defined in, or construed for the purposes of, the Debenture have the same meanings when used in this Accession Deed including the recital to this Accession Deed (unless otherwise defined in this Accession Deed).

(b) Construction

Clause 1.2 (*Interpretation*) of the Debenture applies with any necessary changes to this Accession Deed as if it were set out in full in this Accession Deed.

**2. ACCESSION OF THE ACCEDING COMPANY**

(a) Accession

[The/Each] Acceding Company:

- (i) unconditionally and irrevocably undertakes to and agrees with the Security Agent to observe and be bound by the Debenture; and
- (ii) creates and grants [at the date of this Deed] the charges, mortgages, assignments and other security which are stated to be created or granted by the Debenture,

as if it had been an original party to the Debenture as one of the Chargors.

(b) Covenant to pay

Without prejudice to the generality of Clause 2(a) (*Accession*), [the/each] Acceding Company (jointly and severally with the other Chargors [and each other Acceding Company]), covenants in the terms set out in Clause 2.1 (*Covenant to pay*) of the Debenture.

(c) Charge and assignment

Without prejudice to the generality of Clause 2(a) (*Accession*), [the/each] Acceding Company with full title guarantee, charges and assigns (and agrees to charge and assign) to the Security Agent for the payment and discharge of the Secured Liabilities, all its right, title and interest in and to the property, assets and undertaking owned by it or in which it has an interest, on the terms set out in Clauses 3 (*Grant of Security*), 4 (*Fixed Security*) and 5 (*Floating charge*) of the Debenture including (without limiting the generality of the foregoing):

- (i) by way of first legal mortgage all the freehold and leasehold Real Property (other than any Short Leasehold Property) (if any) vested in or charged to the Acceding Company (including, without limitation, the property specified against its name in part 1 of Schedule 2 (*Details of Security Assets*) (if any));
- (ii) by way of first fixed charge:
  - (A) all the Charged Securities (including, without limitation, those specified against its name in part 2 of Schedule 2 (*Details of Security Assets*) (if any)); together with
  - (B) all Related Rights from time to time accruing to them;
- (iii) by way of first fixed charge each of its Collection Accounts and its other accounts with any bank or financial institution at any time (including, without limitation, those specified against its name in part 3 of Schedule 2 (*Details of Security Assets*)) and all monies at any time standing to the credit of such accounts;
- (iv) by way of first fixed charge all Intellectual Property (including, without limitation, the Intellectual Property specified against its name in part 4 of Schedule 2 (*Details of Security Assets*) (if any)) necessary to the operation of the business of such Acceding Company, excluding any licence of Intellectual property where the terms of such licence prevent such security being granted (unless third party consent can be reasonably obtained);
- (v) by way of absolute assignment the Relevant Contracts (including, without limitation, those specified against its name in part 5 of Schedule 2 (*Details of Security Assets*) (if any)), all rights and remedies in connection with the Relevant Contracts and all proceeds and claims arising from them; and
- (vi) by way of absolute assignment the Insurances (including, without limitation, those specified against its name in part 6 of Schedule 2 (*Details of Security Assets*) (if any)), all claims under the Insurances and all proceeds of the Insurances.

(d) Representations

[The/Each] Acceding Company makes the representations and warranties set out in this paragraph 2(d) to the Security Agent and to each other Secured Party as at the date of this Accession Deed:

- (i) [each/the] Acceding Company is the sole legal and beneficial owner of all of the Security Assets identified against its name in Schedule 2 (*Details of Security Assets*) except:

in respect of those Charged Securities (if any) which are stated to be held by a nominee for an Original Chargor, in which case such Original Chargor is the beneficial owner only of such Charged Securities; and

(C) in respect of any recently acquired Charged Securities, such legal and beneficial ownership is subject to registration of those shares in the register of shareholders of the entity whose Charged Securities have been so acquired;

(ii) the Charged Securities listed in [part 2 of] schedule 2 to the Accession Deed (*Details of Security Assets owned by the [Acceding Company/Acceding Companies]*) constitute the entire share capital owned by [each/the] Acceding Company in the relevant company [and constitute the entire share capital of each such company]; and

(iii) [part 1 of] schedule 2 (*Details of Security Assets owned by the [Acceding Company/Acceding Companies]*) identifies all freehold and leasehold Real Property (other than Short Leasehold Property) which is beneficially owned by [each/the] Acceding Company at the date of this Deed.

(e) Consent

Pursuant to Clause 22.3 (*Accession Deed*) of the Debenture, the Parent (as agent for itself and the existing Chargors):

(i) consents to the accession of [the/each] Acceding Company to the Debenture on the terms of this Accession Deed; and

(ii) agrees that the Debenture shall, after the date of this Accession Deed, be read and construed as if [the/each] Acceding Company had been named in the Debenture as a Chargor.

### 3. CONSTRUCTION OF DEBENTURE

This Accession Deed shall be read as one with the Debenture so that all references in the Debenture to “**this Deed**” and similar expressions shall include references to this Accession Deed.

### 4. THIRD PARTY RIGHTS

Save as expressly provided to the contrary in the Debenture, a person who is not a party to this Accession Deed has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or enjoy the benefit of any term of this Accession Deed.

### 5. NOTICE DETAILS

Notice details for [the/each] Acceding Company are those identified with its name below.

### 6. COUNTERPARTS

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

**7. GOVERNING LAW**

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

**IN WITNESS** of which this Accession Deed has been duly executed by [the/each] Acceding Company and the Parent as a deed and duly executed by the Security Agent and has been delivered on the first date specified on page 1 of this Accession Deed][by [the/each] Acceding Company and the Parent].

# **SCHEDULE 1 TO THE ACCESSION DEED**

## **The Acceding Companies**

<b>Company name</b>	<b>Registered number</b>	<b>Registered office</b>
[•]	[•]	[•]
[•]	[•]	[•]

## SCHEDULE 2 TO THE ACCESSION DEED

Details of Security Assets owned by the [Acceding Company/Acceding Companies]

### [Part 1 - Real Property]

Registered land				
[Acceding Company]	Address	Administrative Area		Title number
[●]	[●]	[●]		[●]
Unregistered land				
[Acceding Company]	Address	Document describing the Real Property		
		Date	Document	Parties
[●]	[●]	[●] 20[●]	[●]	[●]

### [Part 2 - Charged Securities]

[Acceding Company]	Name of company in which shares are held	Class of shares held	Number of shares held	Issued share capital
[•]	[•]	[•]	[•]	
[•]	[•]	[•]	[•]	
[•]	[•]	[•]	[•]	
[•]	[•]	[•]	[•]	

### [Part 3 - Charged Accounts]

Collection Accounts			
Account Holder	Account Number	Account Bank	Account bank branch address and sort code
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]

**[Part 4 - Intellectual Property]**

<b>Part 4A - Trade marks</b>				
<b>Proprietor/ADP number</b>	<b>TM number</b>	<b>Jurisdiction/ apparent status</b>	<b>Classes</b>	<b>Mark text</b>
[•]	[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]	[•]

<b>Part 4B - Patents</b>		
<b>Proprietor/ADP number</b>	<b>Patent number</b>	<b>Description</b>
[•]	[•]	[•]
[•]	[•]	[•]
[•]	[•]	[•]

**[Part 5 - Relevant Contracts]**

<b>[Acceding Company]</b>	<b>Date of Relevant Contract</b>	<b>Parties</b>	<b>Details of Relevant Contract</b>
[•]	[•]	[•]	[•]

**[Part 6 - Insurances]**

<b>[Acceding Company]</b>	<b>Insurer</b>	<b>Policy number</b>
[•]	[•]	[•]
[•]	[•]	[•]
[•]	[•]	[•]

**EXECUTION PAGES TO THE ACCESSION DEED**

**THE ACCEDING COMPAN[Y][IES]**

***EITHER one director in the presence of an attesting witness***

Executed as a deed[, but not delivered until the )  
first date specified on page 1,] by **[NAME OF )  
ACCEDING COMPANY]** acting by: )

Director \_\_\_\_\_  
Witness signature \_\_\_\_\_  
Witness name: \_\_\_\_\_  
Witness address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Address:**     [●] \_\_\_\_\_

**Facsimile No:** [●]  
**Attention:**     [●]

***OR where executing by an individual attorney***

Signed as a deed[, but not delivered until the first )  
date specified on page 1,] by **[NAME OF )  
ACCEDING COMPANY]** by its attorney )  
\_\_\_\_\_ [acting pursuant to a )  
power of attorney dated [● 20●]] in the presence )  
of: )

Signature  
as attorney for **[NAME OF  
ACCEDING COMPANY]**

Witness signature \_\_\_\_\_  
Witness name: \_\_\_\_\_  
Witness address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Address:**     [●] \_\_\_\_\_

**Facsimile No:** [●]  
**Attention:**     [●]



**THE PARENT**

***EITHER one director in the presence of an attesting witness***

Executed as a deed[, but not delivered until the )  
first date specified on page 1,] by **[NAME OF )**  
**PARENT]** acting by: )

Director \_\_\_\_\_  
Witness signature \_\_\_\_\_  
Witness name: \_\_\_\_\_  
Witness address: \_\_\_\_\_  
\_\_\_\_\_  
**Address:**      **[•]**

**Facsimile No:** **[•]**  
**Attention:**      **[•]**

***OR where executing by an individual attorney***

Signed as a deed[, but not delivered until the first )  
date specified on page 1,] by **[NAME OF )**  
**PARENT]** by its attorney )  
\_\_\_\_\_ [acting pursuant to a )  
power of attorney dated [•20[•]] in the presence )  
of: )

Signature \_\_\_\_\_  
as attorney for **[NAME OF**  
**PARENT]**

Witness signature \_\_\_\_\_  
Witness name: \_\_\_\_\_  
Witness address: \_\_\_\_\_  
\_\_\_\_\_  
**Address:**      **[•]**

**Facsimile No:** **[•]**  
**Attention:**      **[•]**

**THE SECURITY AGENT**

Signed by for and on behalf of [NAME OF )  
SECURITY AGENT]: )  
)

Signature

Address: [●]

Facsimile No: [●]  
Attention: [●]

## SCHEDULE 7 FORM OF DEED OF PARTIAL RELEASE

**THIS DEED** is dated 20[●] and is made between:

- (2) [●] as Security Agent;
- (3) [●] as Agent; and
- (4) [●], a company incorporated and registered under the laws of [●] (company number [●]) with its registered office at [●] on behalf of itself and in its capacity as Obligor's Agent (the "Parent").

### BACKGROUND

- (A) The Lenders have advanced loans and made other facilities available to certain of the Chargors under the Finance Documents.
- (B) By the terms of the Intercreditor Agreement, the Lenders have authorised the Security Agent to act as security agent under the Finance Documents.
- (C) By the Debenture, the Chargors charged their undertaking, property and assets to the Security Agent as security for the performance of the obligations of the Chargors under the Finance Documents.
- (D) By entering into this Deed the parties wish to agree the terms of release of the Released Assets.
- (E) This Deed is supplemental to the Debenture.

### IT IS AGREED:

#### Definitions

In this Deed terms defined in the Facilities Agreement (as defined below) have the same meaning when used in this Deed (including in the recitals to this Deed) unless they are otherwise defined in this Deed and the following terms have the following meanings:

**"Chargors"** means the companies listed in Schedule 1 (*The Chargors*).

**"Debenture"** means the Original Debenture as amended, supplemented, extended, restated, novated and/or replaced in any manner from time to time.

**"Debenture Security"** has the meaning given to that term in the Debenture.

**"Facilities Agreement"** means the senior term and revolving facilities agreement [originally] dated [●] between (1) [●] (as Parent), (2) [●] (as Original Borrower), (3) the parties defined therein as Original Guarantors, (4) [●] [and] [●] (as [Arranger] [Arrangers]), (5) [●] [and] [●] (as [Original Lender] [Original Lenders]), (6) [●] (as Original Hedge Counterparty), (7) [●] (as Agent for the Finance Parties as defined therein), and (8) [●] (as Security Agent for the Secured Parties as defined therein)[, as amended on [●]].

**"Released Assets"** means all of the undertaking, property and assets of [each] [the] Released Chargor[s] listed in Schedule 3 (*The Released Assets*).

**"Released Chargor[s]"** means the [company] [companies] listed in Schedule 2 (*The Released Chargor[s]*).

### **Discharge**

The Security Agent absolutely, irrevocably and unconditionally surrenders, releases, reassigns and reconveys all the Released Assets to the Released Chargor[s] free from all mortgages, charges, liens, encumbrances and other securities created by the Debenture and all claims and demands thereunder.

Each release and discharge pursuant to this Clause 2 is given without recourse or any representation or warranty by the Security Agent or the Agent.

### **Continuing Obligations**

The Released Chargor[s] acknowledge[s] that save as provided in this Deed the Secured Liabilities remain outstanding and that this Deed is not intended to and shall not act in any way as a release of any such obligation.

Nothing contained in this Deed shall prejudice or affect the Debenture Security in respect of the remaining property and assets charged thereunder other than the Released Assets or the obligations of the Chargors or rights of the Security Agent under the Debenture and, save in respect of the Released Assets, the Debenture Security and all other Finance Documents shall remain in full force and effect

### **Costs and expenses**

The relevant Chargor shall pay promptly on demand to the Security Agent and the Agent the amount of all reasonable costs and expenses (including legal fees and all out-of-pocket expenses and any VAT on such costs and expenses) which are reasonably and properly incurred by the Security Agent and the Agent in connection with the negotiation, preparation, execution and delivery of this Deed and any other documents referred to in this Deed.

### **Further assurance**

The Security Agent undertakes to deliver any documents of title relating to any of the Charged Property which it is holding, together with any other documents of transfer as may be reasonably required by each Chargor to give effect to this Deed.

The Security Agent shall, at the request and cost of the relevant Chargor or Chargors (as applicable), do or execute or procure to be done or executed all things which are necessary or advisable to give effect to the provisions of this Deed.

The Agent shall, at the request of the relevant Chargor (or Chargors (as applicable)) (acting reasonably) and at the cost of that Chargor (or those Chargors (as applicable)), do or execute or procure to be done or executed all things which are necessary in order to give effect to the provisions of this Deed including, without limitation, entering into such instruments as are necessary or reasonably advisable under the laws of any Relevant Jurisdiction to effect and/or perfect the release herein referred to.

**Third party rights**

A person who is not party to this Deed shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed. This Clause 6 does not affect any right or remedy of any person which exists or is available otherwise than pursuant to that Act.

**Counterparts**

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

**Governing law**

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

**IN WITNESS** of which this Deed has been duly executed by the parties as a deed and has been delivered on the first date specified on page 1 of this Deed.

**SCHEDULE 1  
THE CHARGORS**

Name of Chargor	Jurisdiction and Registered number	Registered office
[•]	[•],[•]	[•]
[•]	[•],[•]	[•]
[•]	[•],[•]	[•]
[•]	[•],[•]	[•]

**SCHEDULE 2  
THE RELEASED CHARGOR[S]**

Name of Chargor	Jurisdiction and Registered number	Registered office
[•]	[•],[•]	[•]
[•]	[•],[•]	[•]
[•]	[•],[•]	[•]
[•]	[•],[•]	[•]

**SCHEDULE 3  
THE RELEASED ASSETS**

**EXECUTION PAGES TO DEED OF RELEASE**

**THE SECURITY AGENT**

Executed as a deed, but not delivered until the )  
first date specified on page 1, by [●] acting by: )

Witness signature: \_\_\_\_\_

Witness name: \_\_\_\_\_

Witness address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Address: [●]

Facsimile No: [●]

**THE AGENT**

Executed as a deed, but not delivered until the )  
first date specified on page 1, by [●] acting by: )

Witness signature \_\_\_\_\_

Witness name: \_\_\_\_\_

Witness address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Address: [●]

Facsimile No: [●]

**THE PARENT**

Executed as a deed, but not delivered until the )  
first date specified on page 1, by [●] acting by: )

Director \_\_\_\_\_

Witness signature \_\_\_\_\_

Witness name: \_\_\_\_\_

Witness address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Address: [●]

Facsimile No: [●]



**SCHEDULE 8**  
**FORM OF DEED OF RELEASE**

**THIS DEED** is dated 20[●] and is made between:

- (5) [●] as Security Agent;
- (6) [●] as Agent; and
- (7) [●], a company incorporated and registered under the laws of [●] (company number [●]) with its registered office at [●] on behalf of itself and in its capacity as Obligor's Agent (the "**Parent**").

**BACKGROUND**

- (A) The Lenders have advanced loans and made other facilities available to certain of the Chargors under the Finance Documents.
- (B) By the terms of the Intercreditor Agreement, the Lenders have authorised the Security Agent to act as security agent under the Finance Documents.
- (C) By the Security Documents, the Chargors charged their undertaking, property and assets to the Security Agent as security and gave guarantees under the Facilities Agreement for the performance of the obligations of the Chargors under the Finance Documents.
- (D) By entering into this Deed the parties wish to agree the terms of release of the undertaking, property and assets of the Chargors from the Security constituted by the Security Documents and the guarantees contained in the Facilities Agreement
- (E) This Deed is supplemental to the Debenture.

**IT IS AGREED:**

**Definitions**

In this Deed terms defined in the Facilities Agreement (as defined below) have the same meaning when used in this Deed (including in the recitals to this Deed) unless they are otherwise defined in this Deed and the following terms have the following meanings:

**"Chargors"** means the companies listed in Schedule 1 (*The Chargors*).

**"Facilities Agreement"** means the senior term and revolving facilities agreement [originally] dated [●] between (1) [●] (as Parent), (2) [●] (as Original Borrower), (3) the parties defined therein as Original Guarantors, (4) [●] [and] [●] (as [Arranger] [Arrangers]), (5) [●] [and] [●] (as [Original Lender] [Original Lenders]), (6) [●] (as Original Hedge Counterparty), (7) [●] (as Agent for the Secured Parties as defined therein), and (8) [●] (as Security Agent for the Finance Parties as defined therein)[, as amended on [●]].

**"Debenture"** means the Original Debenture as amended, supplemented, extended, restated, novated and/or replaced in any manner from time to time.

**"Guarantee Liabilities"** means, in relation to a Chargor, all of its liabilities, obligations and undertakings under the Facilities Agreement (present or future, actual or contingent and whether incurred solely or jointly) that it may have to a Finance Party under and as defined in

the Facilities Agreement as, or as a result of its being, a guarantor or surety (including, without limitation, liabilities arising by way of guarantee, indemnity, contribution or subrogation and in particular any guarantee or indemnity arising under clause 21 (*Guarantee and Indemnity*) of the Facilities Agreement.

**“Released Assets”** means all of the undertaking, property and assets, present and future of the Chargors which are subject to the Security created by, under or pursuant to the Security Documents.

**“Security Documents”** means each document listed in Schedule 2 (*The Security Documents*) to this Deed.

### **Discharge**

The Security Agent:

the Security Agent absolutely, irrevocably and unconditionally surrenders, releases, reassigns and reconveys all the Chargors’ right, title and interest in and to the Released Assets to the Chargors free and clear of all Security constituted by the Security Documents;

the Security Agent absolutely, irrevocably and unconditionally releases and discharges each of the Chargors from all the guarantees, covenants, liabilities and obligations and all claims or demands (whether present or future, actual or contingent and whether by guarantee, indemnity or otherwise) under or pursuant to the Finance Documents, including but not limited to the Guarantee Liabilities;

the Security Agent agrees that it will, promptly following such release, return any share certificates, stock transfer forms and other documents of title held by it in relation to the Released Assets and Security Documents to the Chargors; and

the Agent irrevocably and unconditionally releases and discharges each Chargor from all guarantees, covenants, liabilities and obligations and all claims or demands (whether present or future, actual or contingent and whether by guarantee, indemnity or otherwise) under or pursuant to the Finance Documents including without limitation the Guarantee Liabilities.

Each release and discharge pursuant to this Clause 2 is given without recourse or any representation or warranty by the Security Agent or the Agent.

### **Costs and expenses**

The relevant Chargor shall pay promptly on demand to the Security Agent and the Agent the amount of all reasonable costs and expenses (including legal fees and all out-of-pocket expenses and any VAT on such costs and expenses) which are reasonably and properly incurred by the Security Agent and the Agent in connection with the negotiation, preparation, execution and delivery of this Deed and any other documents referred to in this Deed.

### **Further assurance**

The Security Agent undertakes to deliver any documents of title relating to any of the Charged Property which it is holding, together with any other documents of transfer as may be reasonably required by each Chargor to give effect to this Deed.

The Security Agent shall, at the request and cost of the relevant Chargor or Chargors (as applicable)), do or execute or procure to be done or executed all things which are necessary or advisable to give effect to the provisions of this Deed.

The Agent shall, at the request of the relevant Chargor (or Chargors (as applicable)) (acting reasonably) and at the cost of that Chargor (or those Chargors (as applicable)), do or execute or procure to be done or executed all things which are necessary in order to give effect to the provisions of this Deed including, without limitation, entering into such instruments as are necessary or reasonably advisable under the laws of any Relevant Jurisdiction to effect and/or perfect the release herein referred to.

### **Third party rights**

A person who is not party to this Deed shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed. This Clause 5 does not affect any right or remedy of any person which exists or is available otherwise than pursuant to that Act.

### **Counterparts**

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

### **Governing law**

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

**IN WITNESS** of which this Deed has been duly executed by the parties as a deed and has been delivered on the first date specified on page 1 of this Deed.

**SCHEDULE 1  
THE CHARGORS**

<b>Name of Chargor</b>	<b>Jurisdiction and Registered number</b>	<b>Registered office</b>
[•]	[•],[•]	[•]
[•]	[•],[•]	[•]
[•]	[•],[•]	[•]
[•]	[•],[•]	[•]

**SCHEDULE 2  
THE SECURITY DOCUMENTS**

<b>No</b>	<b>Security Document to be released</b>	<b>Date of charge</b>	<b>Name of Chargors</b>
1.	[•]	[•]	[•]
2.	[•]	[•]	[•]
3.	[•]	[•]	[•]
4.	[•]	[•]	[•]

**THE PARENT**

Executed as a deed, but not delivered until the )  
first date specified on page 1, by [●] acting by: )

Director \_\_\_\_\_

Witness signature \_\_\_\_\_

Witness name: \_\_\_\_\_

Witness address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Address: Unit 8 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex,

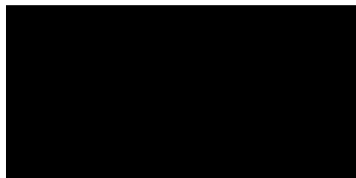
United Kingdom, UB8 2FX

Facsimile No: 020 7681 2153

**EXECUTION PAGES**

**THE ORIGINAL CHARGORS**

Executed as a deed, but not delivered until the )  
first date specified on page 1, by **KEDLESTON** )  
**GROUP LIMITED** acting by: )



Director: **PAUL BROSNAN**

Witness signature:

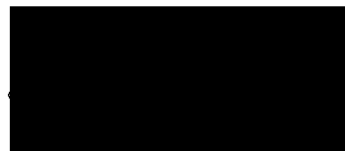


Witness name: **SADIA SHATTI**

Witness address:



Executed as a deed, but not delivered until the )  
first date specified on page 1, by )  
**KEDLESTON SCHOOLS LIMITED** acting )  
by:



Director: **PAUL BROSNAN**

Witness signature:

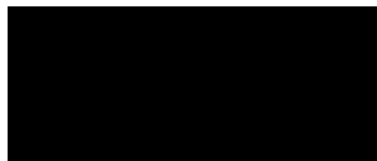


Witness name: **SADIA SHATTI**

Witness address:



Executed as a deed, but not delivered until the )  
first date specified on page 1, by **KEDLESTON** )  
**REAL ESTATE LIMITED** acting by: )



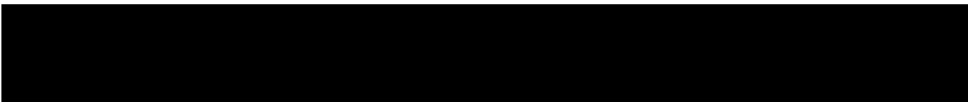
Director: *PAUL BROSNAN*

Witness signature:

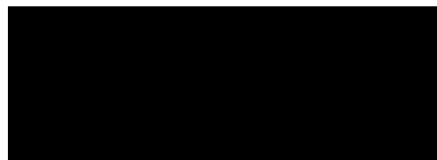


Witness name: *SADIA BHATTI*

Witness address:



Executed as a deed, but not delivered until the )  
first date specified on page 1, by )  
**KEDLESTON WINGS HOLDCO LTD** acting )  
by:



Director: *PAUL BROSNAN*

Witness signature



Witness name: *SADIA BHATTI*

Witness address:



Executed as a deed, but not delivered until the )  
first date specified on page 1, by **KEDLESTON** )  
**(WINGS EDUCATION) LIMITED** acting by: )

Director: PAUL BROSNAN

Witness signature:

Witness name: SADIA BHATTI

Witness address:

Executed as a deed, but not delivered until the )  
first date specified on page 1, by **KEDLESTON** )  
**(OS EDUCATION) LIMITED** acting by: )

Director: PAUL BROSNAN

Witness signature:

Witness name: SADIA BHATTI

Witness address:



Executed as a deed, but not delivered until the )  
first date specified on page 1, by **KEDLESTON** )  
**SCHOOLS (LONDON) LTD** acting by: )

Director: **PAUL BROSNAN**

Witness signature:

Witness name: **SADIA BHATTI**

Witness address:

Executed as a deed, but not delivered until the )  
first date specified on page 1, by )  
**KEDLESTON (WOOD GROVE** )  
**CHILDCARE) LIMITED** acting by:

Director: **PAUL BROSNAN**

Witness signature:

Witness name: **SADIA BHATTI**

Witness address:

Executed as a deed, but not delivered until the )  
first date specified on page 1, by **KEDLESTON** )  
**(BROOKWAYS SCHOOL) LIMITED** acting )  
by:

Director: **PAUL BROSNAN**

Witness signature:

Witness name: **SADIA BHATTI**

Witness address:

Executed as a deed, but not delivered until the )  
first date specified on page 1, by )  
**KEDLESTON (HIGH PEAK SCHOOL)** )  
**LIMITED** acting by:

Director: **PAUL BROSNAN**

Witness signature:

Witness name: **SADIA BHATTI**

Witness address:

Executed as a deed, but not delivered until the )  
first date specified on page 1, by KEDLESTON )  
(OLSEN HOUSE HOLDINGS) LIMITED )  
acting by:

Director: PAUL BROSNAN

Witness signature:

Witness name: SADIA BHATTI

Witness address:

Executed as a deed, but not delivered until the )  
first date specified on page 1, by )  
KEDLESTON (OLSEN HOUSE) LIMITED )  
acting by:

Director: PAUL BROSNAN

Witness signature:

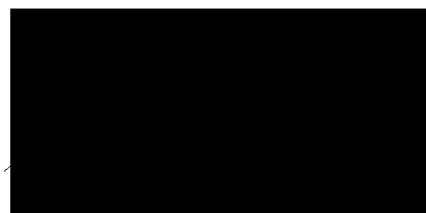
Witness name: SADIA BHATTI

Witness address:

**THE SECURITY AGENT**

Signed by John Atherton for and )  
on behalf of **ARES MANAGEMENT** )  
**LIMITED:** )

Signature



John Atherton  
Authorised Signatory

**Address:**

10 New Burlington Street  
London  
W1S 3BE

**Fax:**



**Attention:**

**Email:**

