

MR01.  
Particulars of a charge

204932/12



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

You can use the WebFiling service to file this form online  
Please go to [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

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

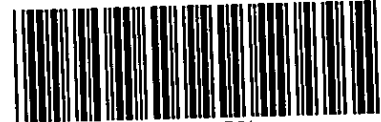
✗ **What this form is NOT for**  
You may not use this form to  
register a charge where there is no  
instrument. Use form

For further information, please  
refer to our guidance at  
[www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

This form **must be delivered to the Registrar for registration**  
**21 days** beginning with the day after the date of creation of the  
delivered outside of the 21 days it will be rejected unless it is acc  
court order extending the time for delivery

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

SATURDAY



A21

\*A2KA11C8\*

02/11/2013

#290

COMPANIES HOUSE

**1** **Company details**

Company number 0 5 6 7 5 9 0 5

Company name in full OXFORD GB TWO LIMITED



For official use

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

All fields are mandatory unless  
specified or indicated by \*

**2** **Charge creation date**

Charge creation date d 0 d 1 m 1 m 1 y 2 y 0 y 1 y 3

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

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

Name THE CO-OPERATIVE BANK PLC (company number 990937)

Name

Name

Name

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

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

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**Description**

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security

**Continuation page**

Please use a continuation page if you need to enter more details

Description

5

**Fixed charge or fixed security**

Does the instrument include a fixed charge or fixed security over any tangible or intangible (or in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

☒ **Yes**

☐ **No**

6

**Floating charge**

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☒ **Yes** Continue

☐ **No** Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☒ **Yes**

7

**Negative Pledge**

Do any of the terms of the charge prohibit or restrict the chargor from creating any further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☒ **Yes**

☐ **No**

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Trustee statement ①

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

☐

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

9

Signature

Please sign the form here

Signature

Signature

X Clavian Solicitors Limited X

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

# MR01

## Particulars of a charge



### Presenter information

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

Contact name Sarah Harrison (30761 20)

Company name Clarion Solicitors Limited

Address Elizabeth House

13-19 Queen Street

Post town Leeds

County/Region West Yorkshire

Postcode L S 1 2 T W

Country

DX 26427 Leeds Park Square

Telephone 0113 246 0622



### Certificate

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



### Checklist

**We may return forms completed incorrectly or with information missing**

**Please make sure you have remembered the following:**

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



### Important information

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



### How to pay

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

Make cheques or postal orders payable to 'Companies House'



### Where to send

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

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

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

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



### Further information

For further information, please see the guidance notes on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)**



**FILE COPY**

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

Company number: 5675905

Charge code: 0567 5905 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 1st November 2013 and created by OXFORD GB TWO LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd November 2013

*DX*

Given at Companies House, Cardiff on 7th November 2013



**Companies House**



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

**DATED** 1 NOVEMBER **2013**

**(1) OXFORD GB TWO LIMITED**

**AND**

**(2) THE CO-OPERATIVE BANK PLC**

**DEBENTURE**

We certify this to be a  
true copy of the original  
Dated 1/11/13  
Signed [Signature]  
Clarion Solicitors Limited  
Elizabeth House  
13-19 Queen Street  
Leeds  
LS1 2TW

**Clarion**

Clarion Solicitors Limited

Elizabeth House

13-19 Queen Street

Leeds

LS1 2TW

Ref: JDS/MLP/30761.20

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THIS DEED is dated

1 NOVEMBER

2013

## PARTIES

- (1) **OXFORD GB TWO LIMITED** incorporated and registered in England and Wales with company number 05675905 whose registered office is at Grosvenor House, 4-7 Station Road, Sunbury On Thames, Surrey, TW16 6SB (the "**Borrower**");
- (2) **THE CO-OPERATIVE BANK PLC** incorporated and registered in England and Wales with company number 990937 whose registered office is at PO Box 101, 1 Balloon Street, Manchester M60 4EP (the "**Lender**").

## AGREED TERMS

### 1. Definitions and Interpretation

- 1.1 In this debenture the definitions and rules of interpretation in this clause apply.

**Administrator** an administrator appointed to manage the affairs, business and property of the Borrower pursuant to paragraph 15 of Schedule 6;

**Assigned Agreements** the agreements referred to in Schedule 1, the rights under which are assigned pursuant to clause 3.1.4;

**Book Debts** all present and future book and other debts and monetary claims due or owing to the Borrower, and the benefit of all security, guarantees and other rights of any nature enjoyed or held by the Borrower in relation to any of them;

**Business Day** a day (other than a Saturday or a Sunday) on which commercial banks are open for general business in London and deposits are dealt with on the London Interbank Market;

**Cash Deposit Account** as defined in the Cash Deposit Account Agreement;

**Cash Deposit Account Agreement** the escrow agreement dated on or around the date hereof and made between (1) the Borrower and (2)



	the Lender;
<b>Charged Property</b>	all the assets, property and undertaking for the time being subject to the security interests created by this debenture (and references to the Charged Property include references to any part of it);
<b>Costs</b>	all costs, charges, expenses and liabilities of any kind including, without limitation, costs and damages in connection with litigation, professional fees, disbursements and any value added tax charged on Costs;
<b>Designated Account</b>	any account nominated by the Lender as a designated account for the purposes of this debenture;
<b>Development</b>	the development of the Hotel at the Portland Crescent Property;
<b>Encumbrance</b>	any mortgage, charge (whether fixed or floating, legal or equitable), pledge, lien, assignment by way of security, or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect;
<b>Environment</b>	the natural and man-made environment including all or any of the following, namely air, water and land, including (without limitation) the air within buildings and other natural or man-made structures above or below ground, ground and surface water, and surface and sub-surface soil;
<b>Environmental Law</b>	all applicable statutes, treaties, regulations, directives or similar measures relating to the pollution or protection of the Environment that affects the Charged Property;
<b>Equipment</b>	all present and future equipment, plant, machinery, tools, vehicles, furniture, fittings, installations and apparatus and other tangible

	moveable property for the time being owned by the Borrower, including any part of it and all spare parts, replacements, modifications and additions;
<b>Events of Default</b>	as defined and set out in the Facility Agreement;
<b>Excluded Property</b>	any leasehold property held by the Borrower under a lease which precludes, either absolutely or conditionally (including requiring the consent of any third party), the Borrower from creating any charge over its leasehold interest in that property,
<b>Facility Agreement</b>	the facility agreement dated on or around the date hereof between the Borrower and the Lender and also including any supplemental finance documents referred to in that facility and any subsequent facilities agreed between the Lender and the Borrower which replace or amend existing facility arrangements;
<b>Financial Collateral</b>	shall have the meaning given to that expression in the Financial Collateral Regulations,
<b>Financial Collateral Regulations</b>	the Financial Collateral Arrangements (No. 2) Regulations 2003 (SI 2003/3226);
<b>Hotel</b>	as defined in the Facility Agreement;
<b>Insurance Policies</b>	the insurance policies referred to in clause 3.1.3;
<b>Intellectual Property</b>	the Borrower's present and future patents, trade marks, service marks, trade names, designs, copyrights, inventions, topographical or similar rights, confidential information and know-how and any interest in any of these rights, whether or not registered, including all applications and rights to apply for registration and all fees, royalties and other rights derived from, or incidental to, these rights;

<b>Investments</b>		all present and future stocks, shares, loan capital, securities, bonds and investments (whether or not marketable) for the time being owned (at law or in equity) by the Borrower, including all rights accruing or incidental to those investments from time to time;
<b>Portland Property</b>	<b>Crescent</b>	the freehold property known as land on the north west side of Cookridge Street and on the south east side of Portland Crescent, Leeds registered at the Land Registry with title number WYK932612;
<b>Properties</b>		all freehold and leasehold properties (whether registered or unregistered) and all commonhold properties, now or in the future (and from time to time) owned by the Borrower or in which the Borrower holds an interest including but not limited to the properties which are briefly described in Schedule 2) and <b>Property</b> means any of them;
<b>Receiver</b>		a receiver and/or manager of any or all of the Charged Property appointed under paragraph 6 of Schedule 6,
<b>Secured Liabilities</b>		all present and future monies, obligations and liabilities owed by the Borrower to the Lender, whether actual or contingent and whether owed jointly or severally, as principal or surety and/or in any other capacity whatsoever, under or in connection with any agreement between the Borrower and the Lender and under clause 12.3.2 together with all interest on such monies and liabilities;
<b>Security Financial Collateral Arrangement</b>		shall have the meaning given to that expression in the Financial Collateral Regulations; and
<b>Security Period</b>		the period starting on the date of this debenture and ending on the date on which all the Secured Liabilities have been unconditionally and

irrevocably paid and discharged in full and no further Secured Liabilities are capable of being outstanding.

1.2 In this debenture:

- 1.2.1 any reference to any statute or statutory provision includes a reference to any subordinate legislation made under that statute or statutory provision, to any modification, re-enactment or extension of that statute or statutory provision and to any former statute or statutory provision which it consolidated or re-enacted before the date of this debenture;
- 1.2.2 a reference to one gender includes a reference to the other gender;
- 1.2.3 words in the singular include the plural and vice versa;
- 1.2.4 a reference to a clause or schedule is to a clause or schedule of or to this debenture unless the context requires otherwise;
- 1.2.5 a reference to **this debenture** (or any specified provision of it) or any other document shall be construed as a reference to this debenture, that provision or that document as in force for the time being and as amended, varied or supplemented from time to time in accordance with its terms, or, as the case may be, with the agreement of the relevant parties;
- 1.2.6 a reference to a **person** shall be construed as including a reference to an individual, firm, corporation, unincorporated body of persons or any state or any agency of a person;
- 1.2.7 a reference to an **amendment** includes a supplement, variation, novation or re-enactment (and **amended** shall be construed accordingly);
- 1.2.8 a reference to **assets** includes present and future properties, undertakings, revenues, rights and benefits of every description;
- 1.2.9 a reference to an **authorisation** includes an authorisation, consent, licence, approval, resolution, exemption, filing, registration and notarisation;

1.2.10 a reference to a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, inter-governmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation, and

1.2.11 the headings do not form part of this debenture or any part of it and do not affect its interpretation.

### **Clawback**

1.3 If the Lender considers that an amount is capable of being avoided or otherwise set aside on liquidation or administration of the Borrower or otherwise, then that amount shall not be considered to have been irrevocably paid for the purposes of this debenture.

### **Nature of security over real property**

1.4 A reference in this debenture to a charge or mortgage of any freehold, leasehold or commonhold property includes.

1.4.1 all buildings and fixtures (including trade and tenant's fixtures) which are at any time situated on that property;

1.4.2 the proceeds of sale of any part of that property, and

1.4.3 the benefit of any covenants for title given or entered into by any predecessor in title of the Borrower in respect of that property or any monies paid or payable in respect of those covenants.

### **Law of Property (Miscellaneous Provisions) Act 1989**

1.5 For the purposes of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989, the terms of any loan agreements and of any side letters between any parties in relation to any loan agreements are incorporated into this debenture.

### **Third Party Rights**

1.6 A third party has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce, or to enjoy the benefit of, any term of this debenture.

### **Perpetuity Period**

- 1.7 If the rule against perpetuities applies to any trust created by this debenture, the perpetuity period shall be 125 years (as specified by section 5(1) of the Perpetuities and Accumulations Act 2009).

### **Insolvency Act 1986**

- 1.8 Paragraph 14 of Schedule B1 to the Insolvency Act 1986 (as inserted by section 248 of, and Schedule 16 to, the Enterprise Act 2002) applies to the floating charge created by this debenture.

### **Schedules**

- 1.9 The schedules form part of this debenture and shall have effect as if set out in full in the body of this debenture. Any reference to this debenture includes the schedules.

## **2. Covenant to Pay**

- 2.1 The Borrower shall on demand pay to the Lender and discharge the Secured Liabilities when they become due.

## **3. Grant of Security**

### **Charging Clause**

- 3.1 As a continuing security for the payment and discharge of the Secured Liabilities, the Borrower with full title guarantee:

3.1.1 charges to the Lender, by way of first legal mortgage, all the Properties listed in Schedule 2;

3.1.2 charges to the Lender, by way of first fixed charge:

3.1.2.1 all Properties acquired by the Borrower in the future;

3.1.2.2 all present and future interests of the Borrower not effectively mortgaged or charged under the preceding provisions of this clause 3 in or over freehold or leasehold property;

3.1.2.3 all present and future rights, licences, guarantees, rents, deposits, contracts, covenants and warranties relating to the Properties;

- 3.1.2.4 all licences, consents and authorisations, statutory or otherwise held or required in connection with the Borrower's business or the use of any Charged Property and all rights in connection with them;
- 3.1.2.5 all present and future goodwill and uncalled capital for the time being of the Borrower,
- 3.1.2.6 all Equipment;
- 3.1.2.7 all the Intellectual Property,
- 3.1.2.8 all the Book Debts;
- 3.1.2.9 all the Investments; and
- 3.1.2.10 all monies from time to time standing to the credit of its accounts with any bank, financial institution or other person (including each Designated Account).
- 3.1.3 assigns to the Lender absolutely, all its rights in any policies of insurances or assurance present or future (including, without limitation, any insurances relating to the Properties or the Equipment) subject to a proviso for reassignment on the irrevocable discharge in full of the Secured Liabilities,
- 3.1.4 assigns to the Lender absolutely, to the extent the same are assignable the benefit of the Assigned Agreements and the benefit of any guarantee or security for the performance of the Assigned Agreements subject to a proviso for reassignment on the irrevocable discharge in full of the Secured Liabilities; and
- 3.1.5 charges to the Lender, by way of first floating charge, all the undertaking, property, assets and rights of the Borrower at any time not effectively mortgaged, charged or assigned pursuant to clause 3.1.1 to clause 3.1.4 including without limitation:
  - 3.1.5.1 any property, assets and rights of the Borrower that are situated in Scotland; and
  - 3.1.5.2 all Charged Property and all Properties that are situated in Scotland.

### **Leasehold Security Restrictions**

- 3.2 The charges created by clause 3.1 shall not apply to Excluded Property so long as any relevant consent or waiver of prohibition has not been obtained, but for each Excluded Property, the Borrower undertakes to:
- 3.2.1 apply for the relevant consent or waiver of prohibition or conditions within five Business Days of the date of this debenture and, to use its best endeavours to obtain that consent or waiver of prohibition as soon as possible;
  - 3.2.2 keep the Lender informed of its progress in obtaining such consent or waiver; and
  - 3.2.3 immediately on receipt of such consent or waiver, provide the Lender with a copy.
- 3.3 Immediately on receipt of the relevant waiver or consent, the relevant formerly Excluded Property shall stand charged to the Lender under clause 3.1. If required by the Lender at any time following receipt of that waiver or consent, the Borrower shall execute a valid fixed charge in such form as the Lender requires.

### **Automatic Conversion of Floating Charge**

- 3.4 The floating charge created by clause 3.1.5 shall automatically and immediately (without notice) be converted into a fixed charge over the relevant Charged Property if:
- 3.4.1 the Borrower:
    - 3.4.1.1 creates, or attempts to create, over all or any part of the Charged Property an Encumbrance without the prior written consent of the Lender or any trust in favour of another person; or
    - 3.4.1.2 disposes or attempts to dispose of all or any part of the Charged Property (other than property subject only to the floating charge while it remains uncrystallised which property may be disposed of in the ordinary course of business); or
  - 3.4.2 a receiver is appointed over all or any of the Charged Property that is subject to the floating charge; or



- 3.4.3 any person levies or attempts to levy any distress, attachment, execution or other process against all or any part of the Charged Property; or
- 3.4.4 the Lender receives notice of the appointment of, or a proposal or an intention to appoint, an administrator of the Borrower.

#### **Conversion of Floating Charge by Notice**

- 3.5 The Lender may in its sole discretion at any time by written notice to the Borrower convert the floating charge created under this debenture into a fixed charge as regards any part of the Charged Property specified by the Lender in that notice if:

- 3.5.1 an Event of Default has occurred; or
- 3.5.2 the Lender considers (at its sole discretion) those assets to be in danger of being seized or sold under any form of distress, attachment, execution or other legal process or to otherwise be in jeopardy.

#### **Assets Acquired After Any Floating Charge Crystallisation**

- 3.6 Any asset acquired by the Borrower after any crystallisation of the floating charge created under this debenture which but for such crystallisation would be subject to a floating charge shall (unless the Lender confirms in writing to the contrary) be charged to the Lender by way of first fixed charge.

### **4. Liability of Borrower**

#### **Liability Not Discharged**

- 4.1 The liability of the Borrower under this debenture in respect of any of the Secured Liabilities shall not be discharged, prejudiced or affected by:
  - 4.1.1 any security, guarantee, indemnity, remedy or other right held by or available to the Lender being or becoming wholly or partially illegal, void or unenforceable on any ground; or
  - 4.1.2 the Lender renewing, determining, varying or increasing any facility or other transaction in any manner or concurring in, accepting or varying any compromise, arrangement or settlement or omitting to claim or enforce payment from any other person; or

- 4.1.3 any other act or omission which but for this provision might have discharged or otherwise prejudiced or affected the liability of the Borrower.

#### **Immediate Recourse**

- 4.2 The Borrower waives any right it may have of requiring the Lender to enforce any security or other right or claim any payment from or otherwise proceed against any other person before enforcing this debenture against the Borrower.

### **5. Representations and Warranties**

- 5.1 The Borrower represents and warrants to the Lender in the terms set out in Schedule 3.

### **6. Covenants**

- 6.1 The Borrower covenants with the Lender during the continuance of the security constituted by this debenture in the terms set out in Schedule 4.

### **7. Powers of the Lender**

- 7.1 The Lender shall have the powers set out in Schedule 5.

### **8. Enforcement**

#### **Enforcement Events**

- 8.1 The security constituted by this debenture shall be immediately enforceable in any of the circumstances set out in paragraph 1 Schedule 6. The parties to this debenture agree that the provisions of Schedule 6 shall apply to this debenture and shall be binding between them.

#### **Receiver's Powers**

- 8.2 A Receiver shall have, in addition to the powers conferred on receivers by statute, the further powers set out in Schedule 7.

#### **Rights of Appropriation**

- 8.3 To the extent that the Charged Property constitutes Financial Collateral and this debenture and the obligations of the Borrower hereunder constitute a Security Financial Collateral Arrangement, the Lender shall have the right, at any time after the security constituted this debenture has become enforceable, to

appropriate all or any of that Charged Property in or towards the payment and/or discharge of the Secured Liabilities in such order as the Lender in its absolute discretion may from time to time determine. The value of any Charged Property appropriated in accordance with this clause shall be the price of that Charged Property at the time the right of appropriation is exercised as listed on any recognised market index, or determined by such other method as the Lender may select (including independent valuation). The Borrower agrees that the methods of valuation provided for in this clause are commercially reasonable for the purposes of the Financial Collateral Regulations.

## **9. Costs and Indemnity**

### **Costs**

9.1 The Borrower shall pay to or reimburse the Lender and any Receiver on demand, on a full indemnity basis, all Costs incurred by the Lender and any Receiver in relation to:

- 9.1.1 this debenture or the Charged Property; or
- 9.1.2 protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Lender's rights under this debenture; or
- 9.1.3 suing for, or recovering, any of the Secured Liabilities,
- 9.1.4 (including, without limitation, the Costs of any proceedings in relation to this debenture or the Secured Liabilities) together with, in the case of clause 9.1.2 and clause 9.1.3, interest at the default rate of 5% above the base rate of the Bank of England as in place from time to time.

### **Indemnity**

9.2 The Lender and any Receiver and their respective employees and agents shall be indemnified on a full indemnity basis out of the Charged Property in respect of all actions, liabilities and Costs incurred or suffered in or as a result of:

- 9.2.1 the exercise or purported exercise of any of the powers, authorities or discretions vested in them under this debenture;
- 9.2.2 any matter or thing done or omitted to be done in relation to the Charged Property under those powers; or

9.2.3 any default or delay by the Borrower in performing any of its obligations under this debenture.

## **10. Release**

10.1 Subject to clause 12.3, upon the expiry of the Security Period (but not otherwise) the Lender shall, at the request and cost of the Borrower, take whatever action is necessary to release the Charged Property from the security constituted by this debenture.

## **11. Assignment and Transfer**

### **Assignment by Lender**

11.1 The Lender may at any time, without the consent of the Borrower, assign or transfer the whole or any part of the Lender's rights and/or obligations under this debenture to any person.

### **Assignment by Borrower**

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

## **12. Further Provisions**

### **Independent Security**

12.1 This debenture shall be in addition to and independent of every other security or guarantee which the Lender may at any time hold for any of the Secured Liabilities and no prior security held by the Lender over the whole or any part of the Charged Property shall merge in the security created by this debenture.

### **Continuing Security**

12.2 This debenture shall remain in full force and effect as a continuing security for the Secured Liabilities, notwithstanding any settlement of account or intermediate payment or other matter or thing whatsoever, unless and until the Lender discharges this debenture in writing.

### **Discharge Conditional**

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

12.3.1 the Lender or its nominee shall be at liberty to retain this debenture and the security created by or pursuant to this debenture, including all certificates and documents relating to the whole or any part of the Charged Property, for such period as the Lender shall deem necessary to provide the Lender with security against any such avoidance or reduction or order for refund, and

12.3.2 the Lender shall be entitled to recover the value or amount of such security or payment from the Borrower subsequently as if such settlement, discharge or release had not occurred and the Borrower agrees with the Lender accordingly and charges the Charged Property and the proceeds of any sale of it with any liability under this paragraph.

### **Certificates**

12.4 A certificate or determination by the Lender as to any amount for the time being due to it from the Borrower shall (in the absence of any manifest error) be conclusive evidence of the amount due.

### **Rights Cumulative**

12.5 The rights and powers of the Lender conferred by this debenture are cumulative, may be exercised as often as the Lender considers appropriate, and are in addition to its rights and powers under the general law.

### **Waivers**

12.6 Any waiver or variation of any right by the Lender (whether arising under this debenture or under the general law) is only effective if it is in writing and signed by the Lender and applies only in the circumstances for which it was given and shall not prevent the Lender from subsequently relying on the relevant provision.

### **Further Exercise of Rights**

- 12.7 No act or course of conduct or negotiation by or on behalf of the Lender shall in any way preclude the Lender from exercising any right or power under this debenture or constitute a suspension or variation of any such right or power.

### **Delay**

- 12.8 No delay or failure to exercise any right or power under this debenture shall operate as a waiver.

### **Single or Partial Exercise**

- 12.9 No single or partial exercise of any right under this debenture shall prevent any other or further exercise of that or any other such right.

### **Consolidation**

- 12.10 The restriction on the right of consolidating mortgages contained in section 93 of the Law of Property Act 1925 shall not apply to this debenture.

### **Partial Invalidity**

- 12.11 The invalidity, unenforceability or illegality of any provision (or part of a provision) of this debenture under the laws of any jurisdiction shall not affect the validity, enforceability or legality of the other provisions. If any invalid, unenforceable or illegal provision would be valid, enforceable or legal if some part of it were deleted, the provision shall apply with any modification necessary to give effect to the commercial intention of the parties.

### **Counterparts**

- 12.12 This debenture may be executed and delivered in any number of counterparts, each of which is an original and which together have the same effect as if each party had signed the same document.

## **13. Notices**

### **Service**

- 13.1 Any notice or other communication given under this debenture shall be in writing and shall be served by delivering it personally or by sending it by pre-paid first-class post or by fax to the address and for the attention of the relevant party as

set out in Schedule 8 or such other address or fax number as may be notified in writing from time to time by the relevant party to the other party.

### **Receipt**

13.2 Receipt of any notice, given under clause 13.1 above, shall be deemed to be:

13.2.1 if delivered personally, at the time of delivery; or

13.2.2 in the case of pre-paid first-class letter, on the second Business Day after the date of posting; or

13.2.3 in the case of fax, when sent in legible form,

13.2.4 but if deemed receipt occurs:

13.2.4.1 before 9.00am on a Business Day, the notice shall be deemed to have been received at 9.00am on that day; or

13.2.4.2 after 5.00pm on a Business Day or on a day that is not a Business Day, the notice shall be deemed to have been received at 9.00am on the next Business Day.

### **Proof of Service**

13.3 In proving service of a notice, it shall be sufficient to prove that either:

13.3.1 the envelope containing such notice was addressed to the address of the relevant party as set out in Schedule 8 (or as otherwise notified by that party under clause 13.1 above) and delivered either:

13.3.1.1 to that address, or

13.3.1.2 into the custody of the postal authorities as a pre-paid recorded delivery first-class letter; or

13.3.2 that the notice was transmitted by facsimile to the fax number of the relevant party set out in Schedule 8 (or as otherwise notified under clause 13.1).

### **Emails Invalid**

13.4 Notice given under this debenture shall not be validly served if sent by e-mail.

## **14. Governing Law and Jurisdiction**

### **Governing Law**

- 14.1 This debenture and any dispute arising out of or in connection with it or its subject matter shall be governed by and construed according to the law of England and Wales.

### **Jurisdiction**

- 14.2 The parties to this debenture irrevocably agree that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any claim or matter arising out of or in connection with this debenture. Nothing in this clause shall limit the right of the Lender to take proceedings against the Borrower in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

### **Other Service**

- 14.3 The Borrower irrevocably consents to any process in any legal action or proceedings arising out of or in connection with this debenture being served on it in accordance with the provisions of this debenture relating to service of notices. Nothing contained in this debenture shall affect the right to serve process in any other manner permitted by law.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.



## **Schedule 1 Assigned Agreements**

Type of contract: Guarantee Bond

Date: On or around the date of this debenture

Parties (1) GB Building Solutions Limited (2) AVIVA Insurance Limited and (3) the Borrower

Type of contract: Deed of Guarantee

Date: On or around the date of this debenture

Parties: (1) GB Group Holdings Limited (2) the Borrower and (3) GB Building Solutions Limited

Type of contract: JCT 2011 Design and Build Building Contract

Date: On or around the date of this debenture

Parties: (1) the Borrower and (2) GB Buildings Solutions Limited

## **Schedule 2 Property**

### **Part I Registered Property**

### **Part II Unregistered Property**

### **Schedule 3 Representations and Warranties**

#### **1. Ownership of Charged Property**

- 1.1 The Borrower is the legal and beneficial owner of the Charged Property free from any Encumbrance other than the Encumbrances created by this debenture.

#### **2. Adverse Claims**

- 2.1 The Borrower has not received or acknowledged notice of any adverse claim by any person in respect of the Charged Property or any interest in it.

#### **3. Adverse Covenants**

- 3.1 There are no covenants, agreements, reservations, conditions, interests, rights or other matters whatever, which materially adversely affect the Charged Property.

#### **4. No Breach of Laws**

- 4.1 There is no breach of any law or regulation, which materially adversely affects the Charged Property.

#### **5. No Interference in Enjoyment**

- 5.1 No facility necessary for the enjoyment and use of the Charged Property is subject to terms entitling any person to terminate or curtail its use.

#### **6. No Overriding Interests**

- 6.1 Nothing has arisen or has been created or is subsisting, which would be an overriding interest in any Property.

#### **7. Avoidance of Security**

- 7.1 No Encumbrance expressed to be created by this debenture is liable to be avoided or otherwise set aside on the liquidation or administration of the Borrower or otherwise.

#### **8. Environmental Compliance**

- 8.1 The Borrower has at all times complied in all material respects with all applicable Environmental Law.

## **9. No prohibitions or Breaches**

- 9.1 There is no prohibition on assignment in any Insurance Policies or Assigned Agreements, or the relevant clauses of any of them, and the entry into this debenture by the Borrower does not and will not constitute a breach of any Insurance Policies, Assigned Agreements or any other agreement or instrument binding on the Borrower or its assets.

## **Schedule 4 Covenants**

### **Part I General Covenants**

#### **1. Negative Pledge and Disposal Restrictions**

1.1 The Borrower shall not at any time, except with the prior written consent of the Lender or in accordance with the terms of the Facility Agreement:

1.1.1 create, purport to create or permit to subsist any Encumbrance on, or in relation to, the Charged Property other than this debenture; or

1.1.2 sell, assign, transfer, part with possession of or otherwise dispose of in any manner (or purport to do so) all or any part of, or any interest in, the Charged Property, except in the ordinary course of business in the case of Charged Property which is only subject to an uncrystallised floating charge, or

1.1.3 create or grant (or purport to create or grant) any interest in the Charged Property in favour of a third party.

#### **2. Preservation of Charged Property**

2.1 The Borrower shall not do, or permit to be done, any act or thing which would or might depreciate, jeopardise or otherwise prejudice the security held by the Lender or materially diminish the value of any of the Charged Property or the effectiveness of the security created by this debenture.

#### **3. Enforcement of Rights**

3.1 The Borrower shall use its best endeavours to:

3.1.1 procure the prompt observance and performance of the covenants and other obligations imposed on the Borrower's counterparties; and

3.1.2 enforce any rights and institute, continue or defend any proceedings relating to any of the Charged Property which the Lender may require from time to time.

#### **4. Notice of Breaches**

4.1 The Borrower shall promptly on becoming aware of any of the same give the Lender notice in writing of any breach of:

4.1.1 any representation or warranty set out in Schedule 3, and

4.1.2 any covenant set out in this Schedule 4.

## **5. Title Documents**

5.1 The Borrower shall, on the execution of this debenture (or, if later, the date of acquisition of the relevant Charged Property), deposit with the Lender and the Lender shall, for the duration of this debenture be entitled to hold:

5.1.1 all deeds and documents of title relating to the Charged Property which are in the possession or control of the Borrower (if these are not within the possession and/or control of the Borrower, the Borrower undertakes to obtain possession of all such deeds and documents of title);

5.1.2 all Insurance Policies and any other insurance policies relating to any of the Charged Property to which policies the Borrower is entitled to possession,

5.1.3 all deeds and documents of title (if any) relating to the Book Debts as the Lender may specify from time to time; and

5.1.4 copies of all the Assigned Agreements, certified to be true copies by either a director of the Borrower or by the Borrower's solicitors.

## **6. Notices to be Given by the Borrower**

6.1 The Borrower shall within immediately on the execution of this debenture:

6.1.1 give notice to the relevant insurers of the assignment of the Borrower's rights and interest in any policies under pursuant to clause 3.1.3 and procure that each addressee of such notice promptly provides an acknowledgement of the Lender's interest to the Lender;

6.1.2 give notice to the other parties to the Assigned Agreements of the assignment pursuant to clause 3.1.4 of the Borrower's rights and interest in and under the Assigned Agreements and procure that each addressee of such notice will promptly provide an acknowledgement of the Lender's interest to the Lender; and

6.1.3 give notice to any bank, financial institution or other person (excluding the Lender) with whom the Borrower has an account of the charging to

the Lender pursuant to clause 3.1.2 of the Borrower's rights and interests under such accounts and procure that each addressee of such notice promptly provides an acknowledgement of the Lender's interest to the Lender.

- 6.2 The Borrower shall obtain the Lender's prior approval of the form of any notice or acknowledgement to be used under this paragraph 6.

## **7. Further Assurance**

- 7.1 The Borrower, at its own cost, shall prepare and execute such further legal or other mortgages, charges or transfers (containing a power of sale and such other provisions as the Lender may reasonably require) in favour of the Lender as the Lender, in its absolute discretion, requires from time to time over all or any part of the Charged Property and give all notices, orders and directions which the Lender may require in its absolute discretion for perfecting, protecting or facilitating the realisation of its security over the Charged Property.

## **8. Appointment of Accountants**

- 8.1 The Borrower shall:

8.1.1 at its own cost, if at any time so required by the Lender, appoint an accountant or firm of accountants nominated by the Lender to investigate the financial affairs of the Borrower and those of its subsidiaries and report to the Lender, and

8.1.2 co-operate fully with any accountants so appointed and immediately provide such accountants with all information requested.

- 8.2 The Borrower authorises the Lender to make such appointment as it shall think fit at any time, without further authority from the Borrower. In every such case, the fees and expenses of those accountants shall be paid by the Borrower but, if paid by the Lender on the Borrower's behalf, those fees and expenses shall be fully reimbursed to the Lender under clause 9.

## **9. Borrower's Waiver of Set-Off**

- 9.1 The Borrower waives any present or future right of set-off it may have in respect of the Secured Liabilities (including sums payable by the Borrower under this debenture).

## **Part II Book Debts, Insurance and Assigned Agreements Covenants**

### **1. Preservation of Book Debts**

- 1.1 The Borrower shall not (except as provided by paragraph 2 of Part II of Schedule 4 or with the prior written consent of the Lender) release, exchange, compound, set-off, grant time or indulgence in respect of, or in any other manner deal with, all or any of the Book Debts.

### **2. Realising Book Debts**

- 2.1 The Borrower shall:

- 2.1.1 as an agent for the Lender, collect in and realise all Book Debts, pay the proceeds into a Designated Account immediately on receipt and, pending that payment, hold those proceeds in trust for the Lender;
- 2.1.2 not, without the prior written consent of the Lender, withdraw any amounts standing to the credit of any Designated Account; and
- 2.1.3 if called on so to do by the Lender, execute a legal assignment of the Book Debts to the Lender in such terms as the Lender may require and give notice of that assignment to the debtors from whom the Book Debts are due, owing or incurred.

### **3. Insurance Covenant**

- 3.1 The Borrower:

- 3.1.1 shall (if the Lender so requires) produce to, or deposit with, the Lender all Insurance Policies and the receipts for all premiums and other payments necessary for effecting and keeping up such policies; and
- 3.1.2 has not done or omitted to do, and shall not do or omit to do, any act or thing that may invalidate or otherwise prejudice the Insurance Policies.

### **4. Insurance Policies' Proceeds**

- 4.1 All sums payable under any of the Insurance Policies at any time (whether or not the security constituted by this debenture has become enforceable) shall:
- 4.1.1 immediately be paid to the Lender,



- 4.1.2 if they are not paid directly to the Lender by the insurers, be held by the Borrower as trustee of the same for the benefit of the Lender (and the Borrower shall account for them to the Lender); and
- 4.1.3 at the option of the Lender, be applied in making good or recouping expenditure in respect of the loss or damage for which such monies are received or in or towards discharge or reduction of the Secured Liabilities (but subject to paragraph 12 of Schedule 6).

## **5. Assigned Agreements**

- 5.1 The Borrower shall not, without the prior written consent of the Lender:
  - 5.1.1 waive any of its rights under any Assigned Agreement; or
  - 5.1.2 supplement, amend, novate, terminate or permit termination of any Assigned Agreement.

## **Part III Property covenants**

### **1. Maintenance and Insurance**

- 1.1 Subject to construction of the Development in accordance with the terms and conditions of the Facility Agreement, the Borrower shall
  - 1.1.1 keep all buildings and all fixtures on each Property in good and substantial repair and condition;
  - 1.1.2 insure, and keep insured, those buildings and fixtures with such insurer and against such risks and in such amounts and otherwise on such terms as the Lender may require (and, failing such requirement, in accordance with the practice in respect of items of the same type current amongst prudent businessmen from time to time); and
  - 1.1.3 procure that the interest of the Lender is noted on all those insurance policies.

### **2. Preservation of Property, Fixtures and Equipment**

- 2.1 Subject to construction of the Development in accordance with the terms and conditions of the Facility Agreement, the Borrower shall not, without the prior written consent of the Lender:

- 2.1.1 pull down or remove the whole or any part of any building forming part of any Property; or
- 2.1.2 make any material alterations to any Property or sever or remove any of its fixtures; or
- 2.1.3 remove or make any material alterations to any of the Equipment belonging to, or in use by, the Borrower on any Property (except to affect necessary repairs or replace them with new or improved models or substitutes); or
- 2.1.4 whenever any Equipment is destroyed, damaged or deteriorates, immediately repair, replace and make good the same.

### **3. Conduct of Business on Properties**

- 3.1 The Borrower shall, and shall procure that any tenant shall, carry on its trade and business in accordance with the standards of good management from time to time current in such trade or business on those parts (if any) of the Properties as are or may be used for the purposes of trade or business.

### **4. Planning Information**

- 4.1 The Borrower shall:
  - 4.1.1 give full particulars to the Lender of any notice, order, direction, designation, resolution or proposal given or made by any planning authority or other public body or authority ("**Planning Notice**") that specifically applies to any Property, or to the locality in which it is situated, within seven days after becoming aware of the relevant Planning Notice; and
  - 4.1.2 (if the Lender so requires) immediately, and at the cost of the Borrower, take all reasonable and necessary steps to comply with any Planning Notice, and make, or join with the Lender in making, such objections or representations in respect of any such Planning Notice as the Lender may desire.

### **5. Compliance with Covenants and Payment of Rent**

- 5.1 The Borrower shall:

- 5.1.1 observe and perform all covenants, stipulations and conditions to which each Property, or the use of it, is or may be subjected and (if the Lender so requires) produce to the Lender evidence sufficient to satisfy the Lender that those covenants, stipulations and conditions have been observed and performed, and
- 5.1.2 (without prejudice to the generality of the foregoing) where a Property, or part of it, is held under a lease, duly and punctually pay all rents due from time to time and perform and observe all the tenant's covenants and conditions.

## **6. Maintenance of Interests in Properties**

- 6.1 The Borrower shall not, without the prior written consent of the Lender:

- 6.1.1 grant, or agree to grant, any licence or tenancy affecting the whole or any part of any Property, or exercise the statutory powers of leasing (or agreeing to lease) or of accepting (or agreeing to accept) surrenders under sections 99 or 100 of the Law of Property Act 1925; or
- 6.1.2 in any other way dispose of, or agree to dispose of, surrender or create any legal or equitable estate or interest in the whole or any part of any Property.

## **7. Registration Restrictions**

- 7.1 The Borrower shall procure that no person shall be registered under the Land Registration Acts 1925 to 2002 as proprietor of any Property without the prior written consent of the Lender. The Borrower shall be liable for the Costs of the Lender in lodging cautions against the registration of the title to the whole or any part of any Property from time to time.

## **8. Development Restrictions**

- 8.1 Subject to construction of the Development in accordance with the terms and conditions of the Facility Agreement, the Borrower shall not, without the prior written consent of the Lender, carry out or permit or suffer to be carried out on any Property any development as defined in the Town and Country Planning Act 1990 or change or permit or suffer to be changed the use of any Property.

## **9. Environment**

### **9.1 The Borrower shall:**

- 9.1.1 properly discharge all duties of care and responsibility placed upon it by Environmental Law;
- 9.1.2 observe and perform all material requirements of Environmental Law both in the conduct of its general business and in the management, possession or occupation of each Property; and
- 9.1.3 apply for and obtain all authorisations, necessary to ensure that it does not breach any material provision of Environmental Law.

## **10. No Restrictive Obligations**

- 10.1 The Borrower shall not, without the prior written consent of the Lender, enter into any onerous or restrictive obligations affecting the whole or any part of any Property or create or permit to arise any overriding interest, easement or right whatever in or over the whole or any part of any Property.

## **11. Proprietary Rights**

- 11.1 The Borrower shall procure that no person shall become entitled to assert any proprietary or other like right or interest over the whole or any part of any Property without the prior written consent of the Lender.

## **12. Inspection**

- 12.1 The Borrower shall permit the Lender and any Receiver and any person appointed by either of them to enter on and inspect any Property on reasonable prior notice.

## **13. Property Information**

- 13.1 The Borrower shall inform the Lender promptly of any acquisition by the Borrower of, or contract made by the Borrower to acquire, any freehold, leasehold or other interest in any property.

## **Part IV Investment covenants**

### **1. Registration of Investments**

- 1.1 The Borrower shall:

1.1.1 terminate with immediate effect all nominations it may have made under sections 145 and 146 of the Companies Act 2006 in respect of any Investments and pending such termination procure that any person so nominated

1.1.1.1 does not exercise any rights in respect of any Investments without the prior written approval of the Lender; and

1.1.1.2 immediately upon receipt, forward to the Lender all communications or other information received in respect of any Investments for which it has been so nominated, and

1.1.2 at the direction of the Lender given at any time, immediately execute and deliver to the Lender all transfers and other documents and do all such things as may be necessary or desirable to register all or any of the Investments in the name of the Lender or its nominee.

1.2 The Borrower shall not during the Security Period exercise any rights under sections 145 and 146 of the Companies Act 2006 to nominate any person in respect of any of the Investments

## **2. Additional Registration Obligations**

2.1 The Borrower shall:

2.1.1 procure all consents, waivers, approvals and permissions which are necessary, under the articles of association of any issuer that is not a public company or otherwise, for the transfer of the Investments to the Lender or its nominee, or to a purchaser on enforcement of this debenture; and

2.1.2 procure the amendment of the share transfer provisions of the articles of association of each issuer that is not a public company in such manner as the Lender may require in order to permit such a transfer.

## **3. Dividends and Voting Rights Post Enforcement**

3.1 After the security constituted by this debenture has become enforceable:

3.1.1 all dividends and other distributions paid in respect of the Investments and received by the Borrower shall be held on trust for the Lender and

immediately paid into a Designated Account or, if received by the Lender, shall be retained by the Lender; and

- 3.1.2 all voting and other rights and powers attaching to the Investments shall be exercised by, or at the direction of, the Lender and the Borrower shall, and shall procure that its nominees shall, comply with any directions the Lender may, in its absolute discretion, give concerning the exercise of those rights and powers.

#### **4. Calls on Investments**

- 4.1 The Borrower shall duly and promptly pay all calls, instalments and other monies which may be payable from time to time in respect of the Investments. The Borrower acknowledges that the Lender shall not be under any liability in respect of any such calls, instalments or other monies.

#### **5. No alteration of Investments**

- 5.1 The Borrower shall not, without the prior written consent of the Lender, amend, or agree to the amendment of, the memorandum or articles of association or any other constitutional documents of any issuer that is not a public company, or the rights or liabilities attaching to any of the Investments.

#### **6. Preservation of Investments**

- 6.1 The Borrower shall ensure (insofar as it is able by the exercise of all voting rights, powers of control and other means available to it to do so) that no issuer that is not a public company shall:
- 6.1.1 consolidate or subdivide any of its Investments, or reduce or re-organise its share capital in any way;
  - 6.1.2 issue any new shares or stock; or
  - 6.1.3 refuse to register any transfer of any of its Investments which may be lodged for registration by, or on behalf of, the Lender or the Borrower in accordance with this debenture.

## **7. Investments Information**

- 7.1 The Borrower shall, send to the Lender copies of all notices, circulars, reports, accounts and other documents, which are sent to holders of any Investments, promptly following receipt .

## **Part V Equipment covenants**

### **1. Maintenance of Equipment**

- 1.1 The Borrower shall:

1.1.1 maintain the Equipment in good and serviceable condition (except for expected fair wear and tear); and

1.1.2 not to permit any Equipment to be:

1.1.2.1 used or handled, other than by properly qualified and trained persons, or

1.1.2.2 to be overloaded or used for any purpose for which it is not designed or reasonably suitable.

### **2. Payment of Equipment Taxes**

- 2.1 The Borrower shall promptly pay all taxes, fees, licence duties, registration charges, insurance premiums and other outgoings in respect of the Equipment and, on demand, produce evidence of payment to the Lender.

### **3. Equipment Information**

- 3.1 The Borrower shall:

3.1.1 give the Lender such information concerning the location, condition, use and operation of Equipment as the Lender may require; and

3.1.2 permit any persons designated by the Lender to inspect and examine Equipment and the records relating to Equipment at all reasonable times.

### **4. Equipment Insurance**

- 4.1 The Borrower shall:

- 4.1.1 at its own expense, procure that the Equipment is covered and kept covered by insurance of a kind satisfactory to the Lender with insurers approved by the Lender (such approval not to be unreasonably withheld) for full comprehensive insurance cover, which shall include (but not be limited to) fire, theft and accident, for an amount which is not less than the aggregate cost of reinstating or replacing such Equipment;
- 4.1.2 if the Lender so requires, procure that the interest of the Lender is noted on all such insurance policies or, at the option of the Lender, that such insurance policies are issued in the joint names of the Lender and the Borrower; and
- 4.1.3 maintain insurance for third party liabilities in such amount, and on such terms, as is usual for users of equipment of the same type as the Equipment.

## **5. Notice of Charge**

- 5.1 The Borrower shall, if so requested by the Lender, place and maintain on each item of Equipment, in a conspicuous place, a clearly legible identification plate containing the following wording:

"NOTICE OF CHARGE

This [DESCRIPTION OF ITEM] and ancillary equipment is subject to a fixed charge dated [DATE ] in favour of [LENDER]".

## **Part VI Intellectual Property covenants**

### **1. Preservation of Rights**

- 1.1 The Borrower shall take all necessary action to safeguard and maintain present and future rights in, or relating to, the Intellectual Property including (without limitation), observing all covenants and stipulations relating to such rights and paying all applicable renewal fees, licence fees and other outgoings.

### **2. Registration of Intellectual Property**

- 2.1 The Borrower shall use all reasonable efforts to effect registration of applications for registration of any Intellectual Property and keep the Lender informed of all matters relating to such registration.



Borrower to the Lender on current account and shall bear interest and be secured as part of the Secured Liabilities.

## **5. Currencies of Denomination**

- 5.1 For the purpose of or pending the discharge of any of the Secured Liabilities the Lender may convert any monies received, recovered or realised by the Lender under this debenture (including the proceeds of any previous conversion under this paragraph 5) from their existing currencies of denomination into such other currencies of denomination as the Lender may think fit and any such conversion shall be effected at the Lender's then prevailing spot selling rate of exchange for such other currency against the existing currency. Each previous reference in this paragraph 5 to a currency extends to funds of that currency and for the avoidance of doubt funds of one currency may be converted into different funds of the same currency.

## **6. New Accounts**

- 6.1 If the Lender receives notice of any subsequent Encumbrance or other interest affecting all or part of the Charged Property, the Lender may open a new account or accounts for the Borrower in the Lender's books and (without prejudice to the Lender's right to combine accounts) no money paid to the credit of the Borrower in any such new account will be appropriated towards or have the effect of discharging any part of the Secured Liabilities.
- 6.2 If the Lender does not open a new account or accounts immediately on receipt of notice under paragraph 6.1 of this Schedule 5, then, unless the Lender gives express written notice to the contrary to the Borrower, as from the time of receipt of the relevant notice by the Lender all payments made by the Borrower to the Lender, in the absence of any express appropriation by the Borrower to the contrary, shall be treated as having been credited to a new account of the Borrower and not as having been applied in reduction of the Secured Liabilities.

## **7. Lender's Set-Off Rights**

- 7.1 Subject to paragraph 7.2 of this Schedule 5, if the Lender shall have more than one account for the Borrower in its books the Lender may at any time after:
- 7.1.1 the security constituted by this debenture has become enforceable, or

7.1.2 the Lender has received notice of any subsequent Encumbrance or other interest affecting all or any part of the Charged Property,

transfer, without prior notice, all or any part of the balance standing to the credit of any account to any other account which may be in debit but the Lender shall notify the Borrower of the transfer once made.

7.2 Notwithstanding paragraph 7.1 of this Schedule 5, the Lender acknowledges that monies held in the Cash Deposit Account will be dealt with in accordance with the terms of the Cash Deposit Account Agreement.

## **8. Indulgence**

8.1 The Lender may in its discretion grant time or other indulgence or make any other arrangement, variation or release with any person or persons not being a party to this debenture (whether or not such person or persons are jointly liable with the Borrower) in respect of any of the Secured Liabilities or of any other security for them without prejudice either to this debenture or to the liability of the Borrower for the Secured Liabilities.

## **9. Investments: dividends and voting rights prior to enforcement**

9.1 Until the security constituted by this debenture becomes enforceable:

9.1.1 the Lender shall, on request by the Borrower, release and pay to the Borrower any cash dividends paid in respect of any of the Investments and received by the Lender or its nominee; and

9.1.2 the Lender shall, in exercising all voting and other rights and powers of the Lender or its nominee attaching to the Investments, act in accordance with the directions of Borrower from time to time if acting in accordance with those directions would not, in the Lender's opinion, prejudice the Lender's security under this debenture or the value of the Investments, or contravene any agreement between the Lender and the Borrower.

## **Schedule 6 Enforcement**

### **1. Enforcement Events**

#### **1.1 This debenture shall be enforceable:**

1.1.1 after any Events of Default; and

1.1.2 any representation, warranty or statement made or deemed to be made by the Borrower under this debenture is or proves to have been incorrect or misleading in any material respect when made or deemed to be made,

and in any such event (whether or not the event is continuing), without prejudice to any other rights of the Lender, the powers of sale under the Law of Property Act 1925 shall immediately be exercisable and the Lender may in its absolute discretion enforce all or any part of the security created by this debenture as it sees fit.

### **2. Statutory Power of Sale**

2.1 The statutory powers of sale conferred by the Law of Property Act 1925 shall, as between the Lender and a purchaser from the Lender, arise on and be exercisable at any time after the execution of this debenture, but the Lender shall not exercise such power of sale until the security constituted by this debenture has become enforceable under paragraph 1 of this Schedule 6.

### **3. Extension of Statutory Powers**

3.1 The statutory powers of sale, leasing and accepting surrenders conferred upon mortgagees under the Law of Property Act 1925 and/or by any other statute shall be exercisable by the Lender under this debenture are extended so as to authorise the Lender whether in its own name or in that of the Borrower to grant a lease or leases of the whole or any part or parts of the freehold and leasehold property of the Borrower with whatever rights relating to other parts of it and containing whatever covenants on the part of the Borrower and generally on such terms and conditions (including the payment of money to a lessee or tenant on a surrender) and whether or not at a premium as the Lender thinks fit.

### **4. Protection of Third Parties**

4.1 No purchaser, mortgagee or other person dealing with the Lender or any Receiver shall be concerned

- 4.1.1 to enquire whether any of the Secured Liabilities have become due or payable or remain unpaid or undischarged, or whether the power the Lender or a Receiver is purporting to exercise has become exercisable; or
- 4.1.2 to see to the application of any money paid to the Lender or any Receiver.

## **5. No liability as Mortgagee in Possession**

- 5.1 Neither the Lender nor any Receiver nor any Administrator shall be liable to account as mortgagee in possession in respect of all or any of the Charged Property nor shall any of them be liable for any loss upon realisation of, or for any neglect or default of any nature whatsoever in connection with, all or any of the Charged Property for which a mortgagee in possession might as such be liable.

## **6. Appointment of Receiver**

- 6.1 At any time after the security constituted by this debenture becomes enforceable, or at the request of the Borrower, the Lender may without further notice:
    - 6.1.1 appoint under seal or in writing by a duly authorised officer of the Lender any one or more person or persons to be a receiver or a receiver and manager of all or any part of the Charged Property; and
    - 6.1.2 (subject to Section 45 of the Insolvency Act 1986) from time to time under seal or in writing by a duly authorised officer of the Lender remove any person appointed to be Receiver and may in like manner appoint another in his place.
  - 6.2 Where more than one person is appointed Receiver, they will have power to act separately (unless the appointment by the Lender specifies to the contrary).
  - 6.3 The Lender may fix the remuneration of any Receiver appointed by it without the restrictions contained in section 109 of the Law of Property Act 1925 and the remuneration of the Receiver shall be a debt secured by this debenture which shall be due and payable immediately upon its being paid by the Lender.
- ## **7. Powers Additional**
- 7.1 The powers of sale and appointing a Receiver conferred by this debenture shall be in addition to all statutory and other powers of the Lender under the Insolvency Act 1986 and the Law of Property Act 1925 or otherwise and shall be exercisable

without the restrictions contained in Sections 103 and 109 of the Law of Property Act 1925 or otherwise.

- 7.2 The power to appoint a Receiver (whether conferred by this debenture or by statute) shall be and remain exercisable by the Lender notwithstanding any prior appointment in respect of all or any part of the Charged Property.

## **8. Agent of the Borrower**

- 8.1 Any Receiver appointed by the Lender under this debenture shall be the agent of the Borrower and the Borrower shall be solely responsible for his acts and remuneration as well as for any defaults committed by him.

## **9. Powers of Receiver**

- 9.1 Any Receiver appointed by the Lender under this debenture shall in addition to the powers conferred on him by the Law of Property Act 1925 and the Insolvency Act 1986 have power to do all such acts and things as an absolute owner could do in the management of such of the Charged Property over which the Receiver is appointed and in particular the powers set out in Schedule 7.

## **10. Order of Application of Proceeds**

- 10.1 All monies received by the Lender or a Receiver (other than insurance monies) shall be applied:
- 10.1.1 first in paying all unpaid fees, costs and other liability incurred by or on behalf of the Lender (and a Receiver, attorney or agent appointed by it) rents, taxes, rates and outgoings whatever affecting any Charged Property;
  - 10.1.2 second in paying all costs, charges and expenses of and incidental to the appointment of any Receiver and the exercise of his powers and all outgoings paid by him;
  - 10.1.3 third in paying the remuneration of any Receiver (as agreed between him and the Lender),
  - 10.1.4 fourth in or towards discharge of the Secured Liabilities in such order and manner as the Lender shall determine; and

10.1.5 finally in paying any surplus to the Borrower or any other person entitled to it.

## **11. Appropriation**

11.1 Neither the Lender nor any Receiver shall be bound (whether by virtue of section 109(8) of the Law of Property Act 1925, which is varied accordingly, or otherwise) to pay or appropriate any receipt or payment first towards interest rather than principal or otherwise in any particular order as between any of the Secured Liabilities.

## **12. Suspense Account**

12.1 All monies received by the Lender or a Receiver under this debenture may, at the discretion of the Lender or Receiver, be credited to any suspense or securities realised account and shall bear interest at such rate, if any, as may be agreed in writing between the Lender and the Borrower and may be held in such account for so long as the Lender or Receiver thinks fit.

## **13. Power of Attorney**

13.1 By way of security the Borrower irrevocably appoints the Lender and every Receiver separately to be the attorney of the Borrower and, in its name, and on its behalf and as its act and deed, to execute any documents, and do any acts and things which:

13.1.1 the Borrower is required to execute and do under this debenture, including executing any documents required by the Lender under paragraph 6 of Part I of Schedule 4, and/or under this debenture; and

13.1.2 any attorney may deem proper or desirable in exercising any of the powers, authorities and discretions conferred by this debenture or by law on the Lender or any Receiver.

## **14. Ratification of Acts of Attorney**

14.1 By this debenture the Borrower ratifies and confirms and agrees to ratify and confirm anything which any of its attorneys may do in the proper and lawful exercise or purported exercise of all or any of the powers, authorities and discretions referred to in paragraph 13 of this Schedule 6.

## **15. Appointment of an Administrator**

- 15.1 The Lender may without notice to the Borrower appoint any one or more persons to be an administrator of the Borrower pursuant to paragraph 14 Schedule B1 of the Insolvency Act 1986 if this debenture becomes enforceable.
- 15.2 Any appointment under this paragraph 15 shall:
- 15.2.1 be in writing signed by a duly authorised signatory of the Lender, and
  - 15.2.2 take effect, in accordance with paragraph 19 of Schedule B1 of the Insolvency Act 1986, when the requirements of paragraph 18 of that Schedule B1 are satisfied.
- 15.3 The Lender may (subject to any necessary approval from the court) end the appointment of an Administrator by notice in writing in accordance with this paragraph 15 and appoint under that paragraph a replacement for any Administrator whose appointment ends for any reason.

## **Schedule 7 Further Powers of Receiver**

### **1. Power to Repair and Develop Properties**

- 1.1 A Receiver may undertake or complete any works of repair, building or development on the Properties.

### **2. Power to Surrender Leases**

- 2.1 A Receiver may grant or to accept surrenders of any leases or tenancies affecting the Properties upon such terms and subject to such conditions as he thinks fit.

### **3. Power to Employ Personnel and Advisors**

- 3.1 A Receiver may provide services and employ, or engage, such managers contractors and other personnel and professional advisors on such terms as he deems expedient.

### **4. Power to Make VAT Elections**

- 4.1 A Receiver may make such elections for value added tax purposes as he thinks fit.

### **5. Power to Charge Remuneration**

- 5.1 A Receiver may charge and receive such sum by way of remuneration (in addition to all costs, charges and expenses incurred by him) as the Lender may prescribe or agree with him.

### **6. Power to Realise Charged Property**

- 6.1 A Receiver may collect and get in the Charged Property in respect of which he is appointed or any part thereof and for that purpose to make such demands and take any proceedings as may seem expedient and to take possession of the Charged Property with like rights.

### **7. Power to Manage or Reconstruct the Borrower's Business**

- 7.1 A Receiver may carry on, manage, develop, reconstruct, amalgamate or diversify or concur in carrying on, managing, developing, reconstructing, amalgamating or diversifying the business of the Borrower.



## **8. Power to Dispose of Charged Property**

- 8.1 A Receiver may grant options and licences over all or any part of the Charged Property, sell or concur in selling, assign or concur in assigning, lease or concur in leasing and accept or concur in accepting surrenders of leases of, all or any of the property of the Borrower in respect of which he is appointed in such manner and generally on such terms and conditions as he thinks fit (fixtures and plant and machinery may be severed and sold separately from the premises in which they are contained without the consent of the Borrower) and to carry any such sale, assignment, leasing or surrender into effect. Any such sale may be for such consideration as he shall think fit and he may promote or concur in promoting a Borrower to purchase the property to be sold.

## **9. Power to Sell Book Debts**

- 9.1 A Receiver may sell and assign all or any of the Book Debts in respect of which he is appointed in such a manner, and generally on such terms and conditions, as he thinks fit.

## **10. Power to Make Settlements**

- 10.1 A Receiver may make any arrangement, settlement or compromise between the Borrower and any other person which he may think expedient.

## **11. Power to Improve the Equipment**

- 11.1 A Receiver may make substitutions of, or improvements to, the Equipment as he may think expedient.

## **12. Power to Make Calls On Borrower Members**

- 12.1 A Receiver may make calls conditionally or unconditionally on the members of the Borrower in respect of the uncalled capital with such and the same powers for that purpose and for the purpose of enforcing payments of any calls so made as are conferred by the Articles of Association of the Borrower on its directors in respect of calls authorised to be made by them.

## **13. Power to Appoint Staff and Agents**

- 13.1 A Receiver may appoint managers, officers, servants, workmen and agents for the aforesaid purposes of this Schedule 7 at such salaries and for such periods and on such terms as he may determine.

**14. Power to Insure**

- 14.1 A Receiver may, if he thinks fit, but without prejudice to the indemnity contained in clause 9, effect with any insurer any policy or policies of insurance either in lieu or satisfaction of, or in addition to, such insurance.

**15. Powers under the Law of Property Act 1925**

- 15.1 A Receiver may exercise all powers provided for in the Law of Property Act 1925 in the same way as if he had been duly appointed under that act and to exercise all powers provided for an administrative receiver in Schedule 1 of the Insolvency Act 1986.

**16. Power to Borrow**

- 16.1 A Receiver may for any of the purposes authorised by this Schedule 7 raise money by borrowing from the Lender or from any other person on the security of all or any of the Charged Property in respect of which he is appointed upon such terms (including if the Lender shall consent to terms under which such security ranks in priority to this debenture) as he shall think fit.

**17. Power to Redeem Prior Encumbrances**

- 17.1 A Receiver may redeem any prior Encumbrance and to settle and pass the accounts to which the Encumbrance relates and any accounts so settled and passed will be conclusive and binding on the Borrower and the monies so paid will be deemed to be an expense properly incurred by him.

**18. Incidental Powers**

- 18.1 A Receiver may do all such other acts and things as he may consider incidental or conducive to any of the matters or powers in this Schedule 7 or which he lawfully may or can do as agent for the Borrower.

**19. Scope of Powers**

- 19.1 Any exercise of any of these powers given by this Schedule 7 may be on behalf of the Borrower, the directors of the Borrower (in the case of the power contained in paragraph 12 of Schedule 7) or himself.

## **Schedule 8 Notice details**

**The Borrower:**

**OXFORD GB TWO LIMITED**

Grosvenor House, 4-7 Station Road, Sunbury On Thames,  
Surrey, TW16 6SB

For the attention of: The Directors

Fax number: 0161 975 1717

**The Lender:**


**THE CO-OPERATIVE BANK PLC**


PO Box 101, 1 Balloon Street, Manchester M60 4EP

For the attention of: Richard Gandy and David Whitehouse

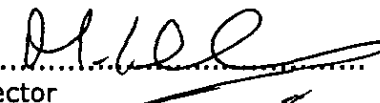
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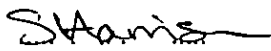
**EXECUTED** as a **DEED** by **THE CO-  
OPERATIVE BANK PLC** acting by  
**MALCOLM LEWARS**, a duly  
authorised signatory in the presence of:

  
.....  
Authorised Signatory

Witness Signature:   
Witness Name: **SARAH HARRISON**  
Clarion  
Elizabeth House  
Witness Address: **13-19 Queen Street**  
**Leeds**  
**LS1 2TW**  
Clarion Solicitors Limited  
Witness Occupation: **TRAINEE SOLICITORS**

**EXECUTED** as a **DEED** by **OXFORD GB  
TWO LIMITED** acting by **MIKE  
LETHABY**, a director in the  
presence of:

  
.....  
Director

Witness Signature:   
Witness Name: **SARAH HARRISON**  
Clarion  
Elizabeth House  
Witness Address: **13-19 Queen Street**  
**Leeds**  
**LS1 2TW**  
Clarion Solicitors Limited  
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