



**Registration of a Charge**

Company name: **INDUSTRY QUALIFICATIONS LIMITED**

Company number: **07255238**



X40GHDZT

Received for Electronic Filing: **03/02/2015**

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**Details of Charge**

Date of creation: **15/01/2015**

Charge code: **0725 5238 0001**

Persons entitled: **MOYNA CLARKE  
PAUL MILL**

Brief description:

**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 THE ELECTRONIC COPY INSTRUMENT  
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION  
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by:

**SME SOLICITORS**



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

Company number: 7255238

Charge code: 0725 5238 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 15th January 2015 and created by INDUSTRY QUALIFICATIONS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd February 2015 .

Given at Companies House, Cardiff on 4th February 2015

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

Dated

15<sup>TH</sup> January

2015

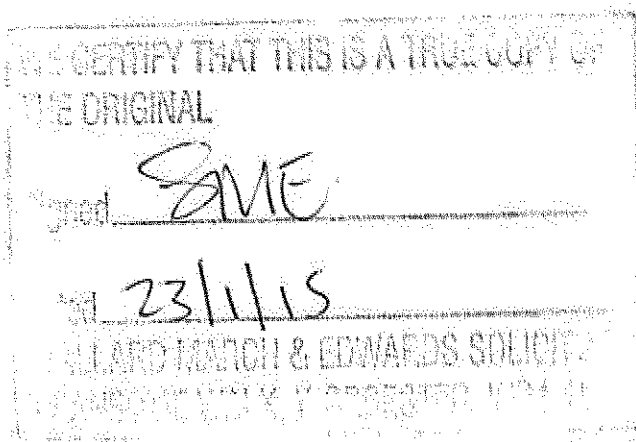
Industry Qualifications Limited

and

Moyna Clarke

and

Paul Mill



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**DEBENTURE**

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Stallard March & Edwards LLP

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THIS DEED is dated

15<sup>th</sup> January 2015

## **PARTIES**

- (1) **INDUSTRY QUALIFICATIONS LIMITED** incorporated and registered in England and Wales with company number 07255238 whose registered office is at C/O Randall and Payne LLP Chargrove House, Shurdington Road, Shurdington, Cheltenham, Gloucestershire GL51 4GA (the "**Chargor**"); and
  - (2) **MOYNA CLARKE** of The Old Coach House, Old Malvern Road, Powick Worcestershire WR2 4RR; and
  - (3) **PAUL MILL** of Sula Cottage, Lower Saroba, Ardfern, Argyll, PA31 8QN
- (together the "**Lenders**").

## **BACKGROUND**

- (A) The Lender has agreed, pursuant to the Facility Agreement, to provide the Borrower with loan facilities on a secured basis.
- (B) Under this deed, the Borrower provides security to the Lender for the loan facilities made available under the Facility Agreement.

## **AGREED TERMS**

### **1. DEFINITIONS AND INTERPRETATION**

#### **1.1 Definitions**

- 1.2 Terms defined in the Facility Agreement shall, unless otherwise defined in this deed, have the same meaning in this deed. In addition, the following definitions apply in this deed:

**"Administrator"**: an administrator appointed to manage the affairs, business and property of the Borrower pursuant to clause 8.10.

**"Borrower"**: Industry Qualifications Limited whose registered office is at C/O Randall and Payne LLP Chargrove House, Shurdington Road, Shurdington, Cheltenham Gloucestershire GL51 4GA

**"Business Day"**: a day other than a Saturday, Sunday or public holiday in England when banks in London are open for business.

**"Default Event"**: has the meaning given to that expression in the Facility Agreement.

**"Delegate"**: any person appointed by the Lender or any Receiver pursuant to clause 13 and any person appointed as attorney of the Lender, Receiver or Delegate.



**"Designated Account"**: any account of the Borrower nominated by the Lender as a designated account for the purposes of this deed.

**"Facility Agreement"**: the facility agreement dated 15<sup>th</sup> December 2014 between the Borrower and the Lender for the provision of the loan facilities secured by this deed.

**"Financial Collateral"**: shall have the meaning given to that expression in the Financial Collateral Regulations.

**"Financial Collateral Regulations"**: the Financial Collateral Arrangements (No 2) Regulations 2003 (SI 2003/3226).

**"Intellectual Property"**: 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, in particular, but with prejudice to the generality those set out in Schedule 1.

**"LPA 1925"**: Law of Property Act 1925.

**"Receiver"**: a receiver, receiver and manager or administrative receiver of any or all of the Secured Assets appointed by the Lender under clause 11.

**"Secured Assets"**: all the assets, property and undertaking for the time being subject to the Security created by, or pursuant to, this deed (and references to the Secured Assets shall include references to any part of them).

**"Secured Liabilities"**: all present and future monies, obligations and liabilities of the Borrower to the Lender, whether actual or contingent and whether owed jointly or severally, as principal or surety or in any other capacity, under or in connection with the Facility Agreement or this deed (including, without limitation, those arising under clause 25.6.2), together with all interest (including, without limitation, default interest) accruing in respect of those monies, obligations or liabilities.

**"Security Financial Collateral Arrangement"**: shall have the meaning given to that expression in the Financial Collateral Regulations.

**"Security"**: 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.

**"Security Period"**: the period starting on the date of this deed and ending on the date on which the Lender is satisfied that all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full and no further Secured Liabilities are capable of being outstanding.

### 1.3 Interpretation

#### 1.4 In this deed:

- 1.4.1 clause, Schedule and paragraph headings shall not affect the interpretation of this deed;
- 1.4.2 a reference to a **person** shall include a reference to an individual, firm, company, corporation, partnership, unincorporated body of persons, government, state or agency of a state or any association, trust, joint venture or consortium (whether or not having separate legal personality) and that person's personal representatives, successors, permitted assigns and permitted transferees;
- 1.4.3 unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular;
- 1.4.4 unless the context otherwise requires, a reference to one gender shall include a reference to the other genders;
- 1.4.5 a reference to a party shall include that party's successors, permitted assigns and permitted transferees;
- 1.4.6 a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time;
- 1.4.7 a reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision;
- 1.4.8 a reference to **writing** or **written** includes fax but not e-mail;
- 1.4.9 an obligation on a party not to do something includes an obligation not to allow that thing to be done;
- 1.4.10 a reference to **this deed** (or any provision of it) or to any other agreement or document referred to in this deed is a reference to this deed, that provision or such other agreement or document as amended (in each case, other than in breach of the provisions of this deed) from time to time;
- 1.4.11 unless the context otherwise requires, a reference to a clause or Schedule is to a clause of, or Schedule to, this deed and a reference to a paragraph is to a paragraph of the relevant Schedule;
- 1.4.12 any words following the terms **including**, **include**, **in particular**, **for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms;

- 1.4.13 a reference to an **amendment** includes a novation, re-enactment, supplement or variation (and amended shall be construed accordingly);
- 1.4.14 a reference to **assets** includes present and future properties, undertakings, revenues, rights and benefits of every description;
- 1.4.15 a reference to an **authorisation** includes an approval, authorisation, consent, exemption, filing, licence, notarisation, registration and resolution;
- 1.4.16 a reference to **continuing** in relation to an Default Event means an Default Event that has not been remedied or waived;
- 1.4.17 a reference to **determines** or **determined** means, unless the contrary is indicated, a determination made at the absolute discretion of the person making it; and
- 1.4.18 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.

## **1.5 Clawback**

- 1.6 If the Lender considers that an amount paid by the Borrower in respect of the Secured Liabilities is capable of being avoided or otherwise set aside on the 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 deed.

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

- 1.8 For the purposes of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989, the terms of the Facility Agreement and of any side letters between any parties in relation to the Facility Agreement are incorporated into this deed.

## **1.9 Perpetuity Period**

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

## **1.11 Schedules**

- 1.12 The Schedules form part of this deed and shall have effect as if set out in full in the body of this deed. Any reference to this deed includes the Schedules.

## **2. COVENANT TO PAY**

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

## **3. GRANT OF SECURITY**

### **3.1 Fixed Charges**

3.2 As a continuing security for the payment and discharge of the Secured Liabilities, the Borrower with full title guarantee charges to the Lender by way of first fixed charge:

3.2.1 all the Intellectual Property;

### **3.3 Floating Charge**

3.4 As a continuing security for the payment and discharge of the Secured Liabilities, the Borrower with full title guarantee charges to the Lender, by way of first floating charge, all the undertaking, property, assets and rights of the Borrower in relation to the Intellectual Property at any time not effectively mortgaged, charged or assigned pursuant to clause 3.1 to clause 3.2 inclusive.

### **3.5 Qualifying Floating Charge**

3.6 Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by clause 3.4.

### **3.7 Automatic Crystallisation of Floating Charge**

3.8 The floating charge created by clause 3.4 shall automatically and immediately (without notice) convert into a fixed charge over the assets subject to that floating charge if:

3.8.1 the Borrower:

(a) creates, or attempts to create, without the prior written consent of the Lender, a Security or a trust in favour of another person over all or any part of the Secured Assets (except as expressly permitted by the terms of this deed or the Facility Agreement); or

(b) disposes, or attempts to dispose of, all or any part of the Secured Assets (other than Secured Assets that are only subject to the floating charge while it remains uncrystallised);

3.8.2 any person levies (or attempts to levy) any distress, attachment, execution or other process against all or any part of the Secured Assets; or

3.8.3 a resolution is passed or an order is made for the winding-up, dissolution, administration or re-organisation of the Borrower.

### **3.9 Crystallisation of Floating Charge By Notice**

3.10 The Lender may, in its sole discretion, at any time and by written notice to the Borrower, convert the floating charge created under this deed into a fixed charge as regards any part of the Secured Assets specified by the Lender in that notice.

### **3.11 Assets Acquired After Any Floating Charge Has Crystallised**

3.12 Any asset acquired by the Borrower after any crystallisation of the floating charge created under this deed that, but for that crystallisation, would be subject to a floating charge under this deed, shall (unless the Lender confirms otherwise to the Borrower in writing) be charged to the Lender by way of first fixed charge.

## **4. LIABILITY OF THE BORROWER**

### **4.1 Liability Not Discharged**

4.2 The Borrower's liability under this deed in respect of any of the Secured Liabilities shall not be discharged, prejudiced or affected by:

4.2.1 any security, guarantee, indemnity, remedy or other right held by, or available to, the Lender that is, or becomes, wholly or partially illegal, void or unenforceable on any ground;

4.2.2 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

4.2.3 any other act or omission that, but for this clause 4.2, might have discharged, or otherwise prejudiced or affected, the liability of the Borrower.

### **4.3 Immediate Recourse**

4.4 The Borrower waives any right it may have to require the Lender to enforce any security or other right, or claim any payment from, or otherwise proceed against, any other person before enforcing this deed against the Borrower.

## **5. REPRESENTATIONS AND WARRANTIES**

### **5.1 Representations and Warranties**

5.2 The Borrower makes the representations and warranties set out in this clause 5 to the Lender.

### **5.3 Ownership of Secured Assets**

5.4 The Borrower is the sole legal and beneficial owner of the Secured Assets.

### **5.5 No Security**

5.6 The Secured Assets are free from any Security other than the Security created by this deed.

### **5.7 No Adverse Claims**

5.8 The Borrower has not received, or acknowledged notice of, any adverse claim by any person in respect of the Secured Assets or any interest in them.

### **5.9 No Adverse Covenants**

5.10 There are no covenants, agreements, reservations, conditions, interests, rights or other matters whatsoever that materially and adversely affect the Secured Assets.

### **5.11 No Breach of Laws**

5.12 There is no breach of any law or regulation that materially and adversely affects the Secured Assets.

### **5.13 No Interference in Enjoyment**

5.14 No facility necessary for the enjoyment and use of the Secured Assets is subject to terms entitling any person to terminate or curtail its use.

### **5.15 Avoidance of Security**

5.16 No Security expressed to be created under this deed is liable to be avoided, or otherwise set aside, on the liquidation or administration of the Borrower or otherwise.

### **5.17 Enforceable Security**

5.18 This deed constitutes and will constitute the legal, valid, binding and enforceable obligations of the Borrower, and is, and will continue to be, effective security over all and every part of the Secured Assets in accordance with its terms.

### **5.19 Times for Making Representations and Warranties**

5.20 The representations and warranties set out in clause 5.4 to clause **Error! Reference source not found.** are made by the Borrower on the date of this deed and the representations and warranties contained in clause 5.4 to clause 5.18 are deemed to be repeated on each day of the Security Period with reference to the facts and circumstances existing at the time of repetition.

## **6. GENERAL COVENANTS**

### **6.1 Negative Pledge and Disposal Restrictions**

6.2 The Borrower shall not at any time, except with the prior written consent of the Lender:

6.2.1 create, purport to create or permit to subsist any Security on, or in relation to, any Secured Asset other than any Security created by this deed;

6.2.2 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 Secured Assets (except, in the ordinary course of business, Secured Assets that are only subject to an uncrystallised floating charge); or

6.2.3 create or grant (or purport to create or grant) any interest in the Secured Assets in favour of a third party.

### **6.3 Preservation of Secured Assets**

6.4 The Borrower shall not do, or permit to be done, any act or thing that would or might depreciate, jeopardise or otherwise prejudice the security held by the Lender, or materially diminish the value of any of the Secured Assets or the effectiveness of the security created by this deed.

### **6.5 Borrower's Waiver of Set-off**

6.6 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 deed).

### **6.7 Compliance With Laws and Regulations**

6.7.1 The Borrower shall not, without the Lender's prior written consent, use or permit the Secured Assets to be used in any way contrary to law.

6.7.2 The Borrower shall:

(a) comply with the requirements of any law and regulation relating to or affecting the Secured Assets or the use of it or any part of them;

(b) obtain, and promptly renew from time to time, and comply with the terms of all authorisations that are required in connection with the Secured Assets or their use or that are necessary to preserve, maintain or renew any Secured Asset; and

- (c) promptly effect any maintenance, modifications, alterations or repairs that are required by any law or regulation to be effected on or in connection with the Secured Assets.

#### **6.8 Enforcement of Rights**

6.9 The Borrower shall use its best endeavours to:

- 6.9.1 procure the prompt observance and performance of the covenants and other obligations imposed on the Borrower's counterparties; and
- 6.9.2 enforce any rights and institute, continue or defend any proceedings relating to any of the Secured Assets that the Lender may require from time to time.

#### **6.10 Notice of Misrepresentation and Breaches**

6.11 The Borrower shall, promptly on becoming aware of any of the same, notify the Lender in writing of:

- 6.11.1 any representation or warranty set out in clause 5 which is incorrect or misleading in any material respect when made or deemed to be repeated; and
- 6.11.2 any breach of any covenant set out in this deed.

#### **6.12 Title Documents**

6.13 The Borrower shall, on the execution of this deed (or, if later, the date of acquisition of the relevant Secured Asset), deposit with the Lender and the Lender shall, for the duration of this deed be entitled to hold:

- 6.13.1 all deeds and documents of title relating to the Secured Assets that are in the possession or control of the Borrower (and if these are not within the possession or control of the Borrower, the Borrower undertakes to obtain possession of all these deeds and documents of title);

#### **6.14 Information**

6.15 The Borrower shall:

- 6.15.1 give the Lender such information concerning the location, condition, use and operation of the Secured Assets as the Lender may require;
- 6.15.2 permit any persons designated by the Lender and any Receiver to enter on its premises and inspect and examine any Secured Asset, and the records relating to that Secured Asset, at all reasonable times and on reasonable prior notice; and
- 6.15.3 promptly notify the Lender in writing of any action, claim, notice or demand made by or against it in connection with all or any part of a



Secured Asset or of any fact, matter or circumstance which may, with the passage of time, give rise to such an action, claim, notice or demand, together with, in each case, the Borrower's proposals for settling, liquidating, compounding or contesting any such action, claim, notice or demand and shall, subject to the Lender's prior approval, implement those proposals at its own expense.

**6.16 Payment of Outgoings**

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

**7. INTELLECTUAL PROPERTY COVENANTS**

**7.1 Preservation of Rights**

- 7.2 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) by observing all covenants and stipulations relating to those rights, and by paying all applicable renewal fees, licence fees and other outgoings.

**7.3 Registration of Intellectual Property**

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

**7.5 Maintenance of Intellectual Property**

- 7.6 The Borrower shall not permit any Intellectual Property to be abandoned, cancelled or to lapse.

**8. POWERS OF THE LENDER**

**8.1 Power to Remedy**

- 8.1.1 The Lender shall be entitled (but shall not be obliged) to remedy, at any time, a breach by the Borrower of any of its obligations contained in this deed.
- 8.1.2 The Borrower irrevocably authorises the Lender and its agents to do all things that are necessary or desirable for that purpose.
- 8.1.3 Any monies expended by the Lender in remedying a breach by the Borrower of its obligations contained in this deed shall be reimbursed by the Borrower to the Lender on a full indemnity basis and shall carry interest in accordance with clause 15.2.

## **8.2 Exercise of Rights**

8.2.1 The rights of the Lender under clause 8.1 are without prejudice to any other rights of the Lender under this deed.

8.2.2 The exercise of any rights of the Lender under this deed shall not make the Lender liable to account as a mortgagee in possession.

## **8.3 Power to Dispose of Chattels**

8.3.1 At any time after the security constituted by this deed has become enforceable, the Lender or any Receiver may, as agent for the Borrower, dispose of any chattels or produce relating to the Chargor's business.

8.3.2 Without prejudice to any obligation to account for the proceeds of any disposal made under clause 8.3.1, the Borrower shall indemnify the Lender and any Receiver against any liability arising from any disposal made under clause 8.3.1.

## **8.4 Lender Has Receiver's Powers**

8.5 To the extent permitted by law, any right, power or discretion conferred by this deed on a Receiver may, after the security constituted by this deed has become enforceable, be exercised by the Lender in relation to any of the Secured Assets whether or not it has taken possession of any Secured Assets and without first appointing a Receiver or notwithstanding the appointment of a Receiver.

## **8.6 Conversion of Currency**

8.6.1 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 it under this deed (including the proceeds of any previous conversion under this clause 8.6) from their existing currencies of denomination into any other currencies of denomination that the Lender may think fit.

8.6.2 Any such conversion shall be effected at Barclays Bank Plc's then prevailing spot selling rate of exchange for such other currency against the existing currency.

8.6.3 Each reference in this clause 8.6 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.

## **8.7 New Accounts**

8.7.1 If the Lender receives, or is deemed to have received, notice of any subsequent Security, or other interest, affecting all or part of the Secured Assets, the Lender may open a new account for the Borrower in the Lender's books. Without prejudice to the Lender's

right to combine accounts, no money paid to the credit of the Borrower in any such new account shall be appropriated towards, or have the effect of discharging, any part of the Secured Liabilities.

- 8.7.2 If the Lender does not open a new account immediately on receipt of the notice, or deemed notice, under clause 8.7.1, then, unless the Lender gives express written notice to the contrary to the Borrower, all payments made by the Borrower to the Lender 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, as from the time of receipt or deemed receipt of the relevant notice by the Lender.

## **8.8 Indulgence**

- 8.9 The Lender may, at its discretion, grant time or other indulgence, or make any other arrangement, variation or release with any person not being a party to this deed (whether or not any such person is 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 deed or to the liability of the Borrower for the Secured Liabilities.

## **8.10 Appointment of An Administrator**

- 8.10.1 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 of Schedule B1 of the Insolvency Act 1986 if the security constituted by this deed becomes enforceable.

- 8.10.2 Any appointment under this clause 8.10 shall:

- (a) be in writing signed by a duly authorised signatory of the Lender; and
- (b) take effect, in accordance with paragraph 19 of Schedule B1 of the Insolvency Act 1986.

- 8.10.3 The Lender may apply to the court for an order removing an Administrator from office and may by notice in writing in accordance with this clause 8.10 appoint a replacement for any Administrator who has died, resigned, been removed or who has vacated office upon ceasing to be qualified.

## **8.11 Further Advances**

- 8.12 The Lender covenants with the Borrower that it shall perform its obligations to make advances under the Facility Agreement (including any obligation to make available further advances).

## **9. WHEN SECURITY BECOMES ENFORCEABLE**

### **9.1 Security Becomes Enforceable on Default Event**

9.2 The security constituted by this deed shall become immediately enforceable if an Default Event occurs.

### **9.3 Discretion**

9.4 After the security constituted by this deed has become enforceable, the Lender may, in its absolute discretion, enforce all or any part of that security at the times, in the manner and on the terms it thinks fit, and take possession of and hold or dispose of all or any part of the Secured Assets.

## **10. ENFORCEMENT OF SECURITY**

### **10.1 Enforcement Powers**

10.1.1 For the purposes of all powers implied by statute, the Secured Liabilities are deemed to have become due and payable on the date of this deed.

10.1.2 The power of sale and other powers conferred by section 101 of the LPA 1925 (as varied or extended by this deed) shall be immediately exercisable at any time after the security constituted by this deed has become enforceable under clause 9.2.

10.1.3 Section 103 of the LPA 1925 does not apply to the security constituted by this deed.

### **10.2 Extension of Statutory Powers of Leasing**

10.3 The statutory powers of leasing and accepting surrenders conferred on mortgagees under the LPA 1925 and by any other statute are extended so as to authorise the Lender and any Receiver, at any time after the security constituted by this deed has become enforceable, whether in its own name or in that of the Borrower, to:

10.3.1 grant a lease or agreement to lease;

10.3.2 accept surrenders of leases; or

10.3.3 grant any option of the whole or any part of the Secured Assets with whatever rights relating to other parts of it,

whether or not at a premium and containing such covenants on the part of the Borrower, and on such terms and conditions (including the payment of money to a lessee or tenant on a surrender) as the Lender or Receiver thinks fit without the need to comply with any of the restrictions imposed by sections 99 and 100 of the LPA 1925.

#### **10.4 Access on Enforcement**

10.4.1 At any time after the Lender has demanded payment of the Secured Liabilities or if the Borrower defaults in the performance of its obligations under this deed or the Facility Agreement, the Borrower will allow the Lender or its Receiver, without further notice or demand, immediately to exercise all its rights, powers and remedies in particular (and without limitation) to take possession of any Secured Asset and for that purpose to enter on any premises where a Secured Asset is situated (or where the Lender or a Receiver reasonably believes a Secured Asset to be situated) without incurring any liability to the Borrower for, or by any reason of, that entry.

10.4.2 At all times, the Borrower must use its best endeavours to allow the Lender or its Receiver access to any premises for the purpose of clause 10.4.1 (including obtaining any necessary consents or permits of other persons) and ensure that its employees and officers do the same.

#### **10.5 Prior Security**

10.6 At any time after the security constituted by this deed has become enforceable, or after any powers conferred by any Security having priority to this deed shall have become exercisable, the Lender may:

10.6.1 redeem that or any other prior Security;

10.6.2 procure the transfer of that Security to it; and

10.6.3 settle and pass any account of the holder of any prior Security.

The settlement and passing of any such account passed shall, in the absence of any manifest error, be conclusive and binding on the Borrower. All monies paid by the Lender to an encumbrancer in settlement of any of those accounts shall, as from its payment by the Lender, be due from the Borrower to the Lender on current account and shall bear interest at the default rate of interest specified in the Facility Agreement and be secured as part of the Secured Liabilities.

#### **10.7 Protection of Third Parties**

10.8 No purchaser, mortgagee or other person dealing with the Lender, any Receiver or Delegate shall be concerned to enquire:

10.8.1 whether any of the Secured Liabilities have become due or payable, or remain unpaid or undischarged;

10.8.2 whether any power the Lender, a Receiver or Delegate is purporting to exercise has become exercisable or is properly exercisable; or

10.8.3 how any money paid to the Lender, any Receiver or any Delegate is to be applied.

## **10.9 Privileges**

10.10 Each Receiver and the Lender is entitled to all the rights, powers, privileges and immunities conferred by the LPA 1925 on mortgagees and receivers.

## **10.11 No Liability As Mortgagee in Possession**

10.12 Neither the Lender, any Receiver, any Delegate nor any Administrator shall be liable, by reason of entering into possession of a Security Asset or for any other reason, to account as mortgagee in possession in respect of all or any of the Secured Assets, nor shall any of them be liable for any loss on realisation of, or for any act, neglect or default of any nature in connection with, all or any of the Secured Assets for which a mortgagee in possession might be liable as such.

## **10.13 Conclusive Discharge to Purchasers**

10.14 The receipt of the Lender, or any Receiver or Delegate shall be a conclusive discharge to a purchaser and, in making any sale or other disposal of any of the Secured Assets or in making any acquisition in the exercise of their respective powers, the Lender, and every Receiver and Delegate may do so for any consideration, in any manner and on any terms that it or he thinks fit.

## **10.15 Right of Appropriation**

10.15.1 To the extent that:

- (a) the Secured Assets constitute Financial Collateral; and
- (b) this deed and the obligations of the Borrower under it constitute a Security Financial Collateral Arrangement,

the Lender shall have the right, at any time after the security constituted by this deed has become enforceable, to appropriate all or any of those Secured Assets in or towards the payment or discharge of the Secured Liabilities in any order that the Lender may, in its absolute discretion, determine.

10.15.2 The value of any Secured Assets appropriated in accordance with this clause shall be the price of those Secured Assets at the time the right of appropriation is exercised as listed on any recognised market index or determined by any other method that the Lender may select (including independent valuation).

10.15.3 The Borrower agrees that the methods of valuation provided for in this clause are commercially reasonable for the purposes of the Financial Collateral Regulations.

## **11. RECEIVER**

### **11.1 Appointment**

- 11.2 At any time after the security constituted by this deed has become enforceable, or at the request of the Borrower, the Lender may, without further notice, appoint by way of deed, or otherwise in writing, any one or more persons to be a Receiver of all or any part of the Secured Assets.

### **11.3 Removal**

- 11.4 The Lender may, without further notice (subject to section 45 of the Insolvency Act 1986 in the case of an administrative receiver), from time to time, by way of deed, or otherwise in writing, remove any Receiver appointed by it and may, whenever it thinks fit, appoint a new Receiver in the place of any Receiver whose appointment may for any reason have terminated.

### **11.5 Remuneration**

- 11.6 The Lender may fix the remuneration of any Receiver appointed by it without the restrictions contained in section 109 of the LPA 1925, and the remuneration of the Receiver shall be a debt secured by this deed, to the extent not otherwise discharged.

### **11.7 Power of Appointment Additional to Statutory Powers**

- 11.8 The power to appoint a Receiver conferred by this deed shall be in addition to all statutory and other powers of the Lender under the Insolvency Act 1986, the LPA 1925 or otherwise, and shall be exercisable without the restrictions contained in sections 103 and 109 of the LPA 1925 or otherwise.

### **11.9 Power of Appointment Exercisable Despite Prior Appointments**

- 11.10 The power to appoint a Receiver (whether conferred by this deed or by statute) shall be, and remain, exercisable by the Lender despite any prior appointment in respect of all or any part of the Secured Assets.

### **11.11 Agent of the Borrower**

- 11.12 Any Receiver appointed by the Lender under this deed shall be the agent of the Borrower and the Borrower shall be solely responsible for the contracts, engagements, acts, omissions, defaults, losses and remuneration of that Receiver and for liabilities incurred by that Receiver. The agency of each Receiver shall continue until the Borrower goes into liquidation and after that the Receiver shall act as principal and shall not become the agent of the Lender.

## **12. POWERS OF RECEIVER**

### **12.1 General**

12.1.1 Any Receiver appointed by the Lender under this deed shall, in addition to the powers conferred on him by statute, have the powers set out in clause 12.3 to clause 12.41.

12.1.2 If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing him states otherwise) exercise all of the powers conferred on a Receiver under this deed individually and to the exclusion of any other Receiver.

12.1.3 Any exercise by a Receiver of any of the powers given by clause 12 may be on behalf of the Borrower, the directors of the Borrower (in the case of the power contained in clause 12.27) or himself.

### **12.2 Repair and Develop Properties**

12.3 A Receiver may undertake or complete any works of repair, building or development on the and may apply for and maintain any planning permission, development consent, building regulation approval or any other permission, consent or licence to carry out any of the same.

### **12.4 Surrender Leases**

12.5 A Receiver may grant, or accept surrenders of, any leases or tenancies affecting any Property and may grant any other interest or right over any Property on any terms, and subject to any conditions, that he thinks fit.

### **12.6 Employ Personnel and Advisers**

12.7 A Receiver may provide services and employ or engage any managers, officers, servants, contractors, workmen, agents, other personnel and professional advisers on any terms, and subject to any conditions, that he thinks fit. A Receiver may discharge any such person or any such person appointed by the Borrower.

### **12.8 Make VAT Elections**

12.9 A Receiver may make, exercise or revoke any value added tax option to tax as he thinks fit.

### **12.10 Remuneration**

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



#### **12.12 Realise Secured Assets**

- 12.13 A Receiver may collect and get in the Secured Assets or any part of them in respect of which he is appointed, and make any demands and take any proceedings as may seem expedient for that purpose, and take possession of the Secured Assets with like rights.

#### **12.14 Manage or Reconstruct the Borrower's Business**

- 12.15 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.

#### **12.16 Dispose of Secured Assets**

- 12.17 A Receiver may sell, exchange, convert into money and realise all or any of the Secured Assets in respect of which he is appointed in any manner (including, without limitation, by public auction or private sale) and generally on any terms and conditions as he thinks fit. Any sale may be for any consideration that the Receiver thinks fit and a Receiver may promote, or concur in promoting, a company to purchase the Secured Assets to be sold.

#### **12.18 Sever Fixtures and Fittings**

- 12.19 A Receiver may sever and sell separately any fixtures or fittings from any property without the consent of the Borrower.

#### **12.20 Valid Receipts**

- 12.21 A Receiver may give valid receipt for all monies and execute all assurances and things that may be proper or desirable for realising any of the Secured Assets.

#### **12.22 Make Settlements**

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

#### **12.24 Bring Proceedings**

- 12.25 A Receiver may bring, prosecute, enforce, defend and abandon all actions, suits and proceedings in relation to any of the Secured Assets as he thinks fit.

#### **12.26 Make Calls on Borrower Members**

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

#### **12.28 Insure**

- 12.29 A Receiver may, if he thinks fit, but without prejudice to the indemnity in clause 15, effect with any insurer any policy of insurance either in lieu or satisfaction of, or in addition to, the insurance required to be maintained by the Borrower under this deed.

#### **12.30 Powers Under the Lpa 1925**

- 12.31 A Receiver may exercise all powers provided for in the LPA 1925 in the same way as if he had been duly appointed under the LPA 1925, and exercise all powers provided for an administrative receiver in Schedule 1 to the Insolvency Act 1986.

#### **12.32 Borrow**

- 12.33 A Receiver may, for any of the purposes authorised by this clause 12, raise money by borrowing from the Lender (or from any other person) either unsecured or on the security of all or any of the Secured Assets in respect of which he is appointed on any terms that he thinks fit (including, if the Lender consents, terms under which that security ranks in priority to this deed).

#### **12.34 Redeem Prior Security**

- 12.35 A Receiver may redeem any prior Security and settle and pass the accounts to which the Security relates. Any accounts so settled and passed shall be, in the absence of any manifest error, conclusive and binding on the Borrower, and the monies so paid shall be deemed to be an expense properly incurred by the Receiver.

#### **12.36 Delegation**

- 12.37 A Receiver may delegate his powers in accordance with this deed.

#### **12.38 Absolute Beneficial Owner**

- 12.39 A Receiver may, in relation to any of the Secured Assets, exercise all powers, authorisations and rights he would be capable of exercising, and do all those acts and things, as an absolute beneficial owner could exercise or do in the ownership and management of the Secured Assets or any part of the Secured Assets.

#### **12.40 Incidental Powers**

- 12.41 A Receiver may do any other acts and things that he:

12.41.1 may consider desirable or necessary for realising any of the Secured Assets;

12.41.2 may consider incidental or conducive to any of the rights or powers conferred on a Receiver under or by virtue of this deed or law; or

12.41.3 lawfully may or can do as agent for the Borrower.

### **13. DELEGATION**

#### **13.1 Delegation**

13.2 The Lender or any Receiver may delegate (either generally or specifically) by power of attorney or in any other manner to any person any right, power, authority or discretion conferred on it by this deed (including the power of attorney granted under clause 17.2).

#### **13.3 Terms**

13.4 The Lender and each Receiver may make a delegation on the terms and conditions (including the power to sub-delegate) that it thinks fit.

#### **13.5 Liability**

13.6 Neither the Lender nor any Receiver shall be in any way liable or responsible to the Borrower for any loss or liability arising from any act, default, omission or misconduct on the part of any Delegate.

### **14. APPLICATION OF PROCEEDS**

#### **14.1 Order of Application of Proceeds**

14.2 All monies received by the Lender, a Receiver or a Delegate pursuant to this deed, after the security constituted by this deed has become enforceable, shall (subject to the claims of any person having prior rights and by way of variation of the LPA 1925) be applied in the following order of priority:

14.2.1 in or towards payment of or provision for all costs, charges and expenses incurred by or on behalf of the Lender (and any Receiver, Delegate, attorney or agent appointed by it) under or in connection with this deed, and of all remuneration due to any Receiver under or in connection with this deed;

14.2.2 in or towards payment of or provision for the Secured Liabilities in any order and manner that the Lender determines; and

14.2.3 in payment of the surplus (if any) to the Borrower or other person entitled to it.

#### **14.3 Appropriation**

14.4 Neither the Lender, any Receiver nor any Delegate shall be bound (whether by virtue of section 109(8) of the LPA 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 between any of the Secured Liabilities.

#### **14.5 Suspense Account**

14.6 All monies received by the Lender, a Receiver or a Delegate under this deed:

14.6.1 may, at the discretion of the Lender, Receiver or Delegate, be credited to any suspense or securities realised account;

14.6.2 shall bear interest, if any, at the rate agreed in writing between the Lender and the Borrower; and

14.6.3 may be held in that account for so long as the Lender, Receiver or Delegate thinks fit.

#### **15. COSTS AND INDEMNITY**

##### **15.1 Costs**

15.2 The Borrower shall, within five Business Days of demand, pay to, or reimburse, the Lender and any Receiver, on a full indemnity basis, all costs, charges, expenses, taxes and liabilities of any kind (including, without limitation, legal, printing and out-of-pocket expenses) incurred by the Lender, any Receiver or any Delegate in connection with:

15.2.1 this deed or the Secured Assets;

15.2.2 taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Lender's, a Receiver's or a Delegate's rights under this deed; or

15.2.3 taking proceedings for, or recovering, any of the Secured Liabilities, together with interest, which shall accrue and be payable (without the need for any demand for payment being made) from the date on which the relevant cost or expense arose until full discharge of that cost or expense (whether before or after judgment, liquidation, winding up or administration of the Borrower) at the rate and in the manner specified in the Facility Agreement.

##### **15.3 Indemnity**

15.4 The Borrower shall indemnify the Lender, each Receiver and each Delegate, and their respective employees and agents against all liabilities, costs, expenses, damages and losses (including but not limited to any direct, indirect or consequential losses, loss of profit, loss of reputation and all interest, penalties and legal costs (calculated on a full indemnity basis) and all other professional costs and expenses) suffered or incurred by any of them arising out of or in connection with:

15.4.1 the exercise or purported exercise of any of the rights, powers, authorities or discretions vested in them under this deed or by law in respect of the Secured Assets;

15.4.2 taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) the security constituted by this deed; or

15.4.3 any default or delay by the Borrower in performing any of its obligations under this deed.

Any past or present employee or agent may enforce the terms of this clause 15.4 subject to and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

## **16. FURTHER ASSURANCE**

### **16.1 Further Assurance**

16.2 The Borrower shall, at its own expense, take whatever action the Lender or any Receiver may reasonably require for:

16.2.1 creating, perfecting or protecting the security intended to be created by this deed;

16.2.2 facilitating the realisation of any Secured Asset; or

16.2.3 facilitating the exercise of any right, power, authority or discretion exercisable by the Lender or any Receiver in respect of any Secured Asset,

16.3 including, without limitation (if the Lender or Receiver thinks it expedient) the execution of any transfer, conveyance, assignment or assurance of all or any of the assets forming part of (or intended to form part of) the Secured Assets (whether to the Lender or to its nominee) and the giving of any notice, order or direction and the making of any registration.

## **17. POWER OF ATTORNEY**

### **17.1 Appointment of Attorneys**

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

17.2.1 the Borrower is required to execute and do under this deed; or

17.2.2 any attorney deems proper or desirable in exercising any of the rights, powers, authorities and discretions conferred by this deed or by law on the Lender, any Receiver or any Delegate.

### **17.3 Ratification of Acts of Attorneys**

17.4 The Borrower ratifies and confirms, and agrees to ratify and confirm, anything that any of its attorneys may do in the proper and lawful exercise,

or purported exercise, of all or any of the rights, powers, authorities and discretions referred to in clause 17.2.

## **18. RELEASE**

18.1 Subject to clause 25.6, on 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:

18.1.1 release the Secured Assets from the security constituted by this deed; and

18.1.2 reassign the Secured Assets to the Borrower.

## **19. ASSIGNMENT AND TRANSFER**

### **19.1 Assignment By Lender**

19.1.1 At any time, without the consent of the Borrower, the Lender may assign or transfer any or all of its rights and obligations under this deed.

19.1.2 The Lender may disclose to any actual or proposed assignee or transferee any information in its possession that relates to the Borrower, the Secured Assets and this deed that the Lender considers appropriate.

### **19.2 Assignment By Borrower**

19.3 The Borrower may not assign any of its rights, or transfer any of its rights or obligations, under this deed.

## **20. SET-OFF**

### **20.1 Lender's Right of Set-off**

20.2 The Lender may at any time set off any liability of the Borrower to the Lender against any liability of the Lender to the Borrower, whether either liability is present or future, liquidated or unliquidated, and whether or not either liability arises under this deed. If the liabilities to be set off are expressed in different currencies, the Lender may convert either liability at a market rate of exchange for the purpose of set-off. Any exercise by the Lender of its rights under this clause 20 shall not limit or affect any other rights or remedies available to it under this deed or otherwise.

### **20.3 No Obligation to Set Off**

20.4 The Lender is not obliged to exercise its rights under clause 20.2. If, however, it does exercise those rights it must promptly notify the Borrower of the set-off that has been made.

**20.5 Exclusion of Borrower's Right of Set-off**

- 20.6 All payments made by the Borrower to the Lender under this deed shall be made without any set-off, counterclaim, deduction or withholding (other than any deduction or withholding of tax as required by law).

**21. AMENDMENTS, WAIVERS AND CONSENTS**

**21.1 Amendments**

- 21.2 No amendment of this deed shall be effective unless it is in writing and signed by, or on behalf of, each party (or its authorised representative).

**21.3 Waivers and Consents**

- 21.3.1 A waiver of any right or remedy under this deed or by law, or any consent given under this deed, is only effective if given in writing by the waiving or consenting party and shall not be deemed a waiver of any other breach or default. It only applies in the circumstances for which it is given and shall not prevent the party giving it from subsequently relying on the relevant provision.

- 21.3.2 A failure to exercise, or a delay in exercising, any right or remedy provided under this deed or by law shall not constitute a waiver of that or any other right or remedy, prevent or restrict any further exercise of that or any other right or remedy or constitute an election to affirm this deed. No single or partial exercise of any right or remedy provided under this deed or by law shall prevent or restrict the further exercise of that or any other right or remedy. No election to affirm this deed by the Lender shall be effective unless it is in writing.

**21.4 Rights and Remedies**

- 21.5 The rights and remedies provided under this deed are cumulative and are in addition to, and not exclusive of, any rights and remedies provided by law.

**22. SEVERANCE**

**22.1 Severance**

If any provision (or part of a provision) of this deed is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision (or part of a provision) shall be deemed deleted. Any modification to or deletion of a provision (or part of a provision) under this clause shall not affect the legality, validity and enforceability of the rest of this deed.

## **23. COUNTERPARTS**

### **23.1 Counterparts**

23.1.1 This deed may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all the counterparts shall together constitute one deed.

23.1.2 Transmission of an executed counterpart of this deed (but for the avoidance of doubt not just a signature page) by fax or e-mail (in PDF, JPEG or other agreed format) shall take effect as delivery of an executed counterpart of this deed. If either method of delivery is adopted, without prejudice to the validity of the deed thus made, each party shall provide the others with the original of such counterpart as soon as reasonably possible thereafter.

23.1.3 No counterpart shall be effective until each party has executed and delivered at least one counterpart.

## **24. THIRD PARTY RIGHTS**

### **24.1 Third Party Rights**

24.1.1 Except as expressly provided elsewhere in this deed, a person who is not a party to this deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce, or enjoy the benefit of, any term of this deed. This does not affect any right or remedy of a third party which exists, or is available, apart from that Act.

24.1.2 The rights of the parties to rescind or agree any amendment or waiver under this deed are not subject to the consent of any other person.

## **25. FURTHER PROVISIONS**

### **25.1 Independent Security**

25.2 The security constituted by this deed shall be in addition to, and independent of, any other security or guarantee that the Lender may hold for any of the Secured Liabilities at any time. No prior security held by the Lender over the whole or any part of the Secured Assets shall merge in the security created by this deed.

### **25.3 Continuing Security**

25.4 The security constituted by this deed shall remain in full force and effect as a continuing security for the Secured Liabilities, despite any settlement of account, or intermediate payment, or other matter or thing, unless and until the Lender discharges this deed in writing.



## **25.5 Discharge Conditional**

25.6 Any release, discharge or settlement between the Borrower and the Lender shall be deemed conditional on no payment or security received by the Lender in respect of the Secured Liabilities being avoided, reduced or ordered to be refunded pursuant to any law relating to insolvency, bankruptcy, winding-up, administration, receivership or otherwise. Despite any such release, discharge or settlement:

25.6.1 the Lender or its nominee may retain this deed and the security created by or pursuant to it, including all certificates and documents relating to the whole or any part of the Secured Assets, for any period that the Lender deems necessary to provide the Lender with security against any such avoidance, reduction or order for refund; and

25.6.2 the Lender may recover the value or amount of such security or payment from the Borrower subsequently as if the release, discharge or settlement had not occurred.

## **25.7 Certificates**

25.8 A certificate or determination by the Lender as to any amount for the time being due to it from the Borrower under this deed and the Facility Agreement shall be, in the absence of any manifest error, conclusive evidence of the amount due.

## **25.9 Consolidation**

25.10 The restriction on the right of consolidation contained in section 93 of the LPA 1925 shall not apply to this deed.

## **26. NOTICES**

### **26.1 Delivery**

26.2 Each notice or other communication required to be given to a party under or in connection with this deed shall be:

26.2.1 in writing;

26.2.2 delivered by hand, by pre-paid first-class post or other next working day delivery service or sent by fax; and

26.2.3 sent to:

(a) Borrower:

Coppice House, Halesfield 7, Telford, Shropshire, TF7 4NA

Attention: Raymond Clarke

(b) the Lenders at:

- (i) Attention: Moyna Clarke of The Old Coach House, Old Malvern Road, Powick Worcestershire WR2 4RR
- (ii) Attention: Paul Mills Sula Cottage, Lower Saroba, Ardfarn, Argyll, PA31 8QN

or to any other address or fax number as is notified in writing by one party to the other from time to time.

### **26.3 Receipt By Borrower**

26.4 Any notice or other communication that the Lender gives to the Borrower shall be deemed to have been received:

26.4.1 if delivered by hand, at the time it is left at the relevant address;

26.4.2 if posted by pre-paid first-class post or other next working day delivery service, on the second Business Day after posting; and

26.4.3 if sent by fax, when received in legible form.

A notice or other communication given as described in clause 26.4.1 or clause 26.4.3 on a day that is not a Business Day, or after normal business hours, in the place it is received, shall be deemed to have been received on the next Business Day.

### **26.5 Receipt By Lender**

26.6 Any notice or other communication given to the Lender shall be deemed to have been received only on actual receipt.

### **26.7 Service of Proceedings**

26.8 This clause 26 does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

### **26.9 No Notice By E-mail**

26.10 A notice or other communication given under or in connection with this deed is not valid if sent by e-mail.

## **27. GOVERNING LAW AND JURISDICTION**

### **27.1 Governing Law**

27.2 This deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

**27.3 Jurisdiction**

- 27.4 Each party irrevocably agrees that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any dispute or claim arising out of or in connection with this deed or its subject matter or formation (including non-contractual disputes or claims). 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.

**27.5 Other Service**

- 27.6 The Borrower irrevocably consents to any process in any legal action or proceedings under clause 27.4 being served on it in accordance with the provisions of this deed relating to service of notices. Nothing contained in this deed shall affect the right to serve process in any other manner permitted by law.

**THIS AGREEMENT HAS BEEN ENTERED INTO AS A DEED ON THE DATE STATED AT THE BEGINNING OF IT.**

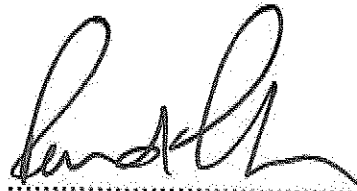
## **SCHEDULE 1**

### **INTELLECTUAL PROPERTY**

#### **PART 1**

1. The name and registration of the Institute of Administrative Management (IAM) and the Institute of Business and Administrative Management, (IBAM) all web domains and trademarks associated with IAM or IBAM,
2. The membership data of the Institute of Administrative Management (IAM) or any successor body.
3. Any deposits in the bank account of the IAM or any successor body
4. All intellectual property owned by IQ relating to the IAM including but not limited to web-information, domain names, continuing professional development programmes, study guides membership data, operational software, title to the Manager Magazine
5. The intellectual property of all IQ/IAM qualifications, including but not limited to all qualification specifications, assessment materials and documentation
6. Any accrued value in the membership benefits and e-journal/e-books package.

Executed as a deed by **INDUSTRY  
QUALIFICATIONS LIMITED** acting  
by **RAYMOND CLARKE**, a director,  
in the presence of:



Director

Signature of Witness:



Name of Witness:

Linda Affleck-Drumie

Address:

3 The Paddocks

Paynton Road

Shawbury


Shropshire

SY4 4NQ

Executed as a deed by **MOYNA  
CLARKE** in the presence of:



Name of Witness:



Address:

MILLSTONE COTTAGE

MILSON, nr KIDDERMINSTER

WOOLCS

OY14 0AX

Executed as a deed by PAUL  
MILLS in the presence of:

Name of Witness:

Address:

Paul Mills

C. G. Brown

C. G. BROWN

OTTERTS

ARDFERN

LOCHGLADHEAD

ARGYLL

PA31 8QN