



Registration of a Charge

Company Name: **BALLYCLARE LIMITED**

Company Number: **07463998**



XB8LAFL5

Received for filing in Electronic Format on the: **19/07/2022**

Details of Charge

Date of creation: **18/07/2022**

Charge code: **0746 3998 0006**

Persons entitled: **MOUNTAIN BERG LIMITED**

Brief description:

Contains fixed charge(s).

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

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

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

Certified by: **CLYDE & CO LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7463998

Charge code: 0746 3998 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 18th July 2022 and created by BALLYCLARE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th July 2022 .

Given at Companies House, Cardiff on 20th July 2022

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**

Ballyclare Limited
(the **Company**)

and

Mountain Berg Limited
(the **Chargee**)

Security Agreement

Execution Version

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Security Agreement

Dated 18 July 2022

Between:

- (1) **Ballyclare Limited** (a company registered in England and Wales with registration number 07463998) whose registered office is at The Forum Bird Hall Lane, Cheadle Hulme, Stockport, England, SK3 0UX (the **Company**); and
- (2) **Mountain Berg Limited** (a company registered in England and Wales with registration number 07851252) whose registered office is at 10 St James's Place, London, England, SW1A 1NP (the **Chargee**).

Background

- (1) Under this Deed, the Company has agreed to provide Security to the Chargee to secure the payment and discharge of the Secured Liabilities.
- (2) The parties note that the provisions of this Deed are subject to a deed of priority dated on or around the date of this Deed made between the parties and Secure Trust Bank plc.

It is agreed as follows:

1 Definitions and interpretation

1.1 Definitions

The following definitions apply in this Deed:

Administrator means an administrator appointed to manage the affairs, business and property of the Company pursuant to Clause 11.8.

Book Debts means all present and future book and other debts, and monetary claims due or owing to the Company, and the benefit of all security, guarantees and other rights of any nature enjoyed or held by the Company in relation to any of them (other than any book debts which are assigned to and vested in or intended to be vested in Secure Trust Bank plc in accordance with the STB Finance Agreement).

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

Charged Property means any freehold, leasehold or commonhold property the subject of the security constituted by this Deed and references to **Charged Property** shall include references to the whole or any part or part of it.

Confidential Information means any information relating to the Company or its business which is not publicly available including but not limited to any information specifically designated by the Company as confidential and any other information

which could reasonably be regarded as possessing a quality of confidence or as having commercial value in relation to the Company or its business.

Cross Guarantee Agreement means the cross guarantee agreement made on or about the date of this Deed between the Company, Ballyclare Group Limited, Simon Jersey Limited and the Chargee.

Default Rate means the annual rate 5% higher than the Interest Rate.

Delegate means any person appointed by the Chargee or any Receiver pursuant to Clause 16 and any person appointed as attorney of the Chargee or any Receiver or Delegate.

Designated Account means any account of the Company nominated by the Chargee as a designated account for the purposes of this Deed.

Environment means the natural and man-made environment including all or any of the following media, namely air, water and land (including air within buildings and other natural or man-made structures above or below the ground) and any living organisms (including man) or systems supported by those media.

Environmental Law means all applicable laws, statutes, regulations, secondary legislation, bye-laws, common law, directives, treaties and other measures, judgments and decisions of any court or tribunal, codes of practice and guidance notes in so far as they relate to or apply to the Environment.

Environmental Licence means any authorisation, permit or licence necessary under Environmental Law in respect of any of the Secured Assets.

Equipment means all present and future equipment, plant, machinery, tools, vehicles, furniture, fittings, installations and apparatus and other tangible moveable property owned by the Company or in which it has an interest, including any part of it and all spare parts, replacements, modifications and additions.

Event of Default means any of the following events:

- (a) the Company fails to pay any part of the Secured Liabilities when due, in the currency and in the manner in which it is expressed to be payable unless any failure to pay is caused solely by a technical or administrative delay or error in the transmission of funds outside the control of the Company and such failure is remedied to the satisfaction of the Chargee (acting reasonably) within two Business Days of the due date therefor;
- (b) the Company fails (other than a failure to pay) to comply with any provision of this Deed or the Finance Documents (if the Chargee considers, acting reasonably, that the failure to comply is capable of remedy) such failure to comply is not remedied within 14 days of the earlier of the Chargee notifying the Company of the failure to comply and the remedy required and the Company becoming aware of the failure to comply;
- (c) any representation, warranty or statement made, repeated or deemed made by the Company to the Chargee in this Deed or in the Finance Documents is

(or proves to have been) incomplete, untrue, incorrect or misleading in each case in any material respect when made, repeated or deemed made;

- (d) the Company suspends or ceases to carry on (or threatens to suspend or cease to carry on) all or a material part of its business;
- (e) a Material Financial Indebtedness Default occurs;
- (f) the Company enters into any composition, compromise, assignment or arrangement with its creditors generally with a view to rescheduling its indebtedness (because of actual or anticipated financial difficulties);
- (g) a moratorium is declared in respect of any indebtedness of the Company;
- (h) any action, proceedings, procedure or step is taken in relation to a moratorium of any indebtedness, winding-up, dissolution, administration or reorganisation (using a voluntary arrangement, scheme of arrangement or otherwise) of the Company because of actual or anticipated financial difficulties (other than any winding-up petition which is vexatious or frivolous and is discharged within 14 days of commencement);
- (i) any action, proceedings, procedure or step is taken in relation to a composition, compromise, assignment or arrangement with the creditors of the Company;
- (j) any action, proceedings, procedure or step is taken in relation to the appointment of a liquidator, receiver, administrative receiver, administrator, compulsory manager or other similar officer in respect of the Company or any of its assets (other than vexatious or frivolous acts which are discharged within 14 days of commencement);
- (k) any event occurs in relation to the Company similar to those set out in paragraphs (f) to (j) (inclusive) under the laws of any applicable jurisdiction;
- (l) control of the Company's goods is taken or a distress, attachment, execution, expropriation, sequestration or other analogous legal process in any jurisdiction is levied, enforced or sued out on, or against, the Company's assets;
- (m) any person holding Security on or over the assets of the Company enforces that Security;
- (n) all or any part of the Finance Documents is or becomes invalid, unlawful, unenforceable, terminated, disputed or ceases to be effective or to have full force and effect or it becomes unlawful for any party to this Deed or the Finance

Documents to perform any obligation under this Deed or the Finance Documents;

- (o) any party to this Deed or the Finance Documents (other than the Chargee) repudiates or rescinds or shows an intention to repudiate or rescind this Deed or the Finance Documents; or
- (p) any event or series or events occurs which gives rise to a Material Adverse Effect.

Finance Documents means the Cross Guarantee Agreement and any loan agreement between the Chargee and any Obligor.

Financial Collateral has the meaning given to that expression in the Financial Collateral Regulations.

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

Financial Indebtedness means (without double counting) any indebtedness for or in respect of:

- (a) moneys borrowed;
- (b) any amount raised by acceptance under any acceptance credit facility;
- (c) any amount raised pursuant to any note purchase facility or the issue of bonds, notes, debentures, loan stock or any similar instrument;
- (d) the amount of any liability in respect of any lease or hire purchase contract which would, in accordance with generally accepted accounting principles applicable to the Company concerned, be treated as a balance sheet liability;
- (e) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis);
- (f) any amount raised under any other transaction (including any forward sale or purchase agreement) having the commercial effect of a borrowing;
- (g) the aggregate liability under derivative transactions entered into in connection with protection against or benefit from fluctuation in any rate or price (and, when calculating the value of any derivative transaction, only the marked to market value shall be taken into account);
- (h) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution;
- (i) the amount of any liability in respect of any guarantee or indemnity for any of the items referred to in paragraphs (a) to (h) (inclusive) above.

Insurance Policy means each contract and policy of insurance effected or maintained by the Company from time to time in respect of its assets or business (including, without limitation, any contract or policy of insurance relating to the Charged Properties or the Equipment).

Intellectual Property means the Company's present and future patents, utility models, rights to inventions, copyright and neighbouring and related rights, moral rights, trade marks and service marks, business names and domain names, rights in get-up and trade dress, goodwill and the right to sue for passing off or unfair

competition, rights in designs, rights in computer software, database rights, rights to use, and protect the confidentiality of, confidential information (including know-how and trade secrets) and all other intellectual property rights, in each case whether registered or unregistered and including all applications and rights to apply for and be granted, renewals or extensions of, and rights to claim priority from, such rights and all similar or equivalent rights or forms of protection which subsist or will subsist now or in the future in any part of the world.

Interest Rate means the annual interest rate of 5 per cent higher than the base rate at the relevant time of the Bank of England.

Investments means all certificated shares, stock, debentures, bonds or other securities or investments (whether or not marketable) from time to time legally or beneficially owned by or on behalf of the Company.

LPA 1925 means the Law of Property Act 1925.

Material Adverse Effect means an event or circumstance which in the opinion of the Chargee (acting reasonably) is likely to materially and adversely affect the

Company's ability to perform or otherwise comply with all or any of its obligations under the Finance Documents.

Material Financial Indebtedness Default Event means any of the following events:

- (a) any Financial Indebtedness is not paid when due or within any originally applicable grace period;
- (b) any Financial Indebtedness becomes due, or capable of being declared due and payable, before its stated maturity by reason of an event of default (however described);
- (c) any commitment for any Financial Indebtedness is cancelled or suspended by a creditor (or creditors) of the Company by reason of an event of default (however described); and/or
- (d) any creditor (or creditors) of the Company becomes entitled to declare any Financial Indebtedness due and payable before its stated maturity by reason of an event of default (however described),

and in the opinion of the Chargee (acting reasonably) such event is likely to have a Material Adverse Effect.

Obligor means each of the Company, Ballyclare Group Limited, Simon Jersey Limited and any Additional Guarantor (as defined in the cross guarantee agreement between (inter alia) the Company and the Chargee).

Perfection Requirement means the making or procuring of all appropriate registrations, filings, stampings and/or notifications of this Deed and/or the Security created by it.

Permitted Security means:

- (a) the debenture dated 17 September 2021 and made between (1) Secure Trust Bank plc and (2) the Company and any other Security granted to Secure Trust Bank plc in connection with the STB Finance Agreement;
- (b) any lien arising by operation of law or in the ordinary course of trading and not as a result of any default or omission by the Company;
- (c) any netting or set-off arrangement entered into by the Company in the ordinary course of its banking arrangements;
- (d) any payment or close out netting or set-off arrangement pursuant to any foreign exchange transaction for spot or forward delivery entered into in connection with the protection against fluctuation in currency rates where that foreign exchange exposure arises in the ordinary course of trade (but not a foreign exchange transaction for investment or speculative purposes); and
- (e) any Security arising under any retention of title, hire purchase or conditional sale arrangement or arrangements having similar effect in respect of the goods supplied to the Company in the ordinary course of trading and not arising as a result of any default by the Company;

Receiver means a receiver, receiver and manager or administrative receiver appointed by the Chargee under Clause 14.

Secured Assets means all the assets, property and undertaking of the Company which are, or are expressed to be, 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 means all present and future obligations and liabilities of any Obligor to the Chargee, 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 Finance Documents or this Deed, together with all interest (including, without limitation, default interest) accruing in respect of those obligations or liabilities.

Security Financial Collateral Arrangement has the meaning given to that expression in the Financial Collateral Regulations.

Security means 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 means the period starting on the date of this Deed and ending on the date on which the Chargee 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.

STB Finance Agreement means the asset based lending agreement pursuant to the standard terms agreement referred to therein and made between Secure Trust Bank plc and the Company dated 17 September 2021 and any variation, replacement or supplement thereto.

VAT means value added tax or any equivalent tax chargeable in the UK or elsewhere.

1.2 Interpretation

In this Deed:

- (a) clause, Schedule and paragraph headings shall not affect the interpretation of this Deed;
- (b) 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);
- (c) unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular;
- (d) unless the context otherwise requires, a reference to one gender shall include a reference to the other genders;
- (e) a reference to a party shall include that party's successors, permitted assigns and permitted transferees and this Deed shall be binding on, and enure to the

benefit of, the parties to this Deed and their respective personal representatives, successors, permitted assigns and permitted transferees;

- (f) a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time;
- (g) a reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision;
- (h) a reference to **writing** or **written** includes email (but excludes fax);
- (i) an obligation on a party not to do something includes an obligation not to allow that thing to be done;
- (j) 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;
- (k) 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;
- (l) 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;
- (m) a reference to an **amendment** includes a novation, re-enactment, supplement or variation (and **amend** and **amended** shall be construed accordingly);
- (n) a reference to **assets** includes present and future properties, undertakings, revenues, rights and benefits of every description;
- (o) a reference to an **authorisation** includes an approval, authorisation, consent, exemption, filing, licence, notarisation, registration and resolution;
- (p) a reference to **determines** or **determined** means, unless the contrary is indicated, a determination made at the absolute discretion of the person making it;
- (q) reference to an Event of Default being **continuing** means an Event of Default that has occurred and which has not been waived by the Chargee or (if the Event of Default is capable of remedy) remedied to the satisfaction of the Chargee (acting reasonably); and
- (r) 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.

1.3 **Clawback**

If the Chargee considers that an amount paid by the Company in respect of the Secured Liabilities is capable of being avoided or otherwise set aside on the

liquidation or administration of the Company or otherwise, then that amount shall not be considered to have been irrevocably paid for the purposes of this Deed.

1.4 Nature of security over real property

A reference in this Deed to a charge or mortgage of or over any Charged Property includes:

- (a) all buildings and fixtures and fittings (including trade and tenant's fixtures and fittings) and fixed plant and machinery that are situated on or form part of that Charged Property at any time;
- (b) the proceeds of the sale of any part of that Charged Property and any other monies paid or payable in respect of or in connection with that Charged Property;
- (c) the benefit of any covenants for title given, or entered into, by any predecessor in title of the Company in respect of that Charged Property, and any monies paid or payable in respect of those covenants; and
- (d) all rights under any licence, agreement for sale or agreement for lease in respect of that Charged Property.

1.5 Nature of security over Investments

A reference in this Deed to any share, stock, debenture or other security or investment includes:

- (a) any dividend, interest or other distribution paid or payable in respect of that share, stock, debenture or other security or investment;
- (b) any right, money, shares or property accruing, offered or issued at any time in relation to that share, stock, debenture or other security or investment by way of redemption, substitution, exchange, conversion, bonus, preference or otherwise, under option rights or otherwise.

1.6 Law of Property (Miscellaneous Provisions) Act 1989

The terms of any agreement or side letters in writing between any parties in relation to the Secured Liabilities are incorporated in this Deed to the extent required to ensure that any purported disposition of an interest in Land contained in this Deed is

a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.

1.7 **Perpetuity period**

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).

1.8 **Schedules**

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.

1.9 **Effect as a deed**

This Security Agreement shall take effect as a deed even if it is signed under hand on behalf of the Chargee.

2 **Covenant to pay**

2.1 **Covenant to pay**

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

2.2 **Interest**

The Company covenants with the Chargee to pay interest on any amounts due under Clauses 8.4(c), 11.1(c), 18.1 and 18.2 until full discharge (whether before or after judgment, liquidation, winding-up or administration of the Company) at the Default Rate, provided that, in the case of any cost or expense, such interest shall accrue and be payable as from the date on which the relevant cost or expense arose without the necessity for any demand being made for payment.

3 **Grant of security**

3.1 **Legal mortgage**

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee charges to the Chargee, by way of a legal mortgage, all estates or interests in any freehold, leasehold or commonhold property now owned by it, including the real property (if any) specified in Schedule 1.

3.2 **Fixed charges**

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

- (a) all present and future estates or interests of the Company in, or over, any freehold, leasehold or commonhold property (other than any such property effectively mortgaged under Clause 3.1);
- (b) the benefit of all other contracts, guarantees, appointments and warranties relating to each Charged Property and other documents to which the Company is a party or which are in its favour or of which it has the benefit relating to any letting, development, sale, purchase, use or the operation of any Charged Property or otherwise relating to any Charged Property (including, in each case, but without limitation, the right to demand and receive all monies whatever payable to or for its benefit under or arising from any of them, all

remedies provided for in any of them or available at law or in equity in relation to any of them, the right to compel performance of any of them and all other rights, interests and benefits whatever accruing to or for its benefit arising from any of them);

- (c) all licences, consents and authorisations (statutory or otherwise) held or required in connection with its business or the use of any Secured Asset, and all rights in connection with them;
- (d) all its present and future goodwill;
- (e) all its uncalled capital;
- (f) all the Equipment;
- (g) all the Intellectual Property;
- (h) all the Book Debts;
- (i) all the Investments;
- (j) 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), together with all other rights and benefits accruing to or arising in connection with each account (including, but not limited to, entitlements to interest);
- (k) all its rights in respect of each Insurance Policy, including all claims, the proceeds of all claims and all returns of premiums in connection with each Insurance Policy, to the extent not effectively assigned under Clause 3.3; and
- (l) all its rights in respect of all agreements, instruments and rights relating to the Secured Assets, to the extent not effectively assigned under Clause 3.3.

3.3 **Assignment**

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee assigns to the Chargee absolutely, subject to a proviso for reassignment on irrevocable discharge in full of the Secured Liabilities:

- (a) all its rights in each Insurance Policy, including all claims, the proceeds of all claims and all returns of premiums in connection with each Insurance Policy; and
- (b) the benefit of all agreements, instruments and rights relating to the Secured Assets.

3.4 **Floating charge**

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee charges to the Chargee, by way of floating charge,

all its undertaking, property, assets and rights not otherwise effectively mortgaged, charged or assigned under Clause 3.1 to Clause 3.3 inclusive.

3.5 Qualifying floating charge

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

3.6 Automatic crystallisation of floating charge

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:

- (a) the Company:
 - (i) creates, or attempts to create, without the prior written consent of the Chargee, 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
 - (ii) 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);
- (b) any person levies (or attempts to levy) any distress, attachment, execution or other process against all or any part of the Secured Assets; or
- (c) a resolution is passed or an order is made for the winding-up, dissolution, administration or re-organisation of the Company.

3.7 Crystallisation of floating charge by notice

The Chargee may, in its sole discretion, by written notice to the Company, convert the floating charge created under this Deed into a fixed charge as regards any part of the Secured Assets specified by the Chargee in that notice if:

- (a) an Event of Default occurs and is continuing; or
- (b) the Chargee, acting reasonably, considers those assets to be in danger of being seized or sold under any form of distress, attachment, execution or other legal process or to be otherwise in jeopardy.

3.8 Assets acquired after any floating charge has crystallised

Any asset acquired by the Company 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 Chargee confirms otherwise to the Company in writing) be charged to the Chargee by way of fixed charge.

4 Liability of the Company

4.1 Liability not discharged

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

- (a) any security, guarantee, indemnity, remedy or other right held by, or available to, the Chargee that is, or becomes, wholly or partially illegal, void or unenforceable on any ground;
- (b) the Chargee 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
- (c) any other act or omission that, but for this Clause 4.1, might have discharged, or otherwise prejudiced or affected, the liability of the Company.

4.2 Immediate recourse

The Company waives any right it may have to require the Chargee 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 Company.

5 Representations and warranties

5.1 Times for making representations and warranties

The Company makes the representations and warranties set out in this Clause 5 to the Chargee on the date of this Deed and 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.

5.2 **Status**

The Company:

- (a) is a duly incorporated limited liability company validly existing under the law of its jurisdiction of incorporation; and
- (b) has the power to own its assets and carry on its business as it is being conducted.

5.3 **Power and authority**

- (a) The Company has the power to enter into, deliver and perform, and has taken all necessary action to authorise its entry into, delivery and performance of this Deed and the transactions contemplated by it.
- (b) No limit on its powers will be exceeded as a result of the grant of Security contemplated by this Deed.

5.4 **Non-contravention**

The entry into and performance by the Company of, and the transactions contemplated by, this Deed do not and will not contravene or conflict with:

- (a) its constitutional documents; or
- (b) any agreement or instrument binding on it or its assets or constitute a default or termination event (however described) under any such agreement or instrument.

5.5 **Authorisations**

The Company has obtained all required or desirable authorisations to enable it to enter into, exercise its rights and comply with its obligations in this Deed. Any such authorisations are in full force and effect.

5.6 **No filing or stamp tax**

Under the law of the Company's jurisdiction of incorporation, other than the Perfection Requirements, it is not necessary to file, record or enrol this Deed with any court or other authority in that jurisdiction or pay any stamp, registration or similar taxes in relation to this Deed or the transactions contemplated by it.

5.7 **No default**

No Event of Default or, on the date of this Deed, event or circumstance which would, on the giving of notice, expiry of any grace period, making of any determination under this Deed or the Finance Documents, satisfaction of any other condition (or any combination thereof) become an Event of Default, has occurred.

5.8 **No litigation**

No litigation, arbitration or administrative proceedings or investigations are taking place, pending or, to the Company's knowledge and belief, have been threatened

against it, any of its directors or any of its assets, which, if adversely determined, might reasonably be expected to have a Material Adverse Effect.

5.9 Ownership of Secured Assets

The Company is the sole legal and beneficial owner of, and has good, valid and marketable title to, the Secured Assets.

5.10 No Security

The Secured Assets are free from any Security other than Permitted Security and the Security created by this Deed.

5.11 No adverse covenants

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

5.12 No breach of laws

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

5.13 No interference in enjoyment

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.

5.14 No overriding interests

Nothing has arisen, has been created or is subsisting, that would be an overriding interest in any Charged Property.

5.15 Environmental compliance

The Company has, at all times, complied in all material respects with all applicable Environmental Law and Environmental Licences.

5.16 Investments

- (a) The Investments are fully paid and are not subject to any option to purchase or similar rights.
- (b) The Company has complied with all notices relating to all or any of the Investments received by it pursuant to sections 790D and 790E of the Companies Act 2006.
- (c) No warning notice has been issued under paragraph 1(2) of Schedule 1B of the Companies Act 2006, and no restrictions notice has been issued under paragraph 1(3) of Schedule 1B of the Companies Act 2006, in respect of all or any of the Investments.

6 General covenants

6.1 Notification of default

- (a) The Company shall notify the Chargee of any Event of Default or any event or circumstance which would, on the giving of notice, expiry of any grace period, making of any determination under this Deed or any Finance Document,

become an Event of Default (and the steps, if any, being taken to remedy it) promptly upon becoming aware of its occurrence.

- (b) The Company shall, promptly on request by the Chargee, provided that the Chargee shall not be entitled to make such request more than once in any one month period, supply a certificate signed by two of its director(s) or senior officers on its behalf certifying that no Event of Default has occurred (or, if an Event of Default has occurred, specifying the Event of Default and the steps, if any, being taken to remedy it).

6.2 Negative pledge and disposal restrictions

The Company shall not at any time, except with the prior written consent of the Chargee:

- (a) 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 or any Permitted Security;
- (b) 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
- (c) create or grant (or purport to create or grant) any interest in the Secured Assets in favour of a third party other than Permitted Security.

6.3 Preservation of Secured Assets

The Company shall not do, or permit to be done, any act or thing that would materially diminish the value of any of the Secured Assets.

6.4 Compliance with laws and regulations

- (a) The Company shall not, without the Chargee's prior written consent, use or permit the Secured Assets to be used in any way contrary to law.
- (b) The Company shall:
 - (i) comply with the requirements of any law or regulation relating to or affecting the Secured Assets or the use of it or any part of them;
 - (ii) obtain, and renew from time to time, and comply in all material respects 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
 - (iii) 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.

6.5 Enforcement of rights

The Company shall use all commercially reasonable endeavours to:

- (a) procure the prompt observance and performance by each counterparty to any agreement or arrangement with the Company forming part of the Secured

Assets (including each insurer in respect of an Insurance Policy) of the covenants and other obligations imposed on that counterparty; and

- (b) enforce any rights and institute, continue or defend any proceedings relating to any of the Secured Assets as the Chargee may require from time to time.

6.6 **Notice of misrepresentation and breaches**

The Company shall, promptly on becoming aware of any of the same, notify the Chargee in writing of:

- (a) any representation or warranty set out in this Deed that is materially incorrect or misleading in any material respect when made or deemed to be repeated; and
- (b) any material breach of any covenant set out in this Deed.

6.7 **Title documents**

The Company shall, subject to any obligations of the Company under any Security having priority to this Deed, as reasonably required by the Chargee, deposit with the Chargee and the Chargee shall, for the duration of this Deed be entitled to hold:

- (a) all deeds and documents of title relating to the Secured Assets that are in the possession or control of the Company (and if they are not within the possession or control of the Company, the Company undertakes to obtain possession of all those deeds and documents of title);
- (b) a copy of the Insurance Policies and any other insurance policies relating to any of the Secured Assets that the Company is entitled to possess (certified to be a true copy by either a director of the Company or by the Company's solicitors);
- (c) all deeds and documents of title (if any) relating to the Book Debts as the Chargee may reasonably specify from time to time.

6.8 **Insurance**

- (a) The Company shall insure and keep insured the Secured Assets against:
 - (i) loss or damage by fire or terrorist acts, including any third party liability arising from such acts;
 - (ii) other risks, perils and contingencies that would be insured against by reasonably prudent persons carrying on the same class of business as the Company; and
 - (iii) any other risk, perils and contingencies as the Chargee may reasonably require,

or where, in the case of any leasehold property, insurance is the responsibility of the landlord under the terms of the lease, use reasonable endeavours to

ensure that the landlord has adequate insurance in respect of the Secured Assets.

- (b) Any such insurance taken out by the Company must:
 - (i) be with an insurance company or underwriters, and on such terms, as are reasonable at such time for a person carrying on the same class of business of the Company;
 - (ii) include property owners' public liability and third party liability insurance;
 - (iii) be for not less than the book value of the relevant Secured Assets (meaning in the case of any premises on any Charged Property, the total cost of entirely rebuilding, reinstating or replacing the premises in the event of their being destroyed, together with architects', surveyors', engineers' and other professional fees and charges for shoring or propping up, demolition, site clearance and reinstatement with adequate allowance for inflation) and, in the case of any Charged Property where rents from tenants contributes materially to the Company's business, loss of rents payable by the tenants or other occupiers of any Charged Property for a period of at least three years, including provision for increases in rent during the period of insurance.
- (c) The Company shall, if requested by the Chargee, produce to the Chargee each policy, certificate or cover note relating to any insurance as is required by Clause 6.8(a) (or where, in the case of any leasehold property, that insurance is effected by the landlord, such evidence of insurance as the Company is entitled to obtain from the landlord under the terms of the relevant lease).
- (d) The Company shall, if requested by the Chargee subject to any obligations of the Company under, or any restrictions imposed on the Company by, any Security having priority to this Deed procure that the interest of the Chargee is endorsed on, or (at the election of the Chargee) the Chargee is named as composite insured in respect of its own separate insurable interest under, each insurance policy (other than public liability and third party liability insurances) effected or maintained by it in accordance with Clause 6.8(a) but without the Chargee having any liability for any premium in relation to those insurance policies unless it has expressly and specifically requested to be made liable in respect of any increase in premium or unpaid premium in respect of any Insurance Policy.
- (e) The Company shall, if requested by the Chargee subject to any obligations of, or restrictions imposed on, the Company under any Security having priority to this Deed ensure that each insurance policy effected or maintained by it in accordance with Clause 6.8(a) contains:
 - (i) a loss payee clause under which the Chargee is named as first loss payee (other than in respect of any claim under any public liability and third party liability insurances);
 - (ii) terms ensuring that it cannot be avoided or vitiated as against the Chargee by reason of the act or default of any other insured party or any misrepresentation, non-disclosure or failure to make a fair presentation of risk by any other insured party;
 - (iii) a waiver of each insurer's rights of subrogation against the Company, the Chargee and the tenants of any Charged Property other than any such rights arising in connection with any fraud or criminal offence committed

by any of those persons in respect of any Charged Property or any insurance policy; and

- (iv) terms ensuring that no insurer can repudiate, rescind or cancel it, treat it as avoided in whole or in part nor treat it as expired due to non-payment of premium without giving at least 30 days' prior written notice to the Chargee.

6.9 Insurance premiums

The Company shall:

- (a) promptly pay all premiums in respect of each insurance policy as is required by Clause 6.8(a) and do all other things necessary to keep that policy in full force and effect; and
- (b) (if the Chargee so requires) give to the Chargee copies of the receipts for all premiums and other payments necessary for effecting and keeping up each insurance policy as is required by Clause 6.8(a) (or where, in the case of leasehold property, insurance is effected by the landlord, such evidence of the payment of premiums as the Company is entitled to obtain from the landlord under the terms of the relevant lease).

6.10 No invalidation of insurance

The Company shall not do or omit to do, or knowingly permit to be done or omitted, any act or thing that may invalidate or otherwise prejudice any insurance policy as is required by Clause 6.8(a).

6.11 Proceeds from insurance policies

All monies payable under any insurance policy maintained by the Company in accordance with Clause 6.8(a) (if the security constituted by this Deed has become enforceable) shall subject to any obligations of, or restrictions imposed on, the Company under any Security having priority to this Deed:

- (a) be paid immediately to the Chargee;
- (b) if they are not paid directly to the Chargee by the insurers, be held, pending such payment, by the Company as trustee of the same for the benefit of the Chargee; and
- (c) at the option of the Chargee, be applied in making good or recouping expenditure in respect of the loss or damage for which those monies are received or in, or towards, discharge or reduction of the Secured Liabilities.

All monies payable under any insurance policy maintained by the Company in accordance with Clause 6.8(a) (if the security constituted by this Deed has not become enforceable) shall, unless the Chargee determines otherwise in writing and subject to any restrictions imposed by any Security have priority ranking to this Deed, be applied by the Company in making good or recouping expenditure in respect of the loss or damage for which those monies are received.

6.12 Notices to be given by the Company

The Company shall as so requested by the Chargee from time to time and subject to any restrictions imposed by any Security having priority ranking to this Deed,:

- (a) give notice to each insurer under an Insurance Policy in the form set out in Part 1 of Schedule 2, and use reasonable endeavours to procure that each insurer

provides to the Chargee an acknowledgement of the notice in the form set out in Part 2 of Schedule 2.

- (b) give notice to each bank, financial institution or other person (other than the Chargee) with whom the Company holds an account (including each Designated Account) in the form set out in Part 1 of Schedule 3, and use reasonable endeavours to procure that each such bank, financial institution or other person provides to the Chargee an acknowledgement of the notice in the form of Part 2 of Schedule 3.

6.13 **Information**

The Company shall:

- (a) give the Chargee such information concerning the location, condition, use and operation of the Secured Assets as the Chargee may require;
- (b) permit any persons designated by the Chargee 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
- (c) promptly notify the Chargee 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 which, in the context of the Company's business, is material or is likely to materially jeopardise, prejudice or diminish the security constituted by this Deed, together with the Company's proposals for settling, liquidating, compounding or contesting any such action, claim, notice or demand.

6.14 **Payment of outgoings**

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

6.15 **Appointment of accountants**

The Company shall at its own cost, if at any time so reasonably required by the Chargee, appoint an accountant or firm of accountants nominated by the Chargee to investigate the financial affairs of the Company and those of its subsidiaries and report to the Chargee and co-operate fully with any accountants so appointed and promptly provide those accountants with all information requested.

7 **Property covenants**

7.1 **Repair and maintenance**

The Company shall keep all premises and fixtures and fittings on each Charged Property:

- (a) in good and substantial repair and condition and shall keep all premises adequately and properly painted and decorated and replace any fixtures and

fittings which have become worn out or otherwise unfit for use with others of a like nature and equal value; and

- (b) in such repair and condition as to enable each Charged Property to be let in accordance with all applicable laws and regulations.

7.2 **No alterations**

The Company shall not, without the prior written consent of the Chargee:

- (a) pull down or remove the whole, or any part of, any building forming part of any Charged Property or permit the same to occur;
- (b) make or permit to be made any material alterations to any Charged Property, or sever or remove or permit to be severed or removed, any of its fixtures or fittings (except to make any necessary repairs or renew or replace the same in accordance with Clause 7.1 or where such removal is in the normal course of the Company's business); or
- (c) remove or make any material alterations to any of the Equipment belonging to, or in use by, the Company on any Charged Property (except to effect necessary repairs or replace them with new or improved models or substitutes or where such removal or alterations are made in the normal course of the Company's business).

7.3 **Conduct of business on Charged Properties**

The Company shall carry on its trade and business on those parts (if any) of the Charged Properties as are used for the purposes of trade or business in accordance with the standards of good management from time to time current in that trade or business.

7.4 **Notices or claims relating to the property**

- (a) The Company shall:
 - (i) give particulars to the Chargee of any notice, order, direction, designation, resolution, application, requirement or proposal given or made by any public or local body or authority that specifically applies to any Charged Property and which is material in the context of the Charged Property or the Company's business (a **Notice**), within seven days after becoming aware of the relevant Notice; and
 - (ii) (if the Chargee so requires) at the cost of the Company, take all reasonable and necessary steps to comply with any Notice, and make, or join with the Chargee in making, any objections or representations in respect of that Notice that the Chargee reasonably thinks fit.
- (b) The Company shall give full particulars to the Chargee of any claim, notice or other communication served on it in respect of any modification, suspension or revocation of any Environmental Licence or any alleged breach of any Environmental Law, in each case relating to any Charged Property which could

reasonably be considered as material or otherwise outside of the ordinary course of the Company's business.

7.5 Compliance with and enforcement of covenants

The Company shall:

- (a) observe and perform all covenants, stipulations and conditions to which each Charged Property, or the use of it, is or may be subject, and (if the Chargee so requires) produce to the Chargee evidence sufficient to satisfy the Chargee (acting reasonably) that those covenants, stipulations and conditions have been observed and performed; and
- (b) enforce all covenants, stipulations and conditions benefiting each Charged Property and shall not (and shall not agree to) waive, release or vary any of the same.

7.6 Payment of rent and outgoings

The Company shall:

- (a) where a Charged Property, or part of it, is held under a lease, duly and punctually pay all rents due from time to time; and
- (b) pay (or procure payment of the same) when due all charges, rates, taxes, duties, assessments and other outgoings relating to or imposed on each Charged Property or on its occupier,

other than where:

- (i) payments are subject to negotiation in the ordinary course of the Company's business; or
- (ii) the Chargee consents to the Company withholding a payment.

7.7 Leases and licences affecting the Charged Properties

The Company shall not, without the prior written consent of the Chargee (which consent, in the case of Clause 7.7(d), is not to be unreasonably withheld or delayed in circumstances in which the Company may not unreasonably withhold or delay its consent):

- (a) grant any licence or tenancy affecting the whole or any part of any Charged Property, or exercise the statutory powers of leasing or of accepting surrenders under sections 99 or 100 of the LPA 1925 (or agree to grant any such licence or tenancy, or agree to exercise the statutory powers of leasing or of accepting surrenders under section 99 or section 100 of the LPA 1925);
- (b) in any other way dispose of, accept the surrender of, surrender or create any legal or equitable estate or interest in the whole or any part of any Charged Property (or agree to dispose of, accept the surrender of, surrender or create

any legal or equitable estate or interest in the whole or any part of any Charged Property);

- (c) let any person into occupation of or share occupation of the whole or any part of any Charged Property; or
- (d) grant any consent or licence under any lease or licence affecting any Charged Property.

7.8 Registration restrictions and cautions against first registration and notices

- (a) If the title to any Charged Property is not registered at the Land Registry, the Company shall procure that no person (other than itself) or any person holding Security having priority to this Deed shall be registered under the Land Registration Act 2002 as proprietor of all or any part of any Charged Property, without the prior written consent of the Chargee.
- (b) Whether or not title to any Charged Property is registered at the Land Registry, if any caution against first registration or any notice (whether agreed or unilateral) is registered against the Company's title to any Charged Property, the Company shall promptly provide the Chargee with particulars of the circumstances relating to such caution or notice. If such caution or notice was registered to protect a purported interest the creation of which is not permitted under this Deed, the Company shall promptly, and at its own expense (subject always to any restrictions imposed by any Security having priority to this Deed), take such steps as the Chargee may reasonably require to ensure that the caution or notice, as applicable, is withdrawn or cancelled.
- (c) The Company shall be liable for the reasonable and properly incurred costs and expenses of the Chargee in lodging cautions against the registration of the title to the whole or any part of any Charged Property from time to time.

7.9 Development restrictions

The Company shall not, without the prior written consent of the Chargee:

- (a) make or, insofar as it is able, permit others to make any application for planning permission or development consent in respect of any Charged Property; or
- (b) carry out or permit or suffer to be carried out on any Charged Property any development (as defined in each of the Town and Country Planning Act 1990 and the Planning Act 2008) or change or permit or suffer to be changed the use of any Charged Property.

7.10 Environment

The Company shall in respect of each Charged Property:

- (a) comply in all material respects with all the requirements of Environmental Law; and
- (b) obtain and comply in all material respects with all Environmental Licences.

7.11 No restrictive obligations

The Company shall not, without the prior written consent of the Chargee, enter into any onerous or restrictive obligations affecting the whole or any part of any Charged

Property, or create or knowingly permit to arise any overriding interest, easement or right whatever in or over the whole or any part of any Charged Property.

7.12 **Proprietary rights**

The Company 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 Charged Property without the prior written consent of the Chargee.

7.13 **Inspection**

The Company shall permit the Chargee, any Receiver and any person appointed by either of them to enter on and inspect any Charged Property on reasonable prior notice.

7.14 **Property information**

The Company shall inform the Chargee promptly of any acquisition by the Company of, or contract made by the Company to acquire, any freehold, leasehold or other interest in any property.

7.15 **VAT option to tax**

The Company shall not, without the prior written consent of the Chargee:

- (a) exercise any VAT option to tax in relation to any Charged Property; or
- (b) revoke any VAT option to tax exercised, and disclosed to the Chargee, before the date of this Deed.

7.16 **Registration of legal mortgage at the Land Registry**

The Company consents to an application being made by the Chargee to the Land Registrar for the following restriction in Form P to be registered against its title to each Charged Property over which the Chargee has a legal mortgage:

"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 18 July 2022 in favour of Mountain Berg Limited referred to in the charges register or their conveyancer."

8 **Investments covenants**

8.1 **Deposit of title documents**

- (a) The Company shall, subject to any restrictions or obligations contained in or imposed by any Security with priority ranking to this Deed:
 - (i) on the request of the Chargee, deposit with the Chargee, or as the Chargee may direct, all stock or share certificates and other documents of title or evidence of ownership relating to any Investments owned by the Company at that time; and
 - (ii) on the purchase or acquisition by it of Investments after the date of this Deed, on the request of the Chargee, deposit with the Chargee, or as the Chargee may direct, all stock or share certificates and other documents of title or evidence of ownership relating to those Investments.
- (b) At the same time as depositing documents with the Chargee, or as the Chargee may direct, in accordance with Clause 8.1(a), the Company shall,

subject to any restrictions or obligations contained in or imposed by any Security having priority ranking to this Deed, also deposit with the Chargee, or as the Chargee may direct:

- (i) all stock transfer forms relating to the relevant Investments duly completed and executed by or on behalf of the Company, but with the name of the transferee, the consideration and the date left blank; and
- (ii) any other documents (in each case duly completed and executed by or on behalf of the Company) that the Chargee may request to enable it or any of its nominees, or any purchaser or transferee, to be registered as the owner of, or otherwise obtain a legal title to, or to perfect its security interest in any of the relevant Investments,

so that the Chargee may, at any time and without notice to the Company, complete and present those stock transfer forms and other documents to the issuer of the Investments for registration.

8.2 Nominations

- (a) The Company shall terminate with immediate effect all nominations it may have made (including, without limitation, any nomination made under section 145 or section 146 of the Companies Act 2006) (but excluding any nominations made under or in connection with any Security having priority ranking to this Deed) in respect of any Investments and, pending that termination, procure that any person so nominated:
 - (i) does not exercise any rights in respect of any Investments without the prior written approval of the Chargee; and
 - (ii) immediately on receipt by it, forward to the Chargee all communications or other information received by it in respect of any Investments for which it has been so nominated.
- (b) The Company shall not, during the Security Period, exercise any rights (including, without limitation, any rights under sections 145 and 146 of the Companies Act 2006) to nominate any person in respect of any of the Investments.

8.3 Pre-emption rights and restrictions on transfer

The Company shall:

- (a) obtain all consents, waivers, approvals and permissions that are necessary, under the articles of association (or otherwise) of an issuer of any Investments, for the transfer of the Investments to the Chargee or its nominee, or to a purchaser on enforcement of the security constituted by this Deed; and
- (b) procure the amendment of the share transfer provisions (including, but not limited to, deletion of any pre-emption provisions) under the articles of association, other constitutional document or otherwise of each issuer of the Investments in any manner that the Chargee may require in order to permit the transfer of the Investments to the Chargee or its nominee, or to a purchaser on enforcement of the security constituted by this Deed.

8.4 Dividends and voting rights before enforcement

- (a) Before the security constituted by this Deed becomes enforceable, the Company may retain and apply for its own use all dividends, interest and other

monies paid or payable in respect of the Investments and, if any are paid or payable to the Chargee or any of its nominees, the Chargee will hold all those dividends, interest and other monies received by it for the Company and will pay them to the Company promptly on request.

- (b) Before the security constituted by this Deed becomes enforceable, the Company may exercise all voting and other rights and powers in respect of the Investments or, if any of the same are exercisable by the Chargee of any of its nominees, to direct in writing the exercise of those voting and other rights and powers provided that:
 - (i) it shall not do so in any way that would breach any provision of this Deed or for any purpose inconsistent with this Deed; and
 - (ii) the exercise of, or the failure to exercise, those voting rights or other rights and powers would not, in the Chargee's reasonable opinion, have a materially adverse effect on the value of the Investments or otherwise materially prejudice the Chargee's security under this Deed.
- (c) The Company shall indemnify the Chargee against any loss or liability incurred by the Chargee (or its nominee) as a consequence of the Chargee (or its nominee) acting in respect of the Investments at the direction of the Company.
- (d) The Chargee shall not, by exercising or not exercising any voting rights or otherwise, be construed as permitting or agreeing to any variation or other change in the rights attaching to, or conferred by, any of the Investments that the Chargee reasonably considers materially prejudicial to, or materially impairing the value of, the security created by this Deed.

8.5 Dividends and voting rights after enforcement

After the security constituted by this Deed has become enforceable, subject to any restrictions imposed by or obligations contained in any Security having priority ranking to this Deed:

- (a) all dividends and other distributions paid in respect of the Investments and received by the Company shall be held by the Company on trust for the Chargee and, if paid in cash, immediately paid into a Designated Account or, if received by the Chargee, may be applied by the Chargee in accordance with Clause 17.1; and
- (b) all voting and other rights and powers attaching to the Investments may be exercised by, or at the direction of, the Chargee and the Company shall, and shall procure that its nominees shall, comply with any directions the Chargee may give, in its absolute discretion, concerning the exercise of those rights and powers.

8.6 Calls on Investments

Notwithstanding the security created by this Deed, the Company shall promptly pay all calls, instalments and other payments that may be or become due and payable in respect of all or any of the Investments. The Company acknowledges that the

Chargee shall not be under any liability in respect of any such calls, instalments or other payments.

8.7 No alteration of constitutional documents or rights attaching to Investments

The Company shall not, without the prior written consent of the Chargee, amend, or agree to the amendment of:

- (a) the memorandum or articles of association, or any other constitutional documents, of any issuer of the Investments that is not a public company; or
- (b) the rights or liabilities attaching to, or conferred by, all or any of the Investments,

where such amendment would or is reasonably likely to prejudice or impair the security constituted by this Deed.

8.8 Preservation of Investments

The Company shall ensure (as far as it is able to by the exercise of all voting rights, powers of control and other means available to it) that any issuer of any of the Investments (that is not a public company) shall not:

- (a) consolidate or subdivide any of the Investments, or re-organise, exchange, repay or reduce its share capital in any way;
- (b) issue any new shares or stock; or
- (c) refuse to register any transfer of any of the Investments that may be lodged with it for registration by, or on behalf of, the Chargee or the Company in accordance with this Deed.

8.9 Investments information

The Company shall, promptly following receipt, send to the Chargee copies of any notice, circular, report, accounts and any other document received by it that relates to the Investments.

8.10 Compliance with requests for information

The Company shall promptly send a copy to the Chargee of, and comply with, all reasonable requests for information which is within its knowledge and which are made under any law or regulation or any similar provision in any articles of association or other constitutional document, or by any listing or other authority, relating to any of the Investments. If it fails to do so, the Chargee may elect to provide such information as it may have on behalf of the Company.

9 Equipment covenants

9.1 Maintenance of Equipment

The Company shall:

- (a) maintain the Equipment in good and serviceable condition (except for expected fair wear and tear) in compliance with all relevant manuals, handbooks,

manufacturer's instructions and recommendations and maintenance or servicing schedules;

- (b) at its own expense, renew and replace any parts of the Equipment when they become obsolete, worn out or damaged with parts of a similar quality and of equal or greater value; and
- (c) not permit any Equipment to be:
 - (i) used or handled other than by properly qualified and trained persons; or
 - (ii) overloaded or used for any purpose for which it is not designed or reasonably suitable.

9.2 **Payment of Equipment taxes**

The Company 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 such payment to the Chargee.

9.3 **Notice of charge**

- (a) The Company shall, if so requested by the Chargee, (subject to any restrictions imposed by any Security having priority ranking to this Deed), affix to and maintain on each item of Equipment in a conspicuous place, a clearly legible identification plate containing the following wording:

"Notice of Charge

This [*Describe item*] and all additions to it and ancillary equipment are subject to a fixed charge dated _____ 2022 in favour of Mountain Berg Limited."

- (b) The Company shall not, and shall not permit any person to, conceal, obscure, alter or remove any plate affixed in accordance with Clause 9.3(a).

10 **Intellectual Property covenants**

10.1 **Preservation of rights**

The Company 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.

10.2 **Registration of Intellectual Property**

The Company shall use all reasonable efforts to register applications for the registration of any Intellectual Property, and shall keep the Chargee informed of all material matters or developments relating to each such registration.

10.3 **Maintenance of Intellectual Property**

The Company shall not permit any Intellectual Property to be abandoned, cancelled or to lapse other than with the prior written consent of the Chargee.

11 **Powers of the Chargee**

11.1 **Power to remedy**

- (a) The Chargee shall be entitled (but shall not be obliged) to remedy, a breach by the Company of any of its obligations contained in this Deed provided that the Chargee has the Company given seven days' notice of such breach and the Company has not remedied or taken relevant steps to remedy the breach within that period.
- (b) The Company irrevocably authorises the Chargee and its agents to do all things that are necessary or desirable for that purpose.
- (c) The Company shall reimburse the Chargee, on a full indemnity basis, for any monies the Chargee reasonably expends in remedying a breach by the Company of its obligations contained in this Deed, and such monies shall carry interest in accordance with Clause 18.1.

11.2 **Exercise of rights**

- (a) The rights of the Chargee under Clause 11.1 are without prejudice to any other rights of the Chargee under this Deed.
- (b) The exercise of any rights of the Chargee under this Deed shall not make the Chargee liable to account as a mortgagee in possession.

11.3 **Power to dispose of chattels**

- (a) At any time after the security constituted by this Deed has become enforceable, the Chargee or any Receiver may, as agent for the Company, dispose of any chattels or produce found on any Charged Property.
- (b) Without prejudice to any obligation to account for the proceeds of any disposal made under Clause 11.3(a), the Company shall indemnify the Chargee and any Receiver against any liability arising from any disposal made under Clause 11.3(a).

11.4 **Chargee has Receiver's powers**

To the extent permitted by law, any right, power or discretion conferred by this Deed (either expressly or impliedly) or by law on a Receiver may, after the security constituted by this Deed has become enforceable, be exercised by the Chargee 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.

11.5 Conversion of currency

- (a) For the purpose of, or pending the discharge of, any of the Secured Liabilities, the Chargee may convert any monies received, recovered or realised by it under this Deed (including the proceeds of any previous conversion under this Clause 11.5) from their existing currencies of denomination into any other currencies of denomination that the Chargee may think fit.
- (b) Any such conversion shall be effected at the then prevailing spot selling rate of exchange of a clearing bank selected by the Chargee for such other currency against the existing currency.
- (c) Each reference in this Clause 11.5 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.

11.6 New accounts

- (a) If the Chargee receives, or is deemed to have received, notice of any subsequent Security, or other interest, affecting all or part of the Secured Assets which is not otherwise permitted by this Deed, the Chargee may open a new account for the Company in the Chargee's books. Without prejudice to the Chargee's right to combine accounts, no money paid to the credit of the Company in any such new account shall be appropriated towards, or have the effect of discharging, any part of the Secured Liabilities.
- (b) If the Chargee does not open a new account immediately on receipt of the notice, or deemed notice, under Clause 11.6(a), then, unless the Chargee gives express written notice to the contrary to the Company, all payments made by the Company to the Chargee shall be treated as having been credited to a new account of the Company 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 Chargee.

11.7 Indulgence

The Chargee 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 Company) 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 Company for the Secured Liabilities.

11.8 Appointment of an Administrator

- (a) The Chargee may, without notice to the Company, appoint any one or more persons to be an Administrator of the Company pursuant to Paragraph 14 of

Schedule B1 of the Insolvency Act 1986 if the security constituted by this Deed becomes enforceable.

- (b) Any appointment under this Clause 11.8 shall:
 - (i) be in writing signed by a duly authorised signatory of the Chargee; and
 - (ii) take effect in accordance with paragraph 19 of Schedule B1 of the Insolvency Act 1986.
- (c) The Chargee may apply to the court for an order removing an Administrator from office and may by notice in writing in accordance with this Clause 11.8 appoint a replacement for any Administrator who has died, resigned, been removed or who has vacated office upon ceasing to be qualified.

11.9 **Further advances**

The Chargee covenants with the Company that it shall perform its obligations to make advances (including any obligation to make available further advances).

12 **When security becomes enforceable**

12.1 **Security becomes enforceable on Event of Default**

The security constituted by this Deed shall become immediately enforceable if an Event of Default occurs and is continuing.

12.2 **Discretion**

After the security constituted by this Deed has become enforceable, the Chargee 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.

13 **Enforcement of security**

13.1 **General**

- (a) 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.
- (b) 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 12.1.
- (c) Section 103 of the LPA 1925 does not apply to the security constituted by this Deed.

13.2 **Extension of statutory powers of leasing**

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

Chargee 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 Company, to:

- (a) grant a lease or agreement for lease;
- (b) accept surrenders of leases; or
- (c) grant any option in respect 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 Company, and on such terms and conditions (including the payment of money to a lessee or tenant on a surrender) as the Chargee or Receiver thinks fit without the need to comply with any of the restrictions imposed by sections 99 and 100 of the LPA 1925.

13.3 **Access on enforcement**

- (a) At any time after the security constituted by this Deed has become enforceable, the Company will allow the Chargee 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 Chargee or a Receiver reasonably believes a Secured Asset to be situated) without incurring any liability to the Company for, or by any reason of, that entry.
- (b) At all times, the Company must use its best endeavours to allow the Chargee or its Receiver access to any premises for the purpose of Clause 13.3(a) (including obtaining any necessary consents or permits of other persons) and ensure that its employees and officers do the same.

13.4 **Redemption of prior Security**

- (a) 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 Chargee may:
 - (i) redeem any prior Security over any Secured Asset;
 - (ii) procure the transfer of that Security to itself; and
 - (iii) settle and pass the accounts of the holder of any prior Security (and any accounts so settled and passed shall, in the absence of any manifest error, be conclusive and binding on the Company).
- (b) The Company shall pay to the Chargee immediately on demand all principal, interest, costs, charges and expenses of, and incidental to, any such

redemption or transfer, and such amounts shall be secured by this Deed as part of the Secured Liabilities.

13.5 Protection of third parties

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

- (a) whether any of the Secured Liabilities have become due or payable, or remain unpaid or undischarged;
- (b) whether any power the Chargee, a Receiver or Delegate is purporting to exercise has become exercisable or is being properly exercised; or
- (c) how any money paid to the Chargee, any Receiver or any Delegate is to be applied.

13.6 Privileges

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

13.7 No liability as mortgagee in possession

Neither the Chargee nor any Receiver or Delegate shall be liable, by reason of entering into possession of a Secured 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, default or omission for which a mortgagee in possession might be liable.

13.8 Conclusive discharge to purchasers

The receipt of the Chargee, 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 Chargee, and every Receiver and Delegate may do so for any consideration, in any manner and on any terms that it thinks fit.

13.9 Right of appropriation

- (a) To the extent that:
 - (i) the Secured Assets constitute Financial Collateral; and
 - (ii) this Deed and the obligations of the Company under it constitute a Security Financial Collateral Arrangement,

the Chargee 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 Chargee may, in its absolute discretion, determine.
- (b) The value of any Secured Assets appropriated in accordance with this clause shall be:
 - (i) in the case of cash, the amount standing to the credit of each of the Company's accounts with any bank, financial institution or other person,

together with any accrued but unpaid interest, at the time the right of appropriation is exercised; and

- (ii) in the case of Investments, the market price of those Investments at the time the right of appropriation is exercised determined by the Chargee by reference to a recognised market index or by any other method that the Chargee may select (including independent valuation).
- (c) The Company agrees that the methods of valuation provided for in this clause are commercially reasonable for the purposes of the Financial Collateral Regulations.

14 Receiver

14.1 Appointment

At any time after the security constituted by this Deed has become enforceable, or at the request of the Company, the Chargee 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.

14.2 Removal

The Chargee 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.

14.3 Remuneration

The Chargee 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.

14.4 Power of appointment additional to statutory powers

The power to appoint a Receiver conferred by this Deed shall be in addition to all statutory and other powers of the Chargee 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.

14.5 Power of appointment exercisable despite prior appointments

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

14.6 Agent of the Company

Any Receiver appointed by the Chargee under this Deed shall be the agent of the Company and the Company 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 Company goes into liquidation and after that the Receiver shall act as principal and shall not become the agent of the Chargee.

15 Powers of Receiver

15.1 General

- (a) Any Receiver appointed by the Chargee under this Deed shall, in addition to the powers conferred on it by statute, have the rights, powers and discretions set out in Clause 15.2 to Clause 15.23.
- (b) A Receiver has all the rights, powers and discretions conferred on a receiver (or a receiver and manager) under the LPA 1925, and shall have those rights, powers and discretions conferred on an administrative receiver under the Insolvency Act 1986 whether it is an administrative receiver or not.
- (c) If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing it states otherwise) exercise all of the powers conferred on a Receiver under this Deed individually and to the exclusion of any other Receiver.
- (d) Any exercise by a Receiver of any of the powers given by Clause 15 may be on behalf of the Company, the directors of the Company (in the case of the power contained in Clause 15.16) or itself.

15.2 Repair and develop Charged Properties

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

15.3 Grant or accept surrenders of leases

A Receiver may grant, or accept, surrenders of any leases or tenancies affecting any Secured Asset on any terms, and subject to any conditions, that it thinks fit.

15.4 Employ personnel and advisers

- (a) 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 it thinks fit.

- (b) A Receiver may discharge any such person or any such person appointed by the Company.

15.5 Make and revoke VAT options to tax

A Receiver may make, exercise or revoke any VAT option to tax as it thinks fit.

15.6 Remuneration

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

15.7 Possession

A Receiver may take immediate possession of, get in and realise any Secured Asset.

15.8 Manage or reconstruct the Company's business

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 Company.

15.9 Dispose of Secured Assets

A Receiver may sell, exchange, convert into money and realise all or any of the Secured Assets in respect of which it is appointed in any manner (including, without limitation, by public auction or private sale) and generally on any terms and conditions as it 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.

15.10 Sever fixtures and fittings

A Receiver may sever and sell separately any fixtures or fittings from any Charged Property without the consent of the Company.

15.11 Sell Book Debts

A Receiver may sell and assign all or any of the Book Debts in respect of which it is appointed in any manner, and generally on any terms and conditions, that it thinks fit.

15.12 Valid receipts

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

15.13 Make settlements

A Receiver may settle, adjust, refer to arbitration, compromise and arrange any claim, account, dispute, question or demand with or by any person who claims to be a creditor of the Company or relating in any way to any Secured Asset.

15.14 Legal action

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

15.15 Improve the Equipment

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

15.16 Make calls on Company members

A Receiver may make calls conditionally or unconditionally on the members of the Company 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 Company on its directors in respect of calls authorised to be made by them.

15.17 Insure

A Receiver may, if it thinks fit, but without prejudice to the indemnity in Clause 18, 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 Company under this Deed.

15.18 Subsidiaries

A Receiver may form a subsidiary of the Company and transfer to that subsidiary any Secured Asset.

15.19 Borrow

A Receiver may, for whatever purpose it thinks fit, raise and borrow money either unsecured or on the security of all or any of the Secured Assets in respect of which

it is appointed on any terms that it thinks fit (including, if the Chargee consents, terms under which that security ranks in priority to this Deed).

15.20 **Redeem prior Security**

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 Company, and the monies so paid shall be deemed to be an expense properly incurred by the Receiver.

15.21 **Delegation**

A Receiver may delegate its powers in accordance with this Deed.

15.22 **Absolute beneficial owner**

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

15.23 **Incidental powers**

A Receiver may do any other acts and things that it:

- (a) may consider desirable or necessary for realising any of the Secured Assets;
- (b) 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
- (c) lawfully may or can do as agent for the Company.

16 **Delegation**

16.1 **Delegation**

The Chargee 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 20.1).

16.2 **Terms**

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

16.3 **Liability**

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

17 **Application of proceeds**

17.1 **Order of application of proceeds**

All monies received or recovered by the Chargee, a Receiver or a Delegate under this Deed or in connection with the realisation or enforcement of all or part of the security constituted by this Deed (other than sums received under any Insurance Policy), 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 (but without prejudice to the Chargee's right to recover any shortfall from the Company):

- (a) in or towards payment of all costs, liabilities, charges and expenses incurred by or on behalf of the Chargee (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;
- (b) in or towards payment of the Secured Liabilities in any order and manner that the Chargee determines; and
- (c) in payment of the surplus (if any) to the Company or other person entitled to it.

17.2 **Appropriation**

Neither the Chargee, 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.

17.3 **Suspense account**

All monies received by the Chargee, a Receiver or a Delegate under this Deed (other than sums received under any Insurance Policy that are not going to be applied in or towards discharge of the Secured Liabilities):

- (a) may, at the discretion of the Chargee, Receiver or Delegate, be credited to a suspense account;
- (b) shall bear interest, if any, at the rate agreed in writing between the Chargee and the Company; and
- (c) may be held in that account for so long as the Chargee, Receiver or Delegate thinks fit.

18 **Costs and indemnity**

18.1 **Costs**

The Company shall, promptly on demand, pay to, or reimburse, the Chargee and any Receiver, on a full indemnity basis, all reasonable costs, charges, expenses, taxes and liabilities of any kind (including, without limitation, legal, printing and out-of-pocket expenses) incurred by the Chargee, any Receiver or any Delegate in connection with:

- (a) this Deed or the Secured Assets;
- (b) taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Chargee's, a Receiver's or a Delegate's rights under this Deed; or
- (c) 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, charge, expense, tax or liability arose until full discharge of that cost, charge, expense, tax

or liability (whether before or after judgment, liquidation, winding-up or administration of the Company) at the Default Rate.

18.2 **Indemnity**

- (a) The Company shall indemnify the Chargee, each Receiver and each Delegate, and their respective employees and agents against all liabilities, reasonable 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:
 - (i) 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;
 - (ii) taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) the security constituted by this Deed; or
 - (iii) any default or delay by the Company in performing any of its obligations under this Deed.
- (b) Any past or present employee or agent may enforce the terms of this Clause 18.2 subject to and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

19 **Further assurance**

19.1 **Further assurance**

The Company shall promptly, at its own expense, take whatever action the Chargee or any Receiver may reasonably require for:

- (a) creating, perfecting or protecting the security created or intended to be created by this Deed;
- (b) facilitating the realisation of any Secured Asset once the Security constituted by this Deed has become enforceable; or
- (c) facilitating the exercise of any right, power, authority or discretion exercisable by the Chargee or any Receiver in respect of any Secured Asset,

including, without limitation the execution of any mortgage, 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 Chargee or to its nominee) and the giving of any notice, order or direction and the making of any filing or registration which, in any such case, the Chargee may reasonably consider necessary or desirable.

20 **Power of attorney**

20.1 **Appointment of attorneys**

By way of security, the Company irrevocably appoints the Chargee, every Receiver and every Delegate separately to be the attorney of the Company and, in its name,

on its behalf and as its act and deed, to execute any documents and do any acts and things that:

- (a) the Company is required to execute and do under this Deed and has defaulted in doing so; or
- (b) 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 Chargee, any Receiver or any Delegate.

20.2 **Ratification of acts of attorneys**

The Company 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 20.1.

21 **Release**

Subject to Clause 28.3, at the end of the Security Period, the Chargee shall, at the request and cost of the Company, take whatever action is necessary to:

- (a) release the Secured Assets from the security constituted by this Deed; and
- (b) reassign the Secured Assets to the Company.

22 **Assignment and transfer**

22.1 **Assignment by Chargee**

- (a) At any time, without the consent of the Company, the Chargee may assign or transfer any or all of its rights and obligations under this Deed.
- (b) The Chargee may disclose to any actual or proposed assignee or transferee any information in its possession that relates to the Company, the Secured Assets and this Deed that the Chargee (acting reasonably) considers appropriate provided that, to the extent such disclosure is made in respect of Confidential Information, prior to such disclosure the Chargee ensures that the recipient of such information is made aware of the confidential nature of the information and is made subject to appropriate restrictions on the management, disclosure and publication of such Confidential Information.

22.2 **Assignment by Company**

The Company may not assign any of its rights, or transfer any of its rights or obligations, under this Deed.

23 **Set-off**

23.1 **Chargee's right of set-off**

The Chargee may at any time set off any liability of the Company to the Chargee against any liability of the Chargee to the Company, 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 Chargee may convert either liability at a market rate of exchange for the purpose of

set-off. Any exercise by the Chargee of its rights under this Clause 23 shall not limit or affect any other rights or remedies available to it under this Deed or otherwise.

23.2 No obligation to set off

The Chargee is not obliged to exercise its rights under Clause 23.1. If, however, it does exercise those rights it must promptly notify the Company of the set-off that has been made.

23.3 Exclusion of Company's right of set-off

All payments made by the Company to the Chargee under this Deed shall be made in full without any set-off, counterclaim, deduction or withholding (other than any deduction or withholding of tax as required by law).

24 Amendments, waivers and consents

24.1 Amendments

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).

24.2 Waivers and consents

- (a) 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.
- (b) A failure or delay by a party to exercise 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 Chargee shall be effective unless it is in writing.

24.3 Rights and remedies

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.

25 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.

26 Counterparts

26.1 Counterparts

- (a) 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.
- (b) Transmission of the executed signature page of a counterpart of this Deed by email (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.
- (c) No counterpart shall be effective until each party has executed and delivered at least one counterpart.

27 Third party rights

27.1 Third party rights

- (a) Except as expressly provided in Clause 18.2, 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.
- (b) 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.

28 Further provisions

28.1 Independent security

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

28.2 Continuing security

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 Chargee discharges this Deed in writing.

28.3 Discharge conditional

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

- (a) the Chargee or its nominee may retain this Deed and the security created by or under it, including all certificates and documents relating to the whole or any

part of the Secured Assets, for any period that the Chargee, acting reasonably, deems necessary to provide the Chargee with security against any such avoidance, reduction or order for refund; and

- (b) the Chargee may recover the value or amount of such security or payment from the Company subsequently as if the release, discharge or settlement had not occurred.

28.4 Certificates

A certificate or determination by the Chargee as to any amount for the time being due to it from the Company under this Deed shall be, in the absence of any manifest error, conclusive evidence of the amount due.

28.5 Consolidation

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

28.6 Small company moratorium

Notwithstanding anything to the contrary in this Deed, neither the obtaining of a moratorium by the Company under schedule A1 to the Insolvency Act 1986 nor the

doing of anything by the Company with a view to obtaining such a moratorium (including any preliminary decision or investigation) shall be, or be construed as:

- (a) an event under this Deed which causes any floating charge created by this Deed to crystallise;
- (b) an event under this Deed which causes any restriction which would not otherwise apply to be imposed on the disposal of any property by the Company; or
- (c) a ground under this Deed for the appointment of a Receiver.

29 **Notices**

29.1 **Delivery**

Any notice or other communication given to a party under or in connection with this Deed shall be:

- (a) in writing;
- (b) delivered by hand, by pre-paid first-class post or other next working day delivery service or sent by email; and
- (c) sent to:
 - (i) the Company at:
The Forum Bird Hall Lane
Cheadle Hulme
Stockport
SK3 0UX
Email: cg@10sjp.co.uk
Attention: Carlton Greener
 - (ii) the Chargee at:
10 St James's Place, London, England, SW1A 1NP
Email: NT@10sjp.co.uk / CH@10sjp.co.uk
Attention: Nick Teagle / Chris Houlding

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

29.2 **Receipt by Company**

Any notice or other communication that the Chargee gives to the Company shall be deemed to have been received:

- (a) if delivered by hand, at the time it is left at the relevant address;
- (b) if posted by pre-paid first-class post or other next working day delivery service, on the second Business Day after posting; and

- (c) if sent by email, when sent provided that the sender is able to provided it was sent to the correct email address and provided that no message delivery failure or similar notice is received by the sender.

A notice or other communication given as described in Clause 29.2(a) or Clause 29.2(c) 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.

29.3 Receipt by Chargee

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

29.4 Service of proceedings

This Clause 29 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.

30 Governing law and jurisdiction

30.1 Governing law

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

30.2 Jurisdiction

Each party irrevocably agrees that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this Deed or its subject matter or formation. Nothing in this clause shall limit the right of the Chargee to take proceedings against the Company 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.

30.3 Other service

The Company irrevocably consents to any process in any legal action or proceedings under Clause 30.2 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.

In witness of which this document has been executed by the parties as a **Deed** and **delivered** on the date set out at the beginning of this Deed.

Schedule 1: Real Property

Part 1: Registered Property

Part 2: Unregistered Property

Schedule 2: Notice and acknowledgement - Insurance Policy

Part 1: Form of notice

[On headed notepaper of the Company]

[name of insurer]

[address line 1]

[address line 2]

[postcode]

[Date]

Dear Sir or Madam,

Security Agreement dated [insert date] 2022 between Ballyclare Limited and Mountain Berg Limited (the Chargee) (Security Agreement)

- 1 We refer to the [describe insurance policy and specify its policy number] (the **Policy**).
- 2 This letter constitutes notice to you that under the Security Agreement we have [charged by way of first fixed charge to the Chargee OR assigned to the Chargee, absolutely, subject to a proviso for reassignment], all our rights in the Policy, including all claims, the proceeds of all claims and all returns of premium in connection with the Policy.
- 3 We irrevocably instruct and authorise you to:
 - (a) Name the Chargee as composite insured in respect of its own separate insurable interest under the Policy (except in relation to public liability and third party liability insurance).
 - (b) Name the Chargee as first loss payee (other than in respect of any claim under any public liability and third party liability insurances).
 - (c) Comply with the terms of any written instructions received by you from the Chargee relating to the Policy, without notice or reference to, or further authority from, us and without enquiring as to the justification or the validity of those instructions.
 - (d) Hold all sums from time to time due and payable by you to us under the Policy to the order of the Chargee.
 - (e) Pay, or release, all monies to which we are entitled under the Policy to the Chargee, or to such persons as the Chargee may direct.
 - (f) Disclose information in relation to the Policy to the Chargee on request by the Chargee.
- 4 Neither the Security Agreement nor this notice releases, discharges or otherwise affects your liability and obligations in respect of the Policy.
- 5 Subject to the foregoing, you may continue to deal with us in relation to the Policy until you receive written notice to the contrary from the Chargee. Thereafter, we will

cease to have any right to deal with you in relation to the Policy and you must deal only with the Chargee.

- 6 The instructions in this notice may only be revoked or amended with the prior written consent of the Chargee.
- 7 Please confirm that you agree to the terms of this notice, and to act in accordance with its provisions, by sending the attached acknowledgement to the Chargee at 10 St James's Place, London, England, SW1A 1NP, with a copy to us.
- 8 This notice, and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation, shall be governed by and construed in accordance with the law of England and Wales.

Yours sincerely,

.....
Ballyclare Limited

Part 2: Form of acknowledgement

[On headed notepaper of the insurer]

Ballyclare Limited

The Forum Bird Hall Lane

Cheadle Hulme

Stockport

SK3 0UX

[Date]

Dear Sir or Madam,

Security Agreement dated [insert date] 2022 between Ballyclare Limited and Mountain Berg Limited (the Chargee) (Security Agreement)

- 1 We confirm receipt from the Company of a notice (the **Notice**) dated [insert date] of [a first fixed charge in favour of the Chargee OR an assignment to the Chargee, subject to a proviso for reassignment] of all the Company's rights in [describe

insurance policy and its number] (the **Policy**), including all claims, the proceeds of all claims and all returns of premiums in connection with the Policy.

2 Terms defined in the Notice shall have the same meaning when used in this acknowledgement.

3 We confirm that:

- (a) We accept the instructions and authorisations contained in the Notice and agree to comply with the Notice.
- (b) We have named the Chargee as composite insured in respect of its own separate insurable interest under the Policy (except in relation to public liability and third party liability insurances).
- (c) There has been no amendment, waiver or release of any rights or interests in the Policy since the date the Policy was issued.
- (d) We have not, as at the date of this acknowledgement, received notice that the Company has assigned its rights under the Policy to a third party, or created any other interest (whether by way of security or otherwise) in the Policy in favour of a third party.
- (e) The Policy shall not be avoided or vitiated as against the Chargee by reason of the act or default of any other insured party or any misrepresentation, non-disclosure or failure to make a fair presentation of risk by any other insured party.
- (f) We waive our rights of subrogation against the Company, the Chargee and the tenants of any property mortgaged or charge under the Security Agreement other than any such rights arising in connection with any fraud or criminal offence committed by any of those persons in respect of any such property or the Policy.
- (g) We will not repudiate, rescind or cancel the Policy, treat it as avoided in whole or in part nor treat it as expired due to non-payment of premium without giving at least 30 days' prior written notice to the Chargee.
- (h) The Chargee will not have any liability for any premium in relation to the Policy unless it has expressly and specifically requested to be made liable in respect of any increase in premium or unpaid premium in respect of the Policy.

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

Yours sincerely,

.....
[name of insurer]

Schedule 3: Notice and acknowledgement - bank account

Part 1: Form of notice

[On headed notepaper of the Company]

[bank, financial institution or other person]

[address line 1]

[address line 2]

[postcode]

[Date]

Dear Sir or Madam,

Security Agreement dated [insert date] 2022 between Ballyclare Limited and Mountain Berg Limited (the Chargee) (Security Agreement)

- 1 This letter constitutes notice to you that under the Security Agreement we have charged, by way of first fixed charge, in favour of the Chargee all monies from time to time standing to the credit of the account held with you and detailed below (the **Account**), together with all other rights and benefits accruing to or arising in connection with the Account (including, but not limited to, entitlements to interest):

Name of Account: [name of account]

Sort code: [sort code]

Account number: [account number]
- 2 We irrevocably instruct and authorise you to:
 - (a) Disclose to the Chargee any information relating to the Account requested from you by the Chargee.
 - (b) Comply with the terms of any written notice or instructions relating to the Account received by you from the Chargee.
 - (c) Hold all sums from time to time standing to the credit of the Account to the order of the Chargee.
 - (d) Pay or release all or any part of the monies standing to the credit of the Account in accordance with the written instructions of the Chargee.
- 3 We acknowledge that you may comply with the instructions in this notice without any further permission from us.
- 4 We are not permitted to withdraw any amount from the Account without the prior written consent of the Chargee.
- 5 The instructions in this notice may only be revoked or amended with the prior written consent of the Chargee.
- 6 This notice, and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation, shall be governed by and construed in accordance with the law of England and Wales.
- 7 Please acknowledge receipt of this notice and confirm that you agree to the terms of this notice and to act in accordance with its provisions by sending the attached

acknowledgement to the Chargee at 10 St James's Place, London, England, SW1A 1NP, with a copy to us.

Yours sincerely,

.....
Ballyclare Limited

Part 2: Form of acknowledgement

[On headed notepaper of the bank, financial institution or other person]

Ballyclare Limited

The Forum Bird Hall Lane

Cheadle Hulme

Stockport

SK3 0UX

[Date]

Dear Sir or Madam,

Security Agreement dated [insert date] 2022 between Ballyclare Limited and Mountain Berg Limited (the Chargee) (Security Agreement)

- 1 We confirm receipt from the Company of a notice (the **Notice**) dated [insert date] of a charge (on the terms of the Security Agreement) over all monies from time to time standing to the credit of the account detailed below (the **Account**), together with all

other rights and benefits accruing to or arising in connection with the Account (including, but not limited to, entitlements to interest).

2 We confirm that we:

- (a) Accept the instructions contained in the Notice and agree to comply with the Notice.
- (b) Will not permit any amount to be withdrawn from the Account without your prior written consent.
- (c) Have not received notice of the interest of any third party in the Account.
- (d) Have neither claimed nor exercised, nor will claim or exercise any security interest, set-off, counter-claim or other right in respect of the Account.

3 The Account is:

Name of Account: [name of account]

Sort code: [sort code]

Account number: [account number]

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

Yours sincerely,

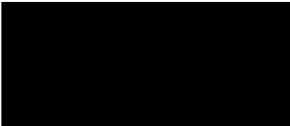
.....
[name of bank, financial institution or other person]

Execution page

The Company

Executed as a Deed by)
Ballyclare Limited acting by two of its)
directors or a director in the presence)
of a witness:

sign here:



Director

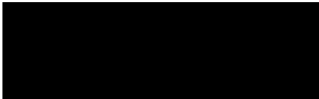
print name:

Carlton Greener

sign here:

Director

print name:



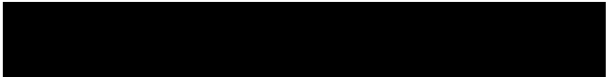
Signature of witness:)

... 16492FA38A404D7...

Witness' full name:)

Gabriela Ardelean

Witness' address:)



)

.....

)

.....

Witness' occupation:)

Accountant

.....

The Chargee

Executed as a Deed by)
Mountain Berg Limited acting by two)
of its directors or a director in the)
presence of a witness:

sign here:

Director

David Ross

```
print name:
```

sign here:

Director

Nick Teagle

```
print name:
```

Signature of witness:)

Witness' full name:)

Witness' address:)

)

)

Witness' occupation:)