

MR01

Particulars of a charge

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

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

THURSDAY



A21 \*A6XF70NL\* #171  
11/01/2018  
COMPANIES HOUSE

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

☒ You **must** enclose a certified copy of the instrument with this form. This will be scanned and placed on the public record. **Do not send the original.**

**1 Company details**

Company number 0 7 7 9 8 9 2 5 ✓

Company name in full Iwoca Ltd ✓

For official use

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

All fields are mandatory unless  
specified or indicated by \*

**2 Charge creation date**

Charge creation date d 0 d 5 m 0 m 1 y 2 y 0 y 1 y 8 ✓

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

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

Name Cortland Trustees Limited as security agent and  
security trustee for the Secured Parties (as ✓

Name defined in the accompanying copy instrument)

Name

Name

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

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

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Particulars of a charge

4

**Brief description**

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Brief description

Not applicable

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space.

5

**Other charge or fixed security**

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

☒ Yes

☐ No

6

**Floating charge**

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

☐ Yes Continue

☒ No Go to **Section 7**

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

☐ Yes

7

**Negative Pledge**

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

☒ Yes

☐ No

8

**Trustee statement ①**

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

☐

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

9

**Signature**

Please sign the form here.

Signature

Signature

X *Simons & Simons LLP* X  
*AR* 21/01/18

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

# MR01

## Particulars of a charge



### Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name Amanda Gardam (084156-00014)

Company name Simmons & Simmons LLP

Address CityPoint

One Ropemaker Street

Post town London

Country/Region

Postcode E C 2 Y 9 S S

Country United Kingdom

DX DX Box No 12 Chancery Lane London

Telephone 020 7825 4815



### Certificate

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



### Checklist

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

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

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



### Important information

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



### How to pay

**A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.**

Make cheques or postal orders payable to 'Companies House.'



### Where to send

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

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

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

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



### Further information

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

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



**FILE COPY**

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

Company number: 7798925

Charge code: 0779 8925 0008

The Registrar of Companies for England and Wales hereby certifies that a charge dated 5th January 2018 and created by IWOCA LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th January 2018.

Given at Companies House, Cardiff on 12th January 2018



**Companies House**



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

EXECUTION VERSION

DATED: 05 January 2018

# Security Agreement

## – Shares and Intercompany Claims

between

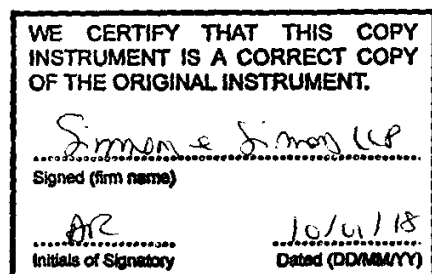
iwoca Ltd  
as Chargor

and

Cortland Trustees Limited  
as Security Agent

relating to

a term and revolving credit facility agreement dated 23 December 2015  
(as amended and restated on 22 July 2016, on 26 May 2017 and on the  
Effective Date (as defined herein))



**Simmons & Simmons**

Simmons & Simmons LLP CityPoint One Ropemaker Street London EC2Y 9SS United Kingdom  
T +44 20 7628 2020 F +44 20 7628 2070 DX Box No 12

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**THIS DEED** is dated \_\_\_\_\_ 2018 and made

**BETWEEN:**

- (1) **IWOCA LTD**, a company registered in England & Wales with company number 07798925 and whose registered office is at 26 Red Lion Square, London, WC1R 4AG (the "Chargor"); and
- (2) **CORTLAND TRUSTEES LIMITED**, (the "Security Agent" which expression includes its successors and assignees as security agent and security trustee for the Secured Parties).

**BACKGROUND:**

- (A) The Chargor entered into the Existing Security Documents in connection with the Original Facility Agreement as a condition precedent to the Original Facility Agreement and granted the Existing Security in favour of Cortland Trustees Limited as security agent for the Secured Parties pursuant to the Existing Security Documents.
- (B) Pursuant to the Amendment and Restatement Agreement, from (and including) the Effective Date:
  - (1) the Original Facility Agreement was amended and restated such that (among other matters) the Total Commitments under the Original Facility Agreement were increased to an amount equal to £45,000,000; and
  - (2) NIBC Bank Deutschland AG acceded to the Facility Agreement as a Lender.
- (C) The Chargor is entering into this Deed as a condition of the Amendment and Restatement Agreement. It is acknowledged that the Existing Security shall remain in place with the Security Agent and that this Deed shall create fourth ranking Security in respect of the Charged Property.
- (D) It is intended that this document takes effect as a deed even though a Party may only execute it under hand.

**IT IS AGREED** as follows:

1. **Interpretation**

1.1 **Definitions**

In this Deed terms defined in the Facility Agreement have the same meaning unless given a different meaning in this Deed and:

"Amendment and Restatement Agreement" means the amendment and restatement agreement dated on or about the date of this Deed between (amongst others) the Chargor, Iwoca Ozone Limited in its capacity as borrower, Shawbrook Bank Limited and Honeycomb Investment Trust plc each in its capacity as existing lender, NIBC Bank Deutschland AG in its capacity as acceding lender, Cortland Capital Market Services Limited in its capacity as agent and the Security Agent.

"Charged Property" means all of the assets of the Chargor which from time to time are, or are expressed to be, subject to the Transaction Security.

"Company" means Iwoca Ozone Limited (a company registered in England and Wales as a limited liability company with registered number 09887355).

"Delegate" means any delegate or sub delegate appointed under clause 15 (*Delegation*).

"Effective Date" has the meaning given to it in the Amendment and Restatement Agreement.

"Enforcement Event" means an Event of Default which occurs and is continuing.

"Existing Security" means the First Existing Security, the Second Existing Security and the Third Existing Security.

"Existing Security Documents" means the First Security Agreement, the Second Security Agreement and the Third Security Agreement.

"Facility Agreement" means the Original Facility Agreement as amended and restated on the Effective Date pursuant to the Amendment and Restatement Agreement.

"First Existing Security" means the Security created under, or pursuant to, the First Security Agreement.

"First Security Agreement" means the security agreement – shares and intercompany claims dated 17 February 2016 between the Chargor and Shawbrook Bank Limited as security agent.

"Intercompany Claim" has the meaning given to it in clause 3.3 (*intercompany Claims*) of this Deed.

"LPA" means the Law of Property Act 1925.

"Original Facility Agreement" means the term and revolving facility agreement dated 23 December 2015, as amended and restated pursuant to an amendment and restatement agreement dated 22 July 2016 and as further amended and restated pursuant to an amendment and restatement agreement dated 26 May 2017, and made between, amongst others, the Chargor as guarantor, Iwoca Ozone Limited as borrower, Shawbrook Bank Limited and Honeycomb Investment Trust plc each as lender and the Security Agent.

"Party" means a party to this Deed.

"Receiver" means a receiver, receiver or manager or administrative receiver of the whole or any part of the Charged Property.

"Related Rights" means, in relation to any Share, all dividends, interest and other moneys paid or payable on or in respect of that Share and all other rights, benefits and proceeds in respect of or derived from that Share (whether by way of redemption, bonus, preference, option, substitution, conversion or otherwise).

"Second Existing Security" means the Security created under, or pursuant to, the Second Security Agreement.

"Second Security Agreement" means the security agreement – shares and intercompany claims dated 22 July 2016 between the Chargor and the Security Agent.



"Secured Liabilities" means all present and future moneys, debts, liabilities and obligations due, owing or incurred by any Transaction Party (including the Chargor) to the Secured Parties under or in connection with any Finance Document (in each case whether alone or jointly, or jointly and severally, with any other person, whether actually or contingently and whether as principal, surety or otherwise).

"Secured Party" means a Finance Party, a Receiver or any Delegate.

"Security Period" means the period beginning on the date of this Deed and ending on the date on which the Security Agent is satisfied that all the Secured Liabilities have been irrevocably paid in full and that all facilities which might give rise to any Secured Liabilities have been terminated.

"Shares" means all of the shares in the share capital of the Company held by, to the order of or on behalf of, the Chargor at any time (including those specified in Schedule 1 (*Shares*) or, following enforcement of the Transaction Security, held by the Security Agent or any nominee on its behalf) and all Related Rights.

"Third Existing Security" means the Security created under, or pursuant to, the Third Security Agreement.

"Third Security Agreement" means the security agreement – shares and intercompany claims dated 26 May 2017 between the Chargor and the Security Agent.

"Transaction Security" means the Security created or expressed to be created in favour of Security Agent pursuant to this Deed.

## 1.2 Construction

- (A) Any reference in this Deed to a "Finance Document" or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as amended, novated, supplemented, extended, restated (however fundamentally and whether or not more onerous) or replaced and includes any change in the purpose of, any extension of or any increase in any facility under that Finance Document or other agreement or instrument.
- (B) The other provisions of clause 1.2 (*Construction*) of the Facility Agreement apply to this Deed as if set out in full in this Deed with all necessary changes.
- (C) Unless a contrary indication appears, a reference in this Deed to "Charged Property" includes any part of that Charged Property and the proceeds of that Charged Property.
- (D) Each of the undertakings given by the Chargor in this Deed remain in force from the date of this Deed until the end of the Security Period.
- (E) Each representation and warranty expressed to be made by the Chargor in this Deed is made by the Chargor on the date of this Deed and is deemed to be repeated on the date of each Utilisation Request, each Utilisation Date and the first day of each Interest Period by reference to the facts and circumstances then existing.

## 1.3 Third party rights

- (A) Unless expressly provided to the contrary in a Finance Document a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 (the "Third Parties Act") to enforce or enjoy the benefit of any term of this Deed.
- (B) Notwithstanding any term of any Finance Document, the consent of any person who is not a Party is not required to rescind or vary this Deed at any time.
- (C) Any Receiver or Delegate may, subject to this clause 1.3 (*Third party rights*) and the Third Parties Act, rely on any clause of this Deed which expressly confers rights on it.

#### 1.4 **Existing Security Documents**

- (A) The Security created hereunder shall rank fourth only to the Existing Security. Following any release and discharge of the First Existing Security and/or the Second Existing Security and/or the Third Existing Security, the Security created hereunder shall, but for the avoidance of doubt without prejudice to Clause 20.1 (*Release*) of this Deed, be first, second or third ranking (as applicable).
- (B) For the avoidance of doubt, the Security Agent hereby consents to the creation of the Security hereunder for the purposes of the Existing Security Documents and confirms that the creation and subsistence of such Security shall not constitute a breach of the Existing Security Documents.

#### 2. **Covenant to pay**

The Chargor shall pay each of the Secured Liabilities when due or, if they do not specify a time, on demand.

#### 3. **Creation of Security**

##### 3.1 **Security generally**

All the Transaction Security:

- (A) is created in favour of the Security Agent;
- (B) is created over the present and future assets of the Chargor which are subject to the Security created by this Deed;
- (C) is security for the payment of all the Secured Liabilities; and
- (D) is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.

##### 3.2 **Shares**

- (A) The Chargor charges by way of a fixed charge all of its rights and interests in the Shares.
- (B) A reference in this Deed to any charge of any Share includes:
  - (1) any dividend or interest paid or payable in relation to it; and

- (2) any right, money or property accruing or offered at any time in relation to it by way of redemption, substitution, exchange, bonus or preference, under option rights or otherwise.

### 3.3 **Intercompany Claims**

The Chargor charges by way of a fixed charge:

- (A) all of its book and other debts owing to it by the Company (including, but not limited to, pursuant to the Subordinated Loan Agreement);
- (B) all other moneys due and owing to it by the Company; and
- (C) the benefit of all rights, securities or guarantees of any nature enjoyed or held by it in relation to any item under clause 3.3(A) and clause 3.3(B),

(collectively, the "Intercompany Claims").

## 4. **Continuing Security**

### 4.1 **Continuing Security**

The Transaction Security is a continuing security and will extend to the ultimate balance of the Secured Liabilities, regardless of any intermediate payment or discharge in whole or in part.

### 4.2 **Additional security**

The Transaction Security:

- (A) is in addition to, and is not in any way prejudiced by, any other Security or other right now or subsequently held by any Finance Party; and
- (B) may, subject to Clause 10 (*Enforcement*) be enforced against the Chargor without having recourse to any other rights of any Finance Party.

## 5. **Further assurance**

- (A) The Chargor shall promptly do all such acts or execute all such documents (including assignments, transfers, mortgages, charges, notices and instructions) as the Security Agent may reasonably specify (and in such form as the Security Agent may reasonably require in favour of the Security Agent or its nominee(s)):
  - (1) to perfect the Security created or intended to be created under or evidenced by this Deed (which may include the execution of a mortgage, charge, assignment or other Security over all or any of the assets which are, or are intended to be, the subject of Transaction Security) or for the exercise of any rights, powers and remedies of the Security Agent or the Finance Parties provided by or pursuant to the Finance Documents or by law;
  - (2) to confer on the Security Agent or confer on the Finance Parties Security over any property and assets of the Chargor located in any jurisdiction equivalent or similar to the Security intended to be conferred by or pursuant to this Deed; and/or

(3) to facilitate the realisation of the assets which are, or are intended to be, the subject of the Transaction Security.

(B) The Chargor shall take all such action as is available to it (including making all filings and registrations) as may be necessary for the purpose of the creation, perfection, protection or maintenance of any Security conferred or intended to be conferred on the Security Agent or the Finance Parties by or pursuant to this Deed.

## **6. Restrictions on dealing**

### **6.1 Security**

The Chargor shall not create or permit to subsist any Security over any Charged Property except as permitted by the Facility Agreement.

### **6.2 Disposals**

The Chargor shall not (nor agree to) enter into a single transaction or series of transactions (whether related or not and whether voluntary or involuntary) to sell, transfer or otherwise dispose of any Charged Property except as permitted by the Facility Agreement.

## **7. Shares**

### **7.1 Shares**

The Chargor represents and warrants to the Security Agent for the benefit of each Finance Party that:

- (A) the Shares are duly authorised, validly issued and fully paid and are not subject to any option to purchase or similar right (other than pursuant to the Existing Security Documents);
- (B) the constitutional documents of the Company do not and could not restrict or inhibit the transfer of those Shares on creation or the enforcement of the Transaction Security;
- (C) it is the sole legal and beneficial owner of the Shares;
- (D) other than pursuant to the Existing Security Documents, there are no agreements in force which provide for the issue or allotment of, or grant any person the right to call for the issue or allotment of, any share or loan capital of the Company (including any option or right of pre-emption or conversion); and
- (E) the Shares are the entire issued share capital of the Company.

### **7.2 Certificated Shares**

- (A) Except to the extent that such documents are already held by the Security Agent pursuant to the Existing Security Documents, the Chargor on the date of this Deed (or in the case of any certificated Shares acquired after the date of this Deed, as soon as possible after that acquisition) shall deposit with the Security Agent or as the Security Agent may direct:

- (1) any bearer instrument, share certificate or other document of title or evidence of ownership in relation to the Shares; and
  - (2) signed and undated stock transfer forms in relation to the Shares.
- (B) The Security Agent, or its nominee, may at any point after the Transaction Security becomes enforceable, complete any stock transfer forms of any Shares delivered to it under clause 7.2(A)(2) (*Certificated Shares*) in favour of itself or any nominee for the Security Agent and may present the same for registration.

### 7.3 Changes to rights

The Chargor may not (except to the extent permitted by the Facility Agreement) take or allow the taking of any action on its behalf which may result in the rights attaching to any of its Shares being altered or further Shares being issued.

### 7.4 Calls

- (A) The Chargor shall pay all calls or other payments due and payable in respect of its Shares.
- (B) If the Chargor fails to do so, the Security Agent may pay the calls or other payments in respect of any Shares on behalf of the Chargor. The Chargor shall immediately on request reimburse the Security Agent for any payment made by the Security Agent under this clause 7.4 (*Calls*) without double counting any amounts paid under the Existing Security Documents.

### 7.5 Other obligations in respect of Shares

- (A) The Chargor shall promptly copy to the Security Agent and comply with all requests for information which is within its knowledge and which are made under the Companies Act 2006 (including, without limitation, under sections 790D, 790E or 793 of the Companies Act 2006) or any similar provision contained in any articles of association or other constitutional document relating to any of the Shares. If it fails to do so, the Security Agent may elect to provide such information as it may have on behalf of the Chargor.
- (B) The Chargor shall comply with all other conditions and obligations assumed by it in respect of any Shares.
- (C) The Security Agent is not obliged to:
  - (1) perform any obligation of the Chargor;
  - (2) make any payment;
  - (3) make any enquiry as to the nature or sufficiency of any payment received by it or the Chargor; or
  - (4) present or file any claim or take any other action to collect or enforce the payment of any amount to which it may be entitled under this Deed,
 in respect of any Shares.

## 7.6 Voting rights before enforcement

- (A) Subject to clause 7.7 (*Voting rights after enforcement*), the Chargor may continue to exercise the voting rights, powers and other rights in respect of its Shares but only to the extent that it does so for a purpose not inconsistent with any Finance Document and the exercise of or failure to exercise those rights would not prejudice the interests of any Finance Party.
- (B) If the relevant Shares have been registered in the name of the Security Agent or its nominee, the Security Agent (or that nominee) shall exercise the voting rights, powers and other rights in respect of the Shares in any manner which the Chargor may direct in writing but only to the extent that it does so for a purpose not inconsistent with any Finance Document and the exercise of or failure to exercise those rights would not prejudice the interests of any Finance Party. The Security Agent (or that nominee) will execute any form of proxy or other document which the Chargor may reasonably require for this purpose.
- (C) Subject to clause 7.7 (*Voting rights after enforcement*), all dividends or other income or distributions paid or payable in relation to any Shares shall be paid to the Chargor. To achieve this:
  - (1) the Security Agent or its nominee will promptly execute any dividend mandate necessary to ensure that payment is made direct to the Chargor; or
  - (2) if payment is made directly to the Security Agent (or its nominee) before this Security becomes enforceable, the Security Agent (or that nominee) will promptly pay that amount to the Chargor.
- (D) Subject to clause 7.7 (*Voting rights after enforcement*), the Security Agent shall use its reasonable endeavours to promptly forward to the Chargor all material notices, correspondence and/or other communication it receives in relation to the Shares.

## 7.7 Voting rights after enforcement

- (A) Following the occurrence of an Enforcement Event, the Security Agent or its nominee may exercise or refrain from exercising:
  - (1) any voting rights; and
  - (2) any other powers or rights which may be exercised by the legal or beneficial owner of any Shares, any person who is the holder of any Shares or otherwise,

in each case, in the name of the Chargor, the registered holder or otherwise and without any further consent or authority on the part of the Chargor and irrespective of any direction given by the Chargor.
- (B) To the extent that the Shares remain registered in the name of the Chargor, the Chargor irrevocably appoints the Security Agent or its nominee as its proxy to exercise all voting rights in respect of those Shares at any time after this Security has become enforceable.
- (C) The Chargor shall indemnify the Security Agent against any loss or liability incurred by the Security Agent as a consequence of the Security Agent acting in respect of

Shares on the direction of the Chargor (without double counting in respect of any such indemnity under the Existing Security Documents).

8. **Intercompany Claims**

- (A) Subject to the terms of the Subordination Agreement and the Facility Agreement, the Chargor shall get in and realise its book and other debts and other moneys owed to it in respect of any Intercompany Claim.
- (B) The Chargor shall, following the occurrence of an Enforcement Event and except to the extent that the Security Agent otherwise agrees, pay all the proceeds of the getting in and realisation of the Intercompany Claims into the account designated from time to time by the Security Agent for this purpose.

9. **Representations**

The Chargor represents and warrants to the Security Agent for the benefit of each Finance Party that:

- (A) this Deed:
  - (1) creates (or, once entered into, will create) in favour of the Security Agent, the Security which it is expressed to create fully perfected and with the ranking and priority it is expressed to have;
  - (2) is not subject to any prior or pari passu ranking Security other than the Existing Security; and
  - (3) is not liable to be avoided or set aside on its liquidation, administration or otherwise; and
- (B) it is the absolute legal and beneficial owner of all the assets over which it purports to create any Security pursuant to this Deed.
- (C) it has complied with all notices relating to all or any of the Shares received by it pursuant to sections 790D and 790E of the Companies Act 2006.
- (D) 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 Shares.

10. **Enforcement**

10.1 **When enforceable**

The Transaction Security shall be immediately enforceable if an Enforcement Event occurs.

10.2 **Power of sale**

The statutory powers of sale, of appointing a receiver and the other powers conferred on mortgagees by Section 101 of the LPA as varied and extended by this Deed shall arise on the date of this Deed.

**10.3 Section 103 of the LPA**

Section 103 of the LPA (restricting the power of sale) shall not apply to this Deed.

**10.4 Section 93 of the LPA**

Section 93 of the LPA (restricting the right of consolidation) shall not apply to this Deed.

**10.5 No liability as mortgagee in possession**

Neither the Security Agent nor any Receiver or Delegate will be liable, by reason of entering into possession of any Charged Property, to account as mortgagee in possession for any loss on realisation or for any default or omission for which a mortgagee in possession might be liable.

**10.6 Privileges**

The Security Agent, each Receiver and each Delegate is entitled to all the rights, powers and immunities conferred by the LPA on mortgagees and receivers duly appointed under the LPA, except that Section 103 of the LPA (restricting the power of sale) does not apply.

**10.7 No duty to enquire**

No person dealing with the Security Agent, any Receiver or any Delegate shall be concerned to enquire:

- (A) whether the rights conferred by or pursuant to any Finance Document are exercisable;
- (B) whether any consents, regulations, restrictions or directions relating to such rights have been obtained or complied with;
- (C) otherwise as to the propriety or regularity of acts purporting or intended to exercise any such rights; or
- (D) as to the application of any money borrowed or raised.

**10.8 Protection to purchasers**

All the protection to purchasers contained in Section 42(3) of the Insolvency Act 1986 or in any other applicable legislation shall apply to any person purchasing from or dealing with the Security Agent, any Receiver or any Delegate.

**10.9 Financial collateral arrangements**

- (A) To the extent that the provisions of the Financial Collateral Arrangements (No. 2) Regulations 2003 (the "Regulations") apply to any Charged Property the Security Agent shall have the right to appropriate any Charged Property which constitutes "financial collateral" (as defined in the Regulations) in or towards the satisfaction of the Secured Liabilities.
- (B) The value of any Charged Property appropriated in accordance with this clause 10.9 (*Financial collateral arrangements*) shall be:



- (1) in the case of cash, the amount of the cash appropriated; and
  - (2) in the case of the Shares, their market value as determined by the Security Agent by reference to a public index, independent valuation or by such other process as the Security Agent may select (acting reasonably).
- (C) The Chargor agrees that the method of valuation provided for in this clause 10 (*Enforcement*) is commercially reasonable for the purposes of the Regulations.

## **11. Receiver**

### **11.1 Appointment of receiver**

- (A) The Security Agent may appoint any one or more persons to be a Receiver of all or any part of the Charged Property if:
- (1) an Enforcement Event occurs; or
  - (2) requested to do so by the Chargor.
- (B) Any appointment under clause 11.1(A) (*Appointment of receiver*) may be by deed, under seal or in writing under hand.

### **11.2 Removal**

The Security Agent may by writing under hand remove any Receiver appointed by it and may appoint a new Receiver in place of any Receiver whose appointment it may have terminated.

### **11.3 Remuneration**

The Security Agent may determine the remuneration of any Receiver appointed by it and direct payment of that remuneration out of moneys received by it as Receiver. The maximum rate specified in section 109(6) of the LPA will not apply.

### **11.4 Agent of Chargor**

- (A) Any Receiver will be deemed to be the agent of the Chargor for all purposes. The Chargor alone is responsible for all contracts, engagements, acts, omissions, defaults, remuneration and all other costs, losses and expenses of a Receiver and for liabilities incurred by a Receiver.
- (B) No Finance Party will incur any liability (either to the Chargor or any other person) by reason of its appointment of a Receiver or for any other reasons.

### **11.5 Security Agent's rights**

Any rights conferred by any Finance Document upon a Receiver may be exercised by the Security Agent, whether or not the Security Agent shall have taken possession or appointed a Receiver of the Charged Property.

## **12. Powers of Receiver**

### **12.1 General**

- (A) A Receiver has all of the rights, powers and discretions set out below in this clause 12 (*Powers of Receiver*) in addition to those conferred on it by any law, including all the rights, powers and discretions conferred on a receiver or an administrative receiver under the Insolvency Act 1986.
- (B) If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing him states otherwise) exercise all of the powers conferred on a Receiver under this Deed individually and to the exclusion of any other Receiver.

#### **12.2 Possession**

A Receiver may take immediate possession of, get in and collect any Charged Property.

#### **12.3 Carry on business**

A Receiver may carry on the business of the Chargor in any manner he thinks fit.

#### **12.4 Employees**

- (A) A Receiver may appoint and discharge managers, officers, agents, accountants, servants, workmen and others for the purposes of this Deed upon such terms as to remuneration or otherwise as he thinks fit.
- (B) A Receiver may discharge any person appointed by the Chargor.

#### **12.5 Borrow money**

A Receiver may raise and borrow money either unsecured or on the security of any Charged Property either in priority to the Security created by this Deed or otherwise and generally on any terms and for whatever purpose which he thinks fit.

#### **12.6 Sale of assets**

- (A) A Receiver may sell, exchange, convert into money and realise any Charged Property by public auction or private contract and generally in any manner and on any terms which he thinks fit.
- (B) The consideration for any such transaction may consist of cash, debentures or other obligations, shares, stock or other valuable consideration and any such consideration may be payable in a lump sum or by instalments spread over any period which he thinks fit.

#### **12.7 Compromise**

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

#### **12.8 Legal actions**

A Receiver may bring, prosecute, enforce, defend and abandon any action, suit or proceedings in relation to any Charged Property which he thinks fit.

## **12.9 Receipts**

A Receiver may give a valid receipt for any moneys and execute any assurance or thing which may be proper or desirable for realising any Charged Property.

## **12.10 Subsidiaries**

*A Receiver may form a Subsidiary of the Chargor and transfer to that Subsidiary any Charged Property.*

## **12.11 Delegation**

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

## **12.12 Lending**

A Receiver may lend money or advance credit to any customer of the Chargor.

## **12.13 Protection of assets**

A Receiver may effect any repair or insurance and do any other act which the Chargor might do in the ordinary conduct of its business to protect or improve any Charged Property as he thinks fit.

## **12.14 Other powers**

A Receiver may:

- (A) do all other acts and things which he may consider desirable or necessary for realising any Charged Property or incidental or conducive to any of the rights, powers or discretions conferred on a Receiver under or by virtue of this Deed or law;
- (B) exercise in relation to any Charged Property all the powers, authorities and things which he would be capable of exercising if he were the absolute beneficial owner of that Charged Property; and
- (C) use the name of the Chargor for any of the above purposes.

## **13. Power of attorney**

### **13.1 Appointment**

The Chargor by way of security irrevocably appoints the Security Agent, any Receiver and any Delegate severally as its attorney (with full power of substitution), on its behalf and in its name or otherwise at such time on and from the occurrence of an Enforcement Event and in such manner as the attorney may think fit:

- (A) to do anything which the Chargor is obliged to do under any Finance Document; and
- (B) to exercise any of the rights conferred on the Security Agent, any Receiver or any Delegate in relation to the Charged Property or under any Finance Document, the LPA or the Insolvency Act 1986.

### 13.2 **Ratification**

The Chargor ratifies and confirms and agrees to ratify and confirm whatever any such attorney does or purports to do under its appointment under this clause 13 (*Power of attorney*).

### 14. **Tacking**

Each Finance Party shall comply with its obligations under the Finance Documents (including any obligation to make further advances).

### 15. **Delegation**

#### 15.1 **Delegate and sub-delegates**

The Security Agent or any Receiver may delegate by power of attorney or in any other manner to any person any right, power or discretion exercisable by it under this Deed.

#### 15.2 **Terms**

Any such delegation may be made upon any terms (including power to sub-delegate) as the Security Agent or any Receiver thinks fit.

#### 15.3 **Liability**

Neither the Security Agent nor any Receiver will be in any way liable or responsible to the Chargor for any loss or liability arising from any act, default, omission or misconduct on the part of any delegate or sub-delegate.

### 16. **Preservation of security**

#### 16.1 **Reinstatement**

If any discharge, release or arrangement (whether in respect of the obligations of the Chargor or any security for those obligations or otherwise) is made by Security Agent in whole or in part on the faith of any payment, security or other disposition which is avoided or must be restored in insolvency, liquidation, administration or otherwise, without limitation, then the liability of the Chargor under this Deed will continue or be reinstated as if the discharge, release or arrangement had not occurred.

#### 16.2 **Waiver of defences**

The obligations of the Chargor under this Deed will not be affected by an act, omission, matter or thing which, but for this clause, would reduce, release or prejudice any of its obligations under this Deed (and whether or not known to it or any Finance Party) including without limitation:

- (A) any time, waiver or consent granted to, or composition with, any other person;
- (B) the release of any other person under the terms of any composition or arrangement with any creditor of any other person;
- (C) the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or security over assets of,

any other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any security;

- (D) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of any other person;
- (E) any amendment, novation, supplement, extension (whether of maturity or otherwise) or restatement (in each case, however fundamental and of whatsoever nature) or replacement of a Finance Document or any other document or security;
- (F) any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or security; or
- (G) any insolvency or similar proceedings.

#### **16.3 Immediate recourse**

The Chargor waives any right it may have of first requiring any Finance Party (or any trustee or agent on its behalf) to proceed against or enforce any other rights or security or claim payment from any person before claiming from the Chargor under this Deed. This waiver applies irrespective of any law or any provision of a Finance Document to the contrary.

#### **16.4 Appropriations**

Until all amounts which may be or become payable by the Chargor under or in connection with the Finance Documents have been irrevocably paid in full, any Finance Party (or any trustee or agent on its behalf) may:

- (A) refrain from applying or enforcing any other moneys, security or rights held or received by that Finance Party (or any trustee or agent on its behalf) in respect of those amounts, or apply and enforce the same in such manner and order as it sees fit (whether against those amounts or otherwise) and the Chargor shall not be entitled to the benefit of the same; and
- (B) hold in an interest-bearing suspense account any moneys received from the Chargor or on account of the Chargor's liability under this Deed.

#### **16.5 Deferral of Chargor's rights**

Until all amounts which may be or become payable by the Chargor under or in connection with the Finance Documents have been irrevocably paid in full and unless the Security Agent otherwise directs, the Chargor will not exercise any rights which it may have by reason of performance by it of its obligations under the Finance Documents or by reason of any amount being payable, or liability arising, under this Deed:

- (A) to be indemnified by any other person;
- (B) to claim any contribution from any other guarantor of the Chargor's obligations under the Finance Documents;
- (C) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Finance Parties under the Finance Documents or of

any other guarantee or security taken pursuant to, or in connection with, the Finance Documents by any Finance Party;

- (D) to bring legal or other proceedings for an order requiring the Chargor to make any payment, or perform any obligation, in respect of which the Chargor has given a guarantee, undertaking or indemnity under any other Finance Document;
- (E) to exercise any right of set-off against any other person; and/or
- (F) to claim or prove as a creditor of any other person in competition with any Finance Party.

If the Chargor receives any benefit, payment or distribution in relation to such rights it shall hold that benefit, payment or distribution to the extent necessary to enable all amounts which may be or become payable to the Finance Parties by the Chargor under or in connection with the Finance Documents to be repaid in full on trust for the Finance Parties and shall promptly pay or transfer the same to the Security Agent or as the Security Agent may direct for application towards the Secured Liabilities in accordance with the Facility Agreement.

## **17. Enforcement expenses**

### **17.1 Enforcement expenses**

The Chargor shall, within five Business Days of demand, pay to the Security Agent the amount of all costs, losses, liabilities and expenses (including legal fees) incurred by the Security Agent, any Finance Party, any Receiver or any Delegate in connection with the enforcement of or the preservation of any right under this Deed or the Transaction Security and any proceedings instituted by or against the Security Agent as a consequence of taking or holding the Transaction Security or enforcing these rights.

### **17.2 Value added tax**

Clause 17.7 (VAT) of the Facility Agreement shall also apply to any amount payable under a Finance Document to any Receiver or Delegate with all necessary changes.

## **18. Changes to the Parties**

### **18.1 Assignments and transfer by the Chargor**

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

### **18.2 Assignment and transfer by the Finance Parties**

Any Finance Party may assign any of its rights or transfer any of its rights or obligations under this Deed to any person to which it is permitted to assign its rights or transfer any of its rights or obligations to under the terms of the Facility Agreement or, in the case of the Security Agent, to such other person who may be appointed as Security Agent from time to time in accordance with the terms of the Finance Documents.

## **19. Payments**

### **19.1 Payments**

All payments by the Chargor under this Deed (including damages for its breach) shall be made in the currency in which the relevant amount is denominated, or if different, is payable and to such account, with such person and such other manner as the Security Agent may direct.

#### 19.2 Continuation of accounts

- (A) At any time if any subsequent Security affects any Charged Property or a petition is presented or resolution passed in relation to the winding-up of the Chargor, any Finance Party may open a new account in the name of the Chargor (whether or not it permits any existing account to continue).
- (B) If a Finance Party does not open such a new account, it shall nevertheless be treated as if it had done so when the relevant event occurred.
- (C) No moneys paid into any account, whether new or continuing, after that event shall discharge or reduce any Secured Liabilities

#### 19.3 Order of distributions

All amounts received or recovered by the Security Agent or any Receiver or Delegate in the exercise of their rights under this Deed shall be applied in the following order:

- (A) first, in or towards payment of all costs, losses, liabilities and expenses of and incidental to the appointment of any Receiver or Delegate and the exercise of any of its rights, including any remuneration and outgoings paid to it;
- (B) second, in or towards payment of the Secured Liabilities in accordance with clause 35.6 (*Partial payments*) of the Facility Agreement; and
- (C) third, in payment of any surplus to the Chargor or other person entitled to it.

#### 19.4 No set-off by Chargor

All payments to be made by the Chargor under this Deed shall be calculated and be made without (and free and clear of any deduction for) set-off or counterclaim.

### 20. Release of Security

#### 20.1 Release

At the end of the Security Period the Security Agent shall, at the request and cost of the Chargor, take whatever action is necessary to release the Charged Property from the Security created by or expressed to be created by this Deed and redeliver to the Chargor or as it shall otherwise direct any documents of title or evidence of ownership as have been delivered to the Security Agent in connection with this Deed.

#### 20.2 Retention

If the Security Agent considers that any amount paid or credited to it under a Finance Document is capable of being avoided or otherwise set aside, that amount shall not be considered to have been paid for the purposes of determining whether all the Secured Liabilities have been irrevocably paid.

21. **Notices**

Any communication to be made under or in connection with this Deed shall be made and delivered in accordance with the Facility Agreement.

22. **Partial Invalidity**

If, at any time, any provision of the Finance Documents is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be effected or impaired.

23. **Remedies and Waivers**

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

24. **Counterparts**

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

25. **Governing Law**

This Deed and any non-contractual obligations and other matters arising from or in connection with it are governed by English law.

26. **Enforcement**

- (A) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute regarding the existence, validity or termination of this Deed or any non-contractual obligations arising out of or in connection with this Deed) (a "Dispute").
- (B) The Parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no Party will argue to the contrary.
- (C) This clause 26 (*Enforcement*) is for the benefit of the Finance Parties only. As a result, no Finance Party shall be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Finance Parties may take concurrent proceedings in any number of jurisdictions.

**THIS DEED has been entered into as a deed on the date stated at the beginning of this Deed.**



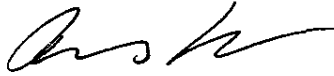
## SCHEDULE 1 : SHARES

<b>Name of company in which shares are held</b>	<b>Class of shares held</b>	<b>Number of shares held</b>
Iwoca Ozone Limited	Ordinary shares (of £1) each	1

EXECUTION PAGE TO SECURITY AGREEMENT

The Chargor


EXECUTED as a DEED by )  
IWOCA LTD )  
acting by )

  
.....

Name: JAMES DEAR

Title: Director

in the presence of:

Signature of witness:  .....

Name: NICHOLAS ELALOUF

Address: 19-20 SHROTON STREET  
NW16 0G LONDON

The Security Agent

CORTLAND TRUSTEES LIMITED

Acting by: .....

Name:

Title: Authorised Signatory

## EXECUTION PAGE TO SECURITY AGREEMENT

### The Chargor

EXECUTED as a DEED by )  
**IWOCA LTD** )  
acting by )

.....

Name:

Title: Director

in the presence of:

Signature of witness: .....

Name: .....

Address: .....

.....

### The Security Agent

**CORTLAND TRUSTEES LIMITED**

Acting by:

.....  


Name: **Juliana Ritchie**  
Authorised Signatory

Title: Authorised Signatory