



Registration of a Charge

Company name: **KEY BIDCO LIMITED**

Company number: **07832465**

Received for Electronic Filing: **04/02/2020**



X8Y4VGM2

Details of Charge

Date of creation: **24/01/2020**

Charge code: **0783 2465 0005**

Persons entitled: **EDWARD SPENCER-CHURCHILL**

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
INSTRUMENT.**

Certified by:

CHRIS LEWIS



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7832465

Charge code: 0783 2465 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 24th January 2020 and created by KEY BIDCO LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th February 2020 .

Given at Companies House, Cardiff on 5th February 2020

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



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

Dated: 24 January 2020

Debenture

between

01 The Companies; and

02 Edward Spencer-Churchill

Certified to be a true copy of the original

Signed Cao Hedge SOLICITOR
CATHERINE GOUVERNE

Dated 04/02/2020

Capital Law
Capital Building
Tyndall Street
Cardiff
CF10 4AZ

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THIS DEED is dated *24 January* 2020

PARTIES

- (1) THE COMPANIES listed in Schedule 1 (each a "Company" together the "Companies");
- (2) EDWARD SPENCER-CHURCHILL 1105 Monte Carlo Sun, 74 Boulevard d'Italie, 98000 Monaco (Chargee).

BACKGROUND

- (A) The Noteholder has agreed to provide loan capital to the Companies in the form of the Loan Notes (as defined in the Secured Investor Loan Note Instrument (as defined below)) which are to be secured by this Deed.
- (B) Under this Deed, the Companies provide security to the Chargee for the Secured Liabilities (defined below).

AGREED TERMS

1 Definitions and interpretation

1.1 Definitions

Terms defined in the Secured Loan Note Instrument shall, unless otherwise defined in this Deed, have the same meaning in this Deed. In addition, the following definitions apply in this Deed:

Administrator: an administrator appointed to manage the affairs, business and property of the Companies pursuant to clause 12.9.

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

Delegate: any person appointed by the Chargee or any Receiver pursuant to clause 177 and any person appointed as attorney of the Chargee, Receiver or Delegate.

Designated Account: any account of each of the Companies nominated by the Chargee as a designated account for the purposes of this Deed.

Environment: 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: all applicable laws, statutes, regulations, secondary legislation, by-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.

Equipment: all present and future equipment, plant, machinery, tools, vehicles, furniture, fittings, installations and apparatus and other tangible moveable property for the time being owned by each Company, including any part of it and all spare parts, replacements, modifications and additions.

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

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

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

Intellectual Property: each Company's present and future patents, trade marks, service marks, trade names, designs, copyrights, inventions, topographical or similar rights, confidential information and know-how and any interest in any of these rights, whether or not registered, including all applications and rights to apply for registration and all fees, royalties and other rights derived from, or incidental to, these rights.

Investments: all present and future certificated stocks, shares, loan capital, securities, bonds and investments (whether or not marketable) for the time being owned (at law or in equity) by each Company, including any including all rights accruing or incidental to those investments from time to time, and, for the avoidance of doubt, including the entire issued share capital of the Company's Subsidiaries from time to time.

LPA 1925: Law of Property Act 1925.

Properties: all freehold properties (whether registered or unregistered) and all commonhold properties, now or in the future (and from time to time) owned by each Company, or in which each Company holds an interest and **Property** means any of them.

Receiver: a receiver, receiver and manager or administrative receiver of any or all of the Secured Assets appointed by the Chargee under clause 15.

Secured Assets: all the assets, property and undertaking for the time being subject to the Security Interests created by, or pursuant to, this Deed.

Secured Investor Loan Note Instrument: the secured investor loan note instrument dated on or around the date of this Deed creating £65,000,000 11% secured investor loan notes 2025 in the Chargor for the provision of loan facilities secured by this Deed as further amended varied or supplemented from time to time.

Secured Liabilities: all present and future monies, obligations and liabilities owed by each Company to the Chargee and the Noteholders under or in connection with the Notes or this Deed (including, without limitation, those arising under clause 24.3.2 of this Deed), and whether actual or contingent and whether owed jointly or severally, as principal or surety or in any other capacity together with all interest (including, without limitation, default interest) accruing in respect of those monies or liabilities.

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

Security Interest: any mortgage, charge (whether fixed or floating, legal or equitable), pledge, lien, assignment by way of security or other security interest securing any obligation of any person, or any other agreement or arrangement having a similar effect.

Security Period: the period starting on the date of this Deed and ending on the date on which the 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.

Subsidiaries: as defined in section 1159 of the Companies Act 2006 and for the purposes only of the membership requirement contained in sections 1159(1)(b) and (c), a company shall be treated as a member of another company even if its shares in that other company are registered in the name of:

1.1.1 another person (or its nominee), by way of security or in connection with the taking of security; or

1.1.2 its nominee.

1.2 Interpretation

In this Deed:

- 1.2.1 reference to a statute, statutory provision or subordinate legislation is a reference to it as it is in force for the time being, taking account of any amendment or re-enactment or extension and includes any former statute, statutory provision or subordinate legislation which it amends or re-enacts;
- 1.2.2 unless the context otherwise requires, a reference to one gender shall include a reference to the other genders;
- 1.2.3 unless the context otherwise requires, words in the singular include the plural and in the plural include the singular;
- 1.2.4 a reference to **continuing** in relation to an Event of Default means an Event of Default which has not been remedied or waived;
- 1.2.5 a reference to **this Deed** (or any provision of it) or any other document shall be construed as a reference to this Deed, that provision or that document as it is in force for the time being and as amended in accordance with its terms or with the agreement of the relevant parties;
- 1.2.6 a reference to a **person** shall include a reference to an individual, firm, company, corporation, partnership, unincorporated body of persons, or any state or any agency of any person;
- 1.2.7 a reference to an **amendment** includes a novation, re-enactment, supplement or variation (and **amended** shall be construed accordingly);
- 1.2.8 a reference to **assets** includes present and future properties, undertakings, revenues, rights and benefits of every description;
- 1.2.9 a reference to an **authorisation** includes an approval, authorisation, consent, exemption, filing, licence, notarisation, registration and resolution;
- 1.2.10 a reference to a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, inter-governmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation;
- 1.2.11 a reference to **determines** or **determined** means, unless the contrary is indicated, a determination made at the discretion of the person making it;
- 1.2.12 a reference to the **Chargee** shall include its successors, permitted transferees and permitted assigns; and
- 1.2.13 clause headings shall not affect the interpretation of this Deed.
- 1.3 If the Chargee reasonably considers that an amount paid by each Company in respect of the Secured Liabilities is capable of being avoided or otherwise set aside on the liquidation or administration of each Company or otherwise, then that amount shall not be considered to have been irrevocably paid for the purposes of this Deed.
- 1.4 A reference in this Deed to a charge or mortgage of or over any Property includes:
 - 1.4.1 all buildings and fixtures and fittings (including trade and tenant's fixtures and fittings) that are situated on or form part of that Property at any time;
 - 1.4.2 the proceeds of the sale of any part of that Property and any other monies paid or payable in respect of or in connection with that Property;
 - 1.4.3 the benefit of any covenants for title given, or entered into, by any predecessor in title of each Company in respect of that Property, and any monies paid or payable in respect of those covenants; and

- 1.4.4 all rights under any licence, agreement for sale or agreement for lease in respect of that Property.
- 1.5 For the purposes of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989, the terms of the Secured Investor Loan Note Instrument and of any side letters between any parties in relation to the Secured Investor Loan Note Instrument are incorporated into this Deed
- 1.6 A third party has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce, or to enjoy the benefit of, any term of this Deed.
- 1.7 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).

2 Covenant to pay

Each Company shall, on demand, pay to the Chargee as agent for itself and the Noteholders and discharge the Secured Liabilities when they become due pursuant to the terms of the Loan Notes and this Deed.

3 Grant of security

- 3.1 As a continuing security for the payment and discharge of the Secured Liabilities pursuant to clause 2 above, each of the Companies with full title guarantee:
- 3.1.1 charges to the Chargee by way of legal mortgage, all of the Properties vested in or charged in the Company together with all buildings and fixtures thereon;
- 3.1.2 by way of fixed charge:
- (a) all Properties acquired by the Company in the future;
 - (b) all present and future interests of the Companies not effectively mortgaged or charged under the preceding provisions of this clause 3 in, or over, freehold property;
 - (c) all present and future rights, licences, guarantees, rents, deposits, contracts, covenants and warranties relating to each Property;
 - (d) all licences, consents and authorisations (statutory or otherwise) held or required in connection with each Company's business or the use of any Secured Asset, and all rights in connection with them;
 - (e) all its present and future goodwill;
 - (f) all its uncalled capital;
 - (g) all the Equipment;
 - (h) all the Intellectual Property;
 - (i) all the Book Debts;
 - (j) all the Investments; and
 - (k) all monies from time to time standing to the credit of its accounts with any bank, financial institution or other person (including each Designated Account);
- 3.1.3 assigns to the Chargee absolutely, subject to a proviso for reassignment on irrevocable discharge in full of the Secured Liabilities all its rights in each Insurance Policy, including all claims, the proceeds of all claims and all returns of premium in connection with each Insurance Policy; and

- 3.1.4 charges to the Chargee, by way of floating charge, all the undertaking, property, assets and rights of the Company at any time not effectively mortgaged, charged or assigned pursuant to clause 3.1 to clause 3.2 inclusive.
- 3.2 Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by clause 3.1.4.
- 3.3 The floating charge created by clause 3.1.4 shall automatically and immediately (without notice) be converted into a fixed charge over the assets subject to that floating charge if:
- 3.3.1 each of the Companies:
- (a) create, or attempt to create, without the prior written consent of the Chargee, a Security Interest or a trust in favour of another person over all or any part of the Secured Assets (except as expressly permitted by the terms of this Deed or the Loan Notes); or
 - (b) dispose, or attempts to dispose of, all or any part of the Secured Assets (other than Secured Assets that are only subject to the floating charge while it remains uncrystallised);
- 3.3.2 any person levies (or attempts to levy) any distress, attachment, execution or other process against all or any part of the Secured Assets; or
- 3.3.3 a resolution is passed or an order is made for the winding-up, dissolution, administration or re-organisation of each of the Companies.
- 3.4 The Chargee may, in its sole discretion, by written notice to each of the Companies, 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:
- 3.4.1 an Event of Default occurs and is continuing; or
- 3.4.2 the Chargee 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.
- 3.5 Any asset acquired by each of the Companies 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 each of the Companies in writing) be charged to the Chargee by way of fixed charge.

4 Liability of the Companies

- 4.1 Each Company's liability under this Deed in respect of any of the Secured Liabilities shall not be discharged, prejudiced or affected by:
- 4.1.1 any security, guarantee, indemnity, remedy or other right held by, or available to, the Chargee that is, or becomes, wholly or partially illegal, void or unenforceable on any ground;
- 4.1.2 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 (including, without limitation, each Company); or
- 4.1.3 any other act or omission that, but for this clause 4.1, might have discharged, or otherwise prejudiced or affected, the liability of each Company.
- 4.2 Each of the Companies 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 each of the Companies.

5 Representations and warranties

- 5.1 Each Company makes the representations and warranties set out in this clause 5 to the Chargee.
- 5.2 Each of the Companies are the legal and beneficial owner of the Secured Assets.
- 5.3 The Secured Assets are free from any Security Interest other than the Security Interests created by this Deed.
- 5.4 None of the Companies have received, or acknowledged notice of, any adverse claim by any person in respect of the Secured Assets or any interest in them.
- 5.5 There are no covenants, agreements, reservations, conditions, interests, rights or other matters whatsoever that materially and adversely affect the Secured Assets.
- 5.6 There is no breach of any law or regulation by any Company that materially and adversely affects the Secured Assets.
- 5.7 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.
- 5.8 As far as each of the Companies are aware, having made all diligent enquiries, nothing has arisen, has been created or is subsisting, that would be an overriding interest in any Property.
- 5.9 There is no prohibition on assignment in any Insurance Policy and the entry into this Deed by each of the Companies does not, and will not, constitute a breach of any Insurance Policy or any other agreement or instrument binding on each of the Companies or its assets.
- 5.10 Each Company has, at all times, complied in all material respects with all applicable Environmental Law.
- 5.11 Subject to certain legal reservations and principles of law, this Deed constitutes and will constitute the legal, valid, binding and enforceable obligations of each Company, and is and will continue to be effective security over all and every part of the Secured Assets in accordance with its terms.
- 5.12 The representations and warranties set out in clauses 5.2 to 5.11 inclusive are made by each of the Companies on the date of this Deed and the representations and warranties contained in clauses 5.2 to 5.11 are deemed to be repeated on each day of the Security Period with reference to the facts and circumstances existing at the time of repetition.

6 General covenants

- 6.1 Each Company shall not at any time, except with the prior written consent of the Chargee:
 - 6.1.1 create, purport to create or permit to subsist any Security Interest on, or in relation to, any Secured Asset other than any Security Interest created by this Deed;
 - 6.1.2 sell, assign, transfer, part with possession of, or otherwise dispose of in any manner (or purport to do so), all or any part of, or any interest in, the Secured Assets (except, in the ordinary course of business, Secured Assets that are only subject to an uncrystallised floating charge); or
 - 6.1.3 create or grant (or purport to create or grant) any interest in the Secured Assets in favour of a third party.
- 6.2 Each Company shall not do, or permit to be done, any act or thing that would or might depreciate, jeopardise or otherwise prejudice the security held by the Chargee, or materially diminish the value of any of the Secured Assets or the effectiveness of the security created by this Deed.
- 6.3 Compliance with laws and regulations

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- 6.3.1 Each 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.
- 6.3.2 Where to not do so in the opinion of the Chargee (acting reasonably) might depreciate, jeopardise or otherwise prejudice the security held by the Chargee, or materially diminish the value of any of the Security Assets or the effectiveness and/or enforceability of the security created by this Deed, each Company shall:
- (a) comply with the requirements of any law and regulation relating to or affecting the Secured Assets or the use of it or any part of them;
 - (b) obtain, and promptly renew from time to time, and comply with the terms of all authorisations that are required in connection with the Secured Assets or their use or that are necessary to preserve, maintain or renew any Secured Asset; and
 - (c) promptly effect any maintenance, modifications, alterations or repairs that are required by any law or regulation to be effected on or in connection with the Secured Assets.
- 6.4 Each Company shall use all reasonable endeavours to:
- 6.4.1 procure the prompt observance and performance of the covenants and other obligations imposed on each of the Companies counterparties (including each insurer in respect of an Insurance Policy); where to not do so in the opinion of the Chargee (acting reasonably) might depreciate, jeopardise or otherwise prejudice the security held by the Chargee or materially diminish the value of any of the Secured Assets or the effectiveness and/or enforceability of the security created by this Deed; and
 - 6.4.2 enforce any rights and institute, continue or defend any proceedings relating to any of the Secured Assets which the Chargee may reasonably require from time to time.
- 6.5 Each Company shall, promptly on becoming aware of any of the same, give the Chargee notice in writing of:
- 6.5.1 any representation or warranty set out in this Deed that is incorrect or misleading in any material respect when made or deemed to be repeated; and
 - 6.5.2 any breach of any covenant set out in this Deed.
- 6.6 Each Company shall, as so required by the Chargee, deposit with the Chargee and the Chargee shall, for the duration of this Deed be entitled to hold:
- 6.6.1 all deeds and documents of title relating to the Secured Assets that are in the possession or control of each of the Companies (and if these are not within the possession or control of each of the Companies, each Company undertakes to obtain possession of all these deeds and documents of title);
 - 6.6.2 all Insurance Policies and any other insurance policies relating to any of the Secured Assets that each of the Companies are entitled to possess; and
 - 6.6.3 all deeds and documents of title (if any) relating to the Book Debts as the Chargee may specify from time to time.
- 6.7 Insurance
- 6.7.1 Each Company shall insure and keep insured the Secured Assets against:
- (a) loss or damage by fire or terrorist acts;
 - (b) other risks, perils and contingencies that would be insured against by reasonably prudent persons carrying on the same class of business as each of the Companies; and
 - (c) any other risk, perils and contingencies as the Chargee may reasonably require.

Any such insurance must be with an insurance company or underwriters, and on such terms, as are reasonably acceptable to the Chargee, and must be for not less than the replacement value of the Secured Assets.

- 6.7.2 Each Company shall, if requested by the Chargee, produce to the Chargee the policy, certificate or cover note relating to the insurance required by clause 6.7.1.
- 6.7.3 Each Company shall, if requested by the Chargee, procure that a note of the Chargee's interest is endorsed upon each insurance policy maintained by it or any person on its behalf in accordance with clause 6.7.1 and that the terms of each insurance policy require the insurer not to invalidate the policy as against the Chargee by reason of the act or default of any other joint or named insured and not to cancel it without giving at least 30 days' prior written notice to the Chargee.
- 6.8 Each Company shall:
 - 6.8.1 promptly pay all premiums in respect of each insurance policy maintained by it in accordance with clause 6.7.1 and do all other things necessary to keep that policy in full force and effect; and
 - 6.8.2 (if the Chargee so requires) produce to, or deposit with, the Chargee the receipts for all premiums and other payments necessary for effecting and keeping up each insurance policy maintained by it in accordance with clause 6.7.1.
- 6.9 Each Company shall not do or omit to do, or permit to be done or omitted, any act or thing that may invalidate or otherwise prejudice any insurance policy maintained by it in accordance with clause 6.7.1.
- 6.10 All monies received or receivable by each of the Companies under any insurance policy maintained by it in accordance with clause 6.7.1 (including all monies received or receivable by it under any Insurance Policy) at any time (whether or not the security constituted by this Deed has become enforceable) shall:
 - 6.10.1 immediately be paid into a Designated Account;
 - 6.10.2 if they are not paid directly to the Chargee by the insurers, be held by each Company as trustee of the same for the benefit of the Chargee (and each Company shall account for them to the Chargee); and
 - 6.10.3 be applied in making good or recouping expenditure in respect of the loss or damage for which those monies are received or, after the security constituted by this Deed has become enforceable and if the Chargee so directs, in or towards discharge or reduction of the Secured Liabilities.
- 6.11 Each Company shall immediately on the execution of this Deed (or, if later, the date of acquisition of the relevant Secured Asset):
 - 6.11.1 give notice to each insurer that it has assigned its rights and interest in and under each Insurance Policy under clause 3.1.3 and shall use reasonable endeavours to procure that each addressee of any such notice promptly provides within five Business Days to the Chargee an acknowledgement of the notice of the Chargee's interest;
 - 6.11.2 give notice to any bank, financial institution or other person (excluding the Chargee) with whom it has an account that it has charged to the Chargee its rights and interests under that account under clause 3.1.2(k) and shall use reasonable endeavours to procure that each addressee of any such notice promptly provides within five (5) Business Days to the Chargee an acknowledgement of the notice of the Chargee's interest.

Each Company shall obtain the Chargee's prior approval of the form of any notice or acknowledgement to be used under this clause 6.11.

- 6.12 Each Company shall:

- 6.12.1 give the Chargee such information concerning the location, condition, use and operation of the Secured Assets as the Chargee may require;
 - 6.12.2 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
 - 6.12.3 promptly notify the Chargee in writing of any action, claim or demand made by or against it in connection with any Secured Asset or of any fact, matter or circumstance which may, with the passage of time, give rise to such an action, claim or demand, together with, in each case, each Company's proposals for settling, liquidating, compounding or contesting any such action, claim or demand and shall, subject to the Chargee's prior approval, implement those proposals at its own expense.
- 6.13 Each Company shall promptly pay all taxes, fees, licence duties, registration charges, insurance premiums and other outgoings in respect of the Secured Assets and, on demand, produce evidence of payment to the Chargee.
- 6.14 Appointment of accountants
- 6.14.1 Each Company shall:
 - (a) 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 each of the Companies and those of its subsidiaries and report to the Chargee; and
 - (b) co-operate fully with any accountants so appointed and immediately provide those accountants with all information requested.
 - 6.14.2 Each Company authorises the Chargee to make an appointment as it shall think fit at any time, without further authority from each Company. In every case, each Company shall pay, or reimburse the Chargee for, the fees and expenses of those accountants.
- 6.15 Each Company waives any present or future right of set-off it may have in respect of the Secured Liabilities (including sums payable by each of the Companies under this Deed).
- 7 Property covenants**
- 7.1 Each Company shall keep all buildings and all fixtures on each Property in good and substantial repair and condition.
 - 7.2 Each Company shall not, without the prior written consent of the Chargee:
 - 7.2.1 pull down or remove the whole, or any part of, any building forming part of any Property or permit the same to occur;
 - 7.2.2 make or permit any material alterations to any Property, or sever or remove, or permit to be severed or removed, any of its fixtures; or
 - 7.2.3 remove or make any material alterations to any of the Equipment belonging to, or in use by, each of the Companies on any Property (except to effect necessary repairs or replace them with new or improved models or substitutes).
 - 7.3 Each Company shall carry on its trade and business on those parts (if any) of the 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 Each Company shall:
 - 7.4.1 give full particulars to the Chargee of any notice, order, direction, designation, resolution or proposal given or made by any planning authority or other public body or authority (**Planning Notice**) that specifically applies to any Property, or to the locality

in which it is situated, within seven (7) days after becoming aware of the relevant Planning Notice; and

- 7.4.2 (if the Chargee so requires) immediately, and at the cost of each of the Companies, take all reasonable and necessary steps to comply with any Planning Notice, and make, or join with the Chargee in making, any objections or representations in respect of that Planning Notice that the Chargee may desire.
- 7.5 Each Company shall:
 - 7.5.1 observe and perform all covenants, stipulations and conditions to which each Property, or the use of it, is or may be subjected, and (if the Chargee so requires) produce evidence sufficient to satisfy the Chargee that those covenants, stipulations and conditions have been observed and performed; and
 - 7.5.2 diligently enforce all covenants, stipulations and conditions benefiting each Property and shall not (and shall not agree to) waive release or vary any of the same.
- 7.6 Each Company shall pay (or procure payment of the same) when due all charges, rates, taxes, duties, assessments and other outgoings relating to or imposed on each Property or on its occupier.
- 7.7 Each Company shall not, without the prior written consent of the Chargee:
 - 7.7.1 grant, or agree to grant, any licence or tenancy affecting the whole or any part of any Property, or exercise, or agree to exercise, the statutory powers of leasing or of accepting surrenders under sections 99 or 100 of the Law of Property Act 1925; or
 - 7.7.2 in any other way dispose of, surrender or create, or agree to dispose of surrender or create, any legal or equitable estate or interest in the whole or any part of any Property.
- 7.8 If the title to any Property is not registered at the Land Registry, each of the Companies shall procure that no person (other than itself) shall be registered under the Land Registration Acts 1925 to 2002 as proprietor of all or any part of any Property without the prior written consent of the Chargee. Each Company shall be liable for the costs and expenses of the Chargee in lodging cautions against the registration of the title to the whole or any part of any Property from time to time.
- 7.9 Each Company shall not, without the prior written consent of the Chargee:
 - 7.9.1 make or, insofar as it is able, permit others to make any application for planning permission or development consent in respect of the Property; or
 - 7.9.2 carry out, or permit, or suffer to be carried out on any Property any development as defined in the Town and Country Planning Act 1990 and the Planning Act 2008, or change or permit or suffer to be changed the use of any Property.
- 7.10 Each Company shall:
 - 7.10.1 comply with all the requirements of Environmental Law both in the conduct of its general business and in the management, possession or occupation of each Property; and
 - 7.10.2 obtain and comply with all authorisations, permits and other types of licences necessary under Environmental Law.
- 7.11 Each 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 Property, or create or permit to arise any overriding interest, easement or right whatever in or over the whole or any part of any Property.
- 7.12 Each 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 Property without the prior written consent of the Chargee.

- 7.13 Each Company shall permit the Chargee, any Receiver and any person appointed by either of them to enter on and inspect any Property on reasonable prior notice.
- 7.14 Each Company shall inform the Chargee promptly of any acquisition by any of the Companies, or contract made by any of the Companies to acquire, any freehold or other interest in any property.
- 7.15 Each Company shall not, without the prior written consent of the Chargee:
- 7.15.1 exercise any VAT option to tax in relation to any Property; or
- 7.15.2 revoke any VAT option to tax exercised, and disclosed to the Chargee, before the date of this Deed.
- 7.16 Each 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 Property:

"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 [DATE] in favour of Edward Spencer-Churchill referred to in the charges register."

8 Investments covenants

8.1 Deposit of title documents

8.1.1 Each Company shall:

- (a) on the execution of this Deed, deposit with the Chargee all stock or share certificates and other documents of title or evidence of ownership relating to any Investments owned by each of the Companies at that time; and
- (b) on the purchase or acquisition by it of Investments after the date of this Deed, deposit with the Chargee all stock or share certificates and other documents of title or evidence of ownership relating to those Investments.

8.1.2 At the same time as depositing documents with the Chargee in accordance with clause 8.1.1(a) or clause 8.1.1(b), each of the Companies shall also deposit with the Chargee:

- (a) all stock transfers forms relating to the relevant Investments duly completed and executed by or on behalf of each of the Companies, but with the name of the transferee, the consideration and the date left blank; and
- (b) any other documents (in each case duly completed and executed by or on behalf of each of the Companies) that the Chargee may request in order 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 each Company, complete and present those stock transfer forms and other documents to the issuer of the Investments for registration.

8.2 Nominations

- 8.2.1 Each 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) in respect of any Investments and, pending that termination, procure that any person so nominated:

- (a) does not exercise any rights in respect of any Investments without the prior written approval of the Chargee; and
- (b) 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.

4.1.1 Each 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 Additional registration obligations

Each Company shall:

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

8.4 Dividends and voting rights before enforcement

- 8.4.1 Before the security constituted by this Deed becomes enforceable, each 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 each of the Companies and will pay them to each of the Companies promptly on request.
- 8.4.2 Before the security constituted by this Deed becomes enforceable, each 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:
 - (a) it shall not do so in any way that would breach any provision of the Secured Investor Loan Note Instrument or this Deed or for any purpose inconsistent with the Loan Notes or this Deed; and
 - (b) the exercise of, or the failure to exercise, those voting rights or other rights and powers would not, in the Chargee's opinion, have an adverse effect on the value of the Investments or otherwise prejudice the Chargee's security under this Deed.
- 8.4.3 Each 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 each of the Companies.
- 8.4.4 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 considers prejudicial to, or 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:

- 8.5.1 all dividends and other distributions paid in respect of the Investments and received by each of the Companies shall be held by each Company on trust for the Chargee and immediately paid into a Designated Account or, if received by the Chargee, shall be retained by the Chargee; and

- 8.5.2 all voting and other rights and powers attaching to the Investments shall be exercised by, or at the direction of, the Chargee and each 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

Each 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. Each 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

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

- 8.7.1 the memorandum or articles of association, or any other constitutional documents, of each of the Companies or of any of the Company's Subsidiaries; or
- 8.7.2 the rights or liabilities attaching to any of the Investments.

8.8 Preservation of Investments

Each 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 that is not a public company shall not:

- 8.8.1 consolidate or subdivide any of its Investments, or reduce or re-organise its share capital in any way;
- 8.8.2 issue any new shares or stock; or
- 8.8.3 refuse to register any transfer of any of its Investments that may be lodged for registration by, or on behalf of, the Chargee or any Company in accordance with this Deed.

8.9 Investments information

Each 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.

9 **Equipment covenants**

9.1 Each Company shall:

- 9.1.1 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;
- 9.1.2 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
- 9.1.3 not permit any Equipment to be:
- (a) used or handled other than by properly qualified and trained persons; or
 - (b) overloaded or used for any purpose for which it is not designed or reasonably suitable.

- 9.2 Each 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 Each Company:

- 9.3.1 shall, if so requested by the Chargee, 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 [DATE] in favour of [CHARGEE]."

- 9.3.2 shall not, and shall not permit any person to, conceal, obscure, alter or remove any plate affixed in accordance with clause 9.3.1

10 Book Debts covenants

Each Company shall not (except with the prior written consent of the Chargee) release, exchange, compound, set-off, grant time or indulgence in respect of, or in any other manner deal with, all or any of the Book Debts.

11 Intellectual Property covenants

- 11.1 Each 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.
- 11.2 Each Company shall use all reasonable efforts to register applications for the registration of any Intellectual Property, and shall keep the Chargee informed of all matters relating to each such registration.
- 11.3 Each Company shall not permit any Intellectual Property to be abandoned, cancelled or to lapse.

12 Powers of the Chargee

12.1 Power to remedy

- 12.1.1 The Chargee shall be entitled (but shall not be obliged) to remedy, at any time, a breach by any of the Companies of any of its obligations contained in this Deed.
- 12.1.2 Each Company irrevocably authorises the Chargee and its agents to do all things that are necessary or desirable for that purpose.
- 12.1.3 Any monies expended by the Chargee in remedying a breach by each Company of its obligations contained in this Deed shall be reimbursed by each Company to the Chargee on a full indemnity basis and shall carry interest in accordance with clause 19.1.

12.2 Exercise of rights

The rights of the Chargee under clause 12.1 are without prejudice to any other rights of the Chargee under this Deed. The exercise of any rights of the Chargee under this Deed shall not make the Chargee liable to account as a mortgagee in possession.

12.3 Power to dispose of chattels

- 12.3.1 At any time after the security constituted by this Deed has become enforceable, the Chargee or any Receiver may, as agent for the each of the Companies, dispose of any chattels or produce found on any Property.
- 12.3.2 Without prejudice to any obligation to account for the proceeds of any disposal made under clause 12.3.1, each Company shall indemnify the Chargee and any Receiver against any liability arising from any disposal made under clause 12.3.1.

12.4 Chargee has Receiver's powers

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

12.5 Conversion of currency

- 12.5.1 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 12.5) from their existing currencies of denomination into any other currencies of denomination that the Chargee may think fit.
- 12.5.2 Any such conversion shall be effected at the Bank of England's then prevailing spot selling rate of exchange for such other currency against the existing currency.
- 12.5.3 Each reference in this clause 12.5 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.

12.6 New accounts

- 12.6.1 If the Chargee receives, or is deemed to have received, notice of any subsequent Security Interest, or other interest, affecting all or part of the Secured Assets, the Chargee may open a new account for each Company in the Chargee's books. Without prejudice to the Chargee's right to combine accounts, no money paid to the credit of each Company in any such new account shall be appropriated towards, or have the effect of discharging, any part of the Secured Liabilities.
- 12.6.2 If the Chargee does not open a new account immediately on receipt of the notice, or deemed notice, under clause 12.6.1, then, unless the Chargee gives express written notice to the contrary to each of the Companies, all payments made by each Company to the Chargee shall be treated as having been credited to a new account of each Company and not as having been applied in reduction of the Secured Liabilities, as from the time of receipt of the relevant notice by the Chargee.

12.7 Chargee's set-off rights

If the Chargee has more than one account for each of the Companies in its books, the Chargee may at any time after:

- 12.7.1 the security constituted by this Deed has become enforceable; or
- 12.7.2 the Chargee has received, or is deemed to have received, notice of any subsequent Security Interest or other interest affecting all or any part of the Secured Assets,

transfer, without prior notice, all or any part of the balance standing to the credit of any account to any other account that may be in debit. After making any such transfer, the Chargee shall notify each Company of that transfer.

12.8 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 each 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 each Company for the Secured Liabilities.

12.9 Appointment of an Administrator

- 12.9.1 The Chargee may, without notice to each of the Companies, appoint any one or more persons to be an Administrator of each Company pursuant to Paragraph 14 of Schedule

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

12.9.2 Any appointment under this clause 12.9 shall:

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

12.9.3 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 12.9 appoint a replacement for any Administrator who has died, resigned, been removed or who has vacated office upon ceasing to be qualified.

13 When security becomes enforceable

13.1 The security constituted by this Deed shall be immediately enforceable if an Event of Default occurs which is continuing.

13.2 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.

14 Enforcement of security

14.1 Enforcement powers

14.1.1 The power of sale and other powers conferred by section 101 of the LPA 1925 (as varied or extended by this Deed) shall, as between the Chargee and a purchaser from the Chargee, arise on and be exercisable at any time after the execution of this Deed, but the Chargee shall not exercise such power of sale or other powers until the security constituted by this Deed has become enforceable under clause 12.1.

14.1.2 Section 103 of the LPA 1925 does not apply to the security constituted by this Deed.

14.2 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 each of the Companies, to:

- 14.2.1 grant a lease or agreement to lease;
- 14.2.2 accept surrenders of leases; or
- 14.2.3 grant any option of the whole or any part of the Secured Assets with whatever rights relating to other parts of it,

whether or not at a premium and containing such covenants on the part of each of the Companies, 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.

14.3 Access on enforcement

14.3.1 At any time after the Chargee has demanded payment of the Secured Liabilities when due and payment is not made or if any Company defaults in the performance of its obligations under this Deed, each 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 each Company for, or by any reason of, that entry.

14.3.2 At all times, each Company must use its best endeavours to allow the Chargee or its Receiver access to any premises for the purpose of clause 14.3.1 (including obtaining any necessary consents or permits of other persons) and ensure that its employees and officers do the same.

14.4 At any time after the security constituted by this Deed has become enforceable, or after any powers conferred by any Security Interest having priority to this Deed shall have become exercisable, the Chargee may:

14.4.1 redeem that or any other prior Security Interest;

14.4.2 procure the transfer of that Security Interest to it; and

14.4.3 settle and pass any account of the holder of any prior Security Interest.

Any accounts so settled and passed shall be, in the absence of any manifest error, conclusive and binding on each of the Companies. All monies paid by the Chargee to an encumbrancer in settlement of any of those accounts shall, as from its payment by the Chargee, be due from each Company to the Chargee on current account and shall bear interest at the default rate of interest specified in the Secured Investor Loan Note Instrument and be secured as part of the Secured Liabilities.

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

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

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

14.5.3 how any money paid to the Chargee, any Receiver or any Delegate is to be applied.

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

14.7 Neither the Chargee, any Receiver, any Delegate nor any Administrator shall be liable 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 neglect or default of any nature in connection with, all or any of the Secured Assets for which a mortgagee in possession might be liable as such.

14.8 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, every Receiver and Delegate may do so for any consideration, in any manner and on any terms that it or he thinks fit.

14.9 Right of appropriation

14.9.1 To the extent that:

(a) the Secured Assets constitute Financial Collateral; and

(b) this Deed and the obligations of each of the Companies 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.

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

14.9.3 Each Company agrees that the methods of valuation provided for in this clause are commercially reasonable for the purposes of the Financial Collateral Regulations.

15 Receiver

15.1 At any time after the security constituted by this Deed has become enforceable, or at the request of each of the Companies, 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.

15.2 The Chargee may, without further notice (subject to section 45 of the Insolvency Act 1986), 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.

15.3 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, which shall be due and payable immediately on its being paid by the Chargee.

15.4 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.

15.5 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.

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

16 Powers of Receiver

16.1 General

16.1.1 Any Receiver appointed by the Chargee under this Deed shall, in addition to the powers conferred on him by statute, have the powers set out in clause 16.2 to clause 16.23.

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

16.1.3 Any exercise by a Receiver of any of the powers given by clause 16 may be on behalf of any Company, the directors of that Company (in the case of the power contained in clause 16.16) or himself.

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

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- 16.3 A Receiver may grant, or accept surrenders of, any leases or tenancies affecting any Property and may grant any other interest or right over any Property on any terms, and subject to any conditions, that he thinks fit.
- 16.4 A Receiver may provide services and employ, or engage any managers, officers, servants, contractors, workmen, agents, other personnel and professional advisers on any terms, and subject to any conditions, that he thinks fit. A Receiver may discharge any such person or any such person appointed by any Company.
- 16.5 A Receiver may make, exercise or revoke any value added tax option to tax as he thinks fit.
- 16.6 A Receiver may charge and receive any sum by way of remuneration (in addition to all costs, charges and expenses incurred by him) that the Chargee may prescribe or agree with him.
- 16.7 A Receiver may collect and get in the Secured Assets or any part of them in respect of which he is appointed, and make any demands and take any proceedings as may seem expedient for that purpose, and take possession of the Secured Assets with like rights.
- 16.8 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 each of the Companies.
- 16.9 A Receiver may sell, exchange, convert into money and realise all or any of the Secured Assets in respect of which he is appointed in any manner (including, without limitation, by public auction or private sale) and generally on any terms and conditions as he thinks fit. Any sale may be for any consideration that the Receiver thinks fit and a Receiver may promote, or concur in promoting, a company to purchase the Secured Assets to be sold.
- 16.10 A Receiver may sever and sell separately any fixtures or fittings from any Property without the consent of each of the Companies.
- 16.11 A Receiver may sell and assign all or any of the Book Debts in respect of which he is appointed in any manner, and generally on any terms and conditions, that he thinks fit.
- 16.12 A Receiver may give valid receipt for all monies and execute all assurances and things that may be proper or desirable for realising any of the Secured Assets.
- 16.13 A Receiver may make any arrangement, settlement or compromise between each Company and any other person that he may think expedient.
- 16.14 A Receiver may bring, prosecute, enforce, defend and abandon all actions, suits and proceedings in relation to any of the Secured Assets as he thinks fit.
- 16.15 A Receiver may make substitutions of, or improvements to, the Equipment as he may think expedient.
- 16.16 A Receiver may make calls conditionally or unconditionally on the members of each 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 each Company on its directors in respect of calls authorised to be made by them.
- 16.17 A Receiver may, if he thinks fit, but without prejudice to the indemnity in clause 19, 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 each Company under this Deed.
- 16.18 A Receiver may exercise all powers provided for in the LPA 1925 in the same way as if he had been duly appointed under the LPA 1925, and exercise all powers provided for an administrative receiver in Schedule 1 to the Insolvency Act 1986.
- 16.19 A Receiver may, for any of the purposes authorised by this clause 16, raise money by borrowing from the Chargee (or from any other person) either unsecured or on the security of all or any of the Secured Assets in respect of which he is appointed on any terms that he thinks fit (including, if the Chargee consents, terms under which that security ranks in priority to this Deed).

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

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

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

16.23 A Receiver may do any other acts and things:

16.23.1 that he may consider desirable or necessary for realising any of the Secured Assets;

16.23.2 that he 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; and

16.23.3 that he lawfully may or can do as agent for each Company.

17 Delegation

17.1 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 21.1).

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

17.3 Neither the Chargee nor any Receiver shall be in any way liable or responsible to each of the Companies for any loss or liability arising from any act, default, omission or misconduct on the part of any Delegate, save for wilful default, gross misconduct or gross negligence.

18 Application of proceeds

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

18.1.1 in or towards payment of or provision for all costs, 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;

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

18.1.3 in payment of the surplus (if any) to each Company or other person entitled to it.

18.2 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.

18.3 All monies received by the Chargee, a Receiver or a Delegate under this Deed:

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

18.3.2 shall bear interest, if any, at the rate agreed in writing between the Chargee and each of the Companies; and

18.3.3 may be held in that account for so long as the Chargee, Receiver or Delegate reasonably considers to be necessary.

19 Costs and indemnity

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

19.1.1 this Deed or the Secured Assets;

19.1.2 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;

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

19.2 Each Company shall indemnify the Chargee, each Receiver and each Delegate, and their respective employees and agents, on a full indemnity basis against any cost, charge, expense, tax, loss, liability or damage incurred by any of them as a result of:

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

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

19.2.3 any default or delay by any of the Companies in performing any of its obligations under this Deed.

Any past or present employee or agent may enforce the terms of this clause 20.2 subject to and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

19.3 Clause 19.2 shall not apply where the cost, charge, expense, tax, loss, liability or damage arose as a result of the gross negligence or wilful misconduct of the relevant Chargee, Receiver and/or Delegate.

20 Further assurance

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

20.1.1 creating, perfecting or protecting the security intended to be created by this Deed;

20.1.2 facilitating the realisation of any Secured Asset; or

20.1.3 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 (if the Chargee or Receiver thinks it expedient) the execution of any transfer, conveyance, assignment or assurance of all or any of the assets forming part of (or intended to form part of) the Secured Assets (whether to the Chargee or to its nominee) and the giving of any notice, order or direction and the making of any registration.

21 Power of attorney

21.1 By way of security, each Company irrevocably appoints the Chargee, every Receiver and every Delegate separately to be the attorney of each 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:

- 21.1.1 each Company is required to execute and do under this Deed but which it has failed to do; or
 - 21.1.2 any attorney deems necessary 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.
- 21.2 Each 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 21.1.

22 Release

Subject to clause 25.3, on the expiry of the Security Period (but not otherwise), the Chargee shall, at the request and cost of each of the Companies, take whatever action is necessary to:

- 22.1.1 release the Secured Assets from the security constituted by this Deed; and
- 22.1.2 reassign the Secured Assets to each Company.

23 Assignment and transfer

23.1 Assignment by Chargee

- 23.1.1 At any time, without the consent of each of the Companies, the Chargee may assign or transfer the whole or any part of the Chargee's rights and/or obligations under this Deed to any person to the extent permitted by the Secured Investor Loan Note Instrument.
- 23.1.2 The Chargee may disclose to any actual or proposed assignee or transferee any information about each Company, the Secured Assets and this Deed that the Chargee reasonably considers appropriate.

23.2 Assignment by the Companies

Each Company may not assign any of its rights, or transfer any of its obligations, under this Deed, or enter into any transaction that would result in any of those rights or obligations passing to another person.

24 Further provisions

- 24.1 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.
- 24.2 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.
- 24.3 Any release, discharge or settlement between the Companies 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 pursuant to any law relating to insolvency, bankruptcy, winding-up, administration, receivership or otherwise. Despite any such release, discharge or settlement:
 - 24.3.1 the Chargee or its nominee may retain this Deed and the security created by or pursuant to it, including all certificates and documents relating to the whole or any part of the Secured Assets, for any period that the Chargee deems necessary to provide the Chargee with security against any such avoidance, reduction or order for refund; and
 - 24.3.2 the Chargee may recover the value or amount of such security or payment from each Company subsequently as if the release, discharge or settlement had not occurred.

- 24.4 A certificate or determination by the Chargee as to any amount for the time being due to it from each Company under this Deed and/or under the Loan Notes shall be, in the absence of any manifest error, conclusive evidence of the amount due.
- 24.5 The rights and remedies of the Chargee conferred by this Deed are cumulative, may be exercised as often as the Chargee considers appropriate, and are in addition to its rights and remedies under the general law.
- 24.6 Any waiver or variation of any right or remedy by the Chargee (whether arising under this Deed or under the general law), or any consent given under this Deed, is only be effective if it is in writing and signed by the waiving, varying or consenting party, and applies only in the circumstances for which it was given, and shall not prevent the party giving it from subsequently relying on the relevant provision.
- 24.7 No act or course of conduct or negotiation by, or on behalf of, the Chargee shall, in any way, preclude the Chargee from exercising any right or remedy under this Deed or constitute a suspension or variation of any such right or remedy.
- 24.8 No delay or failure to exercise any right or remedy under this Deed shall operate as a waiver of that right or remedy or constitute an election to affirm this Deed. No election to affirm this Deed on the part of the Chargee shall be effective unless it is in writing.
- 24.9 No single or partial exercise of any right or remedy under this Deed shall prevent any further or other exercise of that right or remedy, or the exercise of any other right or remedy under this Deed.
- 24.10 The restriction on the right of consolidation contained in section 93 of the LPA 1925 shall not apply to this Deed.
- 24.11 The invalidity, unenforceability or illegality of any provision (or part of a provision) of this Deed under the laws of any jurisdiction shall not affect the validity, enforceability or legality of the other provisions. If any invalid, unenforceable or illegal provision would be valid, enforceable or legal if some part of it were deleted, the provision shall apply with any modification necessary to give effect to the commercial intention of the parties.
- 24.12 This Deed may be executed and delivered in any number of counterparts, each of which is an original and which together have the same effect as if each party had signed the same document.

25 Notices

- 25.1 Each notice or other communication required to be given under, or in connection with, this Deed shall be:

25.1.1 in writing, delivered personally or sent by pre-paid first-class letter; and

25.1.2 sent:

- (a) to each of the Companies at:
Address: the registered address of the Company
Attention: the directors of the Company
- (b) to the Chargee at:
Address: 2nd Floor, 7 Portman Mews, London, W1H 6AY
Attention: Edward Spencer-Churchill 1105 Monte Carlo Sun, 74 Boulevard d'Italie,
98000 Monaco

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

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

25.2.1 if given by hand, at the time of actual delivery; and

25.2.2 if posted, on the second Business Day after the day it was sent by pre-paid first-class post.

A notice or other communication given as described in clause **Error! Reference source not found.** or clause 25.2.1 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.

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

26 Governing law and jurisdiction

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

26.2 The parties to this Deed irrevocably agree that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim that arises out of, or in connection with, this Deed or its subject matter or formation (including non-contractual disputes or claims). Nothing in this clause shall limit the right of the Chargee to take proceedings against each of the Companies 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 that other jurisdiction.

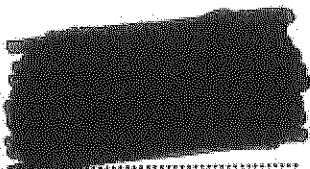
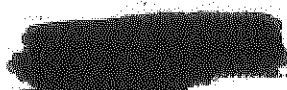
26.3 Each Company irrevocably consents to any process in any proceedings under clause 27.2 being served on it in accordance with the provisions of this Deed relating to service of notices. Nothing contained in this Deed shall affect the right to serve process in any other manner permitted by law.

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

Schedule 1 — The Companies

Company	Registered Number	Registered address
Key Topco Limited	07882080	Elmbrook House, 18-19 Station Road, Sunbury-On-Thames, Surrey, England, TW16 6SU
Key Bidco Limited	07832465	Elmbrook House, 18-19 Station Road, Sunbury-On-Thames, Surrey, England, TW16 6SU
Key Midco Limited	07882099	Elmbrook House, 18-19 Station Road, Sunbury-On-Thames, Surrey, England, TW16 6SU
Complete Cover Group Limited	03578103	Elmbrook House, 18-19 Station Road, Sunbury-On-Thames, Surrey, England, TW16 6SU
Hyperformance Limited	03758951	Elmbrook House, 18-19 Station Road, Sunbury-On-Thames, Surrey, England, TW16 6SU
The A & A Group Limited	10066909	Elmbrook House, 18-19 Station Road, Sunbury-On-Thames, Surrey, England, TW16 6SU
Key Claims and Administration Services Limited	09959613	15-17 Mount Ephraim Road, Tunbridge Wells, Kent, TN1 1EN

EXECUTED and DELIVERED as a DEED by)
KEY TOPCO LIMITED)
acting by a director in the presence of:)


DirectorWitness signature: 

Witness name:

Address:

Occupation:

SARAH-JANE HAYWOOD

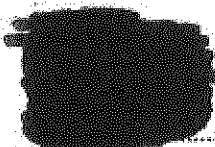
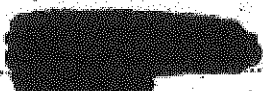
24 BROADFIELDS

EAST MOLESEY

KT8 0BW

PERSONAL ASSISTANT

EXECUTED and DELIVERED as a DEED by)
KEY BIDCO LIMITED)
acting by a director in the presence of:)


DirectorWitness signature: 

Witness name:

Address:

Occupation:

SARAH-JANE HAYWOOD

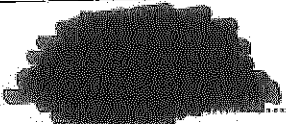
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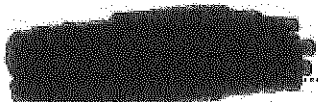
EAST MOLESEY

KT8 0BW

PERSONAL ASSISTANT

EXECUTED and DELIVERED as a DEED by)
KEY MIDCO LIMITED)
acting by a director in the presence of:)


Director

Witness signature: 

Witness name: SARAH JANE HAYWOOD

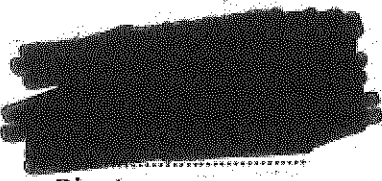
Address: 24 BROADFIELDS

EAST MOLESEY

KTB OBW

Occupation: PERSONAL ASSISTANT

EXECUTED and DELIVERED as a DEED by)
COMPLETE COVER GROUP LIMITED)
acting by a director in the presence of:)


Director

Witness signature: 

Witness name: SARAH JANE HAYWOOD

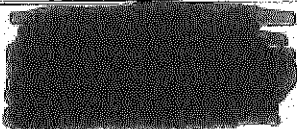
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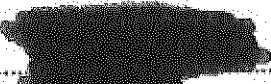
EAST MOLESEY

KTB OBW

Occupation: PERSONAL ASSISTANT

EXECUTED and DELIVERED as a DEED by)
HYPERFORMANCE LIMITED)
acting by a director in the presence of:)


Director

Witness signature: 

Witness name:

SARAH-JANE HAYWOOD

Address:

24 BROADFIELDS

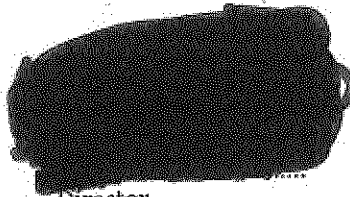
EAST MOLESEY

KT8 0BW

Occupation:

PERSONAL ASSISTANT

EXECUTED and DELIVERED as a DEED by)
THE A & A GROUP LIMITED)
acting by a director in the presence of:)


Director

Witness signature: 

Witness name:

SARAH-JANE HAYWOOD

Address:

24 BROADFIELDS

EAST MOLESEY

KT8 0BW

Occupation:

PERSONAL ASSISTANT

EXECUTED and DELIVERED as a DEED by)
KEY CLAIMS AND ADMINISTRATION)
SERVICES LIMITED)
acting by a director in the presence of:)

Director

Witness signature:

Witness name:

Address:

Occupation:


SARAH-JANE HAYWOOD
24 BROADFIELDS
EAST MOLESLEY
KT8 0BW
PERSONAL ASSISTANT

EXECUTED and DELIVERED as a DEED by)
EDWARD SPENCER-CHURHILL)
in the presence of:)

Witness signature:

Witness name:

Address:

Occupation:

EXECUTED and DELIVERED as a DEED by)
KEY CLAIMS AND ADMINISTRATION)
SERVICES LIMITED)
acting by a director in the presence of:)

.....
Director

Witness signature:

Witness name:

Address:

Occupation:

EXECUTED and DELIVERED as a DEED by)
EDWARD SPENCER-CHURCHILL)
in the presence of:)

Witness signature:

Witness name:

Address:

Occupation:

ORRIN WALLE

30 ORMISTON GARDENS

LONDON

WIR

INVESTMENT PROFESSIONAL