

MR01

Particulars of a charge

V097535/13



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

You can use the WebFiling service to file this form online
Please go to www.companieshouse.gov.uk

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

☒ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument Use form MR08

For further information, please
refer to our guidance at
www.companieshouse.gov.uk

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
must be scanned and placed on the public record



A34GLKY4

A25

26/03/2014

#18

COMPANIES HOUSE

For official use

1 Company details

Company number

0 8 2 7 5 5 2 4

Company name in full

AUDLEY BINSWOOD MANAGEMENT LIMITED

→ Filing in this form

Please complete in typescript or in
bold black capitals

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date

d2 d4 m0 m3 y2 y0 y1 y4

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

WATES CONSTRUCTION LIMITED

Name

Name

Name

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

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

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Description

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

Continuation page

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

Description

N/A

5

Fixed charge or fixed security

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

☒ **Yes**

☐ **No**

6

Floating charge

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

☒ **Yes** Continue

☐ **No** Go to **Section 7**

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

☒ **Yes**

7

Negative Pledge

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

☒ **Yes**

☐ **No**

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Trustee statement ①

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

☐

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

9

Signature

Please sign the form here

Signature

Signature

X

CMS CAMERON MCKENNA LLP.

X

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

MR01

Particulars of a charge



Presenter information

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

Contact name BEYE/SEGA/123457 00058

Company name CMS Cameron McKenna LLP

Address Mitre House

160 Aldersgate Street

London

Post town

County/Region

Postcode E C 1 A 4 D D

Country

DX DX 135316 BARBICAN 2

Telephone 020 7367 3000



Certificate

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



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

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



Important information

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



How to pay

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

Make cheques or postal orders payable to 'Companies House'



Where to send

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

For companies registered in England and Wales:

The Registrar of Companies, Companies House, Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland:

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

For companies registered in Northern Ireland:

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



Further information

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8275524

Charge code: 0827 5524 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 24th March 2014 and created by AUDLEY BINSWOOD MANAGEMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th March 2014

DX

Given at Companies House, Cardiff on 28th March 2014



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

Dated

24/03/

2014

- (1) Audley Binswood Management Limited
- (2) Audley Binswood Limited
- (3) Wates Construction Limited

Debenture

CERTIFIED TO BE A TRUE AND
COMPLETE COPY OF THE ORIGINAL

.....CMS CAMERON MCKENNA LLP

DATE ...25/3/2014

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London EC1A 4DD

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Cambridge
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THIS DEED is dated

BETWEEN

- (1) AUDLEY BINSWOOD MANAGEMENT LIMITED incorporated and registered in England and Wales with company number 08275524 whose registered office is at Swan Court, Watermans Business Park, Kingsbury Crescent, Staines, Middlesex TW18 3BA (the "Manager").
- (2) AUDLEY BINSWOOD LIMITED incorporated and registered in England and Wales with company number 06435371 whose registered office is at Swan Court, Watermans Business Park, Kingsbury Crescent, Staines, Middlesex TW18 3BA ("the Borrower")
- (3) WATES CONSTRUCTION LIMITED incorporated and registered in England and Wales with company number 01977948 whose registered office is at Wates House, Station Approach, Leatherhead, Surrey KT22 7SW (the "Lender").

BACKGROUND

- (A) The Lender and Manager are entering into this Agreement pursuant to clause 15.7.2 of a facility agreement dated 11th May 2012 and made between (1) Audley Binswood Limited and (2) Wates Construction Limited.
- (B) This debenture provides security which the Manager has agreed to give the Lender pursuant to the terms of the Facility Agreement.
- (C) The Borrower is joining in this debenture to acknowledge that if the Borrower defaults on the terms of the Facility Agreement then the Lender may exercise the enforcement rights contained in this debenture.

OPERATIVE PROVISIONS

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Debenture the definitions and rules of interpretation in this clause apply:

"Administrator" an administrator appointed to manage the affairs, business and property of the Manager pursuant to paragraph 15 of Schedule 5

"Business Day" a day (other than a Saturday or Sunday) on which banks are open for general business in London

"Charged Property" all the assets, property and undertaking for the time being subject to the security interests created by this Debenture (and references to the Charged Property include references to any part of it)

"Costs"	all costs, charges, expenses and liabilities of any kind including, without limitation, costs and damages in connection with litigation, professional fees, disbursements and any value added tax charged on Costs
"Encumbrance"	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
"Environment"	all of the air, water and land including the air within buildings and other natural or man-made structures above or below ground, ground and surface water and surface and sub-surface soil
"Environmental Law"	all applicable statutes, treaties, regulations, directives or similar measures relating to the pollution or protection of the Environment that affects the Charged Property
"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 the Manager, including any part of it and all spare parts, replacements, modifications and additions
"Facility Agreement"	the facility agreement dated 11 th May 2012 made between (1) the Borrower and (2) the Lender for the provision of loan facilities
"Finance Documents"	shall have the meaning given to that expression in the Facility Agreement.
"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)
"Insurances"	all of the contracts and policies of insurance or assurance from time to time taken out by or for the benefit of the Manager or in which the Manager from time to time has an interest, together with all bonuses and other moneys, benefits and advantages that may become payable or accrue under them or under any

substituted policy

"Properties"

all freehold and leasehold properties (whether registered or unregistered) and all commonhold properties, now or in the future (and from time to time) owned by the Manager or in which the Manager holds an interest (including (but not limited to) the properties which are briefly described in Schedule 1) and Property means any of them

"Receiver"

a receiver and/or manager of any or all of the Charged Property appointed under paragraph 6 of Schedule 5

"Related Rights"

means, in relation to the Securities, all dividends, interest, benefits, property, rights, accretions, moneys, advantages, credits, rebates, refunds (including rebates and refunds in respect of any tax, duties, imposts or charges) and other distributions paid or payable in respect of the Securities, whether by way of bonus, capitalisation, conversion, preference, option, substitution, exchange, redemption or otherwise.

"Secured Liabilities"

all present and future monies, obligations and liabilities owed by the Manager and/or Borrower to the Lender, whether actual or contingent and whether owed jointly or severally, as principal or surety and/or in any other capacity whatsoever, under or in connection with this Debenture, the Finance Documents or under the terms of the Facility Agreement (including, without limitation, those arising under clause 13.3 *[Drafting note – is this cross reference correct?]*) together with all Costs and Interest (including, without limitation, default interest) accruing in respect of such monies or liabilities

"Securities":.

means all stocks, shares, loan notes, bonds, certificates of deposit, depository receipts, loan capital indebtedness, debentures or other securities from time to time legally or beneficially owned by or on behalf of the Manager together with all property and rights of the Manager in respect of any account held by or for it as participant, or as beneficiary of a nominee or trustee participant, with any clearance or settlement system or depository or custodian or sub-custodian or broker in the United Kingdom or elsewhere

"Security Financial Collateral Agreement"

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

"Security Period"

the period starting on the date of this Debenture and ending on the date on which all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full and no further Secured Liabilities are capable of being outstanding.

1.2 Interpretation

Unless the context otherwise requires, in this Debenture:

- 1.2.1 any reference to any statute or statutory provision includes a reference to any subordinate legislation made under that statute or statutory provision, to any modification, re-enactment or extension of that statute or statutory provision and to any former statute or statutory provision which it consolidated or re-enacted before the date of this Debenture;
- 1.2.2 a reference to one gender includes a reference to the other gender;
- 1.2.3 words in the singular include the plural and vice versa;
- 1.2.4 a reference to a clause or Schedule is to a clause or Schedule of or to this Debenture;
- 1.2.5 any reference in this Deed to any Finance Document or any other agreement or other document shall be construed as a reference to that Finance Document or that other agreement or document as the same may have been, or may from time to time be, restated, varied, amended, supplemented, substituted, novated or assigned, whether or not as a result of any of the same:
 - 1.2.5.1 there is an increase or decrease in any facility made available under that Finance Document or other agreement or document or an increase or decrease in the period for which any facility is available or in which it is repayable;

- 1.2.5.2 any additional, further or substituted facility to or for such facility is provided;
- 1.2.5.3 any rate of interest, commission or fees or relevant purpose is changed;
- 1.2.5.4 the identity of the parties is changed;
- 1.2.5.5 the identity of the providers of any security is changed;
- 1.2.5.6 there is an increased or additional liability on the part of any person; or
- 1.2.5.7 a new agreement is effectively created or deemed to be created;
- 1.2.6 a reference to this Debenture (or any specified provision of it) or any other document shall be construed as a reference to this Debenture, that provision or that document as in force for the time being and as amended or novated from time to time;
- 1.2.7 a reference to a person shall be construed as including a reference to an individual, firm, corporation, unincorporated body of persons or any state or any agency of a person;
- 1.2.8 a reference to an amendment includes a supplement, variation, novation or re-enactment (and amended shall be construed accordingly);
- 1.2.9 a reference to assets includes present and future properties, undertakings, revenues, rights and benefits of every description;
- 1.2.10 a reference to an authorisation includes an authorisation, consent, licence, approval, resolution, exemption, filing, registration and notarisation;
- 1.2.11 a reference to a regulation includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, inter-governmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation; and
- 1.2.12 the headings do not form part of this Debenture or any part of it and do not affect its interpretation.

1.3 Clawback

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

1.4 Nature of security over real property

A reference in this Debenture to a charge or mortgage of any freehold, leasehold or commonhold property includes:

- 1.4.1 all buildings and fixtures (including trade and tenant's fixtures) which are at any time situated on that property;
- 1.4.2 the proceeds of sale of any part of that property; and
- 1.4.3 the benefit of any covenants for title given or entered into by any predecessor in title of the Manager in respect of that property or any monies paid or payable in respect of those covenants.

1.5 Insolvency Act 1986

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

2. COVENANT TO PAY

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

3. GRANT OF SECURITY

3.1 Charging clause

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

- 3.1.1 charges to the Lender, by way of first fixed charge:
 - 3.1.1.1 all Properties acquired by the Manager in the future;
 - 3.1.1.2 all present and future interests of the Manager not effectively mortgaged or charged under the preceding provisions of this clause 3 in or over freehold or leasehold property;
 - 3.1.1.3 all present and future rights, licences, guarantees, rents, service charge, dilapidations, ground rent, deposits, contracts, covenants and warranties relating to the Properties;
 - 3.1.1.4 all licences, consents and authorisations, statutory or otherwise held or required in connection with the Manager's business or the use of any Charged Property and all rights in connection with them;
 - 3.1.1.5 all Insurances, including all claims, the proceeds of all claims and all returns of premium in connection with Insurances;
 - 3.1.1.6 all book debts and all other debts or monetary claims (including all choses in action which may give rise to a debt or monetary claim), all proceeds thereof and, in each case, any cheque, bill, note, negotiable instrument or other document representing the same;

3.1.1.7 all present and future goodwill and uncalled capital for the time being of the Manager;

3.1.1.8 all Securities and their Related Rights; and

3.1.1.9 all Equipment;

and

3.1.2 charges to the Lender, by way of first floating charge, all the undertaking, property, assets and rights of the Manager at any time not effectively mortgaged, charged or assigned pursuant to clause 3.1.1 and clause 3.1.2.

3.2 Automatic conversion of floating charge

The floating charge created by clause 3.1.3 shall automatically and immediately (without notice) be converted into a fixed charge over the relevant Charged Property if:

3.2.1 the Manager:

3.2.1.1 creates, or attempts to create, over all or any part of the Charged Property an Encumbrance without the prior written consent of the Lender or any trust in favour of another person; or

3.2.1.2 disposes or attempts to dispose of all or any part of the Charged Property (other than property subject only to the floating charge while it remains uncrystallised which property may be disposed of in the ordinary course of business); or

3.2.2 a receiver is appointed over all or any of the Charged Property that is subject to the floating charge, or

3.2.3 any person levies or attempts to levy any distress, attachment, execution or other process against all or any part of the Charged Property; or

3.2.4 the Lender receives notice of the appointment of, or a proposal or an intention to appoint, an administrator of the Manager.

3.3 Conversion of floating charge by notice

The Lender may in its sole discretion at any time by written notice to the Manager convert the floating charge created under this Debenture into a fixed charge as regards any part of the Charged Property specified by the Lender in that notice.

3.4 Assets acquired after any floating charge crystallisation

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

4. PERFECTION OF SECURITY

4.1 Registration at HM Land Registry

4.1.1 Not used

4.1.2 Whether or not the title to any of the Charged Property is registered at Land Registry, in the event that any caution against first registration or any notice (whether agreed or unilateral) is registered against the Manager's title to any Charged Property, the Manager shall immediately provide the Lender with full particulars of the circumstances relating to such registration or notice and, if such caution or notice shall have been registered in order to protect a purported interest the creation of which is not permitted under this Deed, the Manager shall immediately and at its own expense take such steps as the Lender may require to ensure that the caution or notice, as applicable, is withdrawn or cancelled.

4.2 Acquisition of New Land

4.2.1 In relation to any freehold, commonhold or leasehold property which is acquired by or on behalf of the Manager after the date of this Deed:

4.2.1.1 if the title to any such property is registered at HM Land Registry, the Manager shall immediately apply to be registered as the proprietor of the registered estate acquired (or procure that such application is made on its behalf) and (for the purposes of panel 11 of Form AN1) hereby consents to an application being made by the Lender to the Chief Land Registrar for the registration of an agreed notice in Form AN1 to protect this Deed against its title to that property;

4.2.1.2 if the title to any such property is required to be registered at HM Land Registry under the provisions of the Land Registration Act 2002, the Manager shall immediately apply for first registration of the estate acquired in Form FR1 (or procure that such application is made on its behalf) and shall disclose or procure that the existence of this Deed is disclosed to HM Land Registry either in the Form DI, accompanying such application or in panel 12 of Form FR1; and

4.2.1.3 if the title to any such property represents the transfer of either part of a commonhold unit or part of the common parts of land registered as a freehold estate in commonhold land under the Commonhold and Leasehold Reform Act 2002, the Manager shall also procure that the application to register the transfer is accompanied by an application in Form CM3 to register the commonhold community statement that has been amended in relation to the transfer as required by Rule 15 or, as the case may be, Rule 16 of the Commonhold (Land Registration) Rules 2004,

and, in each such case, the Manager shall, immediately after registration of it as the proprietor of the relevant registered estate,

provide the Lender with an official copy of the register recording the same.

4.3 Deposit of Documents of Title

The Manager shall promptly deposit with the Lender (unless already held by its solicitors on behalf of and to the Lender's order or at HM Land Registry for the purpose of registration of the security constituted by this Deed) all deeds, certificates and other documents of title from time to time relating to the Charged Property.

5. LIABILITY OF MANAGER

5.1 Liability not discharged

The liability of the Manager under this Debenture in respect of any of the Secured Liabilities shall not be discharged, prejudiced or affected by:

- 5.1.1 any security, guarantee, indemnity, remedy or other right held by or available to the Lender being or becoming wholly or partially illegal, void or unenforceable on any ground; or
- 5.1.2 the Lender renewing, determining, varying or increasing any facility or other transaction in any manner or concurring in, accepting or varying any compromise, arrangement or settlement or omitting to claim or enforce payment from any other person; or
- 5.1.3 any other act or omission which but for this provision might have discharged or otherwise prejudiced or affected the liability of the Manager.

5.2 Immediate recourse

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

6. REPRESENTATIONS AND WARRANTIES

The Manager represents and warrants to the Lender in the terms set out in Schedule 2. The representations and warranties set out in Schedule 2 are made on the date of this Debenture.

7. COVENANTS

The Manager covenants with the Lender during the continuance of the security constituted by this Debenture in the terms set out in Schedule 3.

8. POWERS OF THE LENDER

The Lender shall have the powers set out in Schedule 4.

9. ENFORCEMENT

9.1 Enforcement events

9.1.1 The security constituted by this Debenture shall be immediately enforceable in any of the circumstances set out in paragraph 1 of Schedule 5. The parties to this Debenture agree that the provisions of Schedule 5 shall apply to this Debenture and shall be binding between them.

9.1.2 The parties to this Debenture agree that:

9.1.2.1 this Debenture shall be a "Finance Document" for the purposes of the Facility Agreement;

9.1.2.2 a breach of the terms of this Debenture by the Manager and/or the Borrower shall constitute an Event of Default pursuant to clause 17.4 (*Breach of other obligations*) of the Facility Agreement; and

9.1.2.3 the occurrence of any of the circumstances set out in paragraph 1 of Schedule 5 Enforcement Event shall constitute an Event of Default under the terms of the Facility Agreement.

9.2 Receiver's powers

A Receiver shall have, in addition to the powers conferred on receivers by statute, the further powers set out in Schedule 6.

9.3 Right of appropriation

To the extent that the Charged Property constitutes Financial Collateral and this Debenture and the obligations of the Manager hereunder constitute a Security Financial Collateral Arrangement, the Lender shall have the right, at any time after the security constituting this Debenture has become enforceable, to appropriate all or any of that Charged Property in or towards the payment and/or discharge of the Secured Liabilities in such order as the Lender in its absolute discretion may from time to time determine. The value of any Charged Property appropriated in accordance with this clause shall be the price of that Charged Property at the time the right of appropriation is exercised as listed on any recognised market index, or determined by such other method as the Lender may select (including independent valuation). The Manager agrees that the methods of valuation provided for in this clause are commercially reasonable for the purposes of the Financial Collateral Regulations.

10. COSTS AND INDEMNITY

10.1 Costs

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

10.1.1 this Debenture or the Charged Property; or

10.1.2 protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Lender's or the Receiver's rights under this Debenture; or

10.1.3 suing for, or recovering, any of the Secured Liabilities,

(including, without limitation, the Costs of any proceedings in relation to this Debenture or the Secured Liabilities) together with, in the case of clause 10.1.2 and clause 10.1.3, interest on the amount due at the default rate of interest specified in the Facility Agreement

10.2 Indemnity

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

10.2.1 the exercise or purported exercise of any of the powers, authorities or discretions vested in them under this Debenture; or

10.2.2 any matter or thing done or omitted to be done in relation to the Charged Property under those powers; or

10.2.3 any default or delay by the Manager in performing any of its obligations under this Debenture.

11. RELEASE

Subject to clause 13.3, upon the expiry of the Security Period (but not otherwise) the Lender shall, at the request and cost of the Manager, take whatever action is necessary to release the Charged Property from the security constituted by this Debenture.

12. ASSIGNMENT AND TRANSFER

12.1 Assignment by Lender

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

12.2 Assignment by Manager

The Manager may not assign any of its rights or transfer any of its obligations under this Debenture or enter into any transaction, which would result in any of those rights or obligations passing to another person.

13. FURTHER PROVISIONS

13.1 Independent security

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

13.2 Continuing security

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

13.3 Discharge conditional

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

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

13.3.2 the Lender shall be entitled to recover the value or amount of such security or payment from the Manager subsequently as if such release, discharge or settlement had not occurred.

13.4 Certificates

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

13.5 Rights cumulative

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

13.6 Waivers

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

13.7 Further exercise of rights

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

13.8 Delay

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

13.9 Single or partial exercise

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

13.10 Consolidation

The restriction on the right of consolidation contained in section 93 of the Law of Property Act 1925 shall not apply to this Debenture.

13.11 Partial invalidity

The invalidity, unenforceability or illegality of any provision (or part of a provision) of this Debenture under the laws of any jurisdiction shall not affect the validity, enforceability or legality of the other provisions.

13.12 Counterparts

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

13.13 Third party rights

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

13.14 Perpetuity period

The perpetuity period applicable to all trusts declared by this Debenture shall be 80 years.

14. NOTICES

14.1 Service

Any notice or other communication given under this Debenture shall be in writing and shall be served by delivering it personally or by sending it by pre-paid first-class post to the address and for the attention of the relevant party as set out in Schedule 7 or such other address as may be notified in writing from time to time by the relevant party to the other party.

14.2 Receipt

Receipt of any notice, given under clause 14.1 above, shall be deemed to be:

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

14.2.2 in the case of pre-paid first-class letter 48 hours from the date of posting; but if deemed receipt occurs:

14.2.2.1 before 09:00 on a Business Day, the notice shall be deemed to have been received at 09:00 on that day; or

14.2.2.2 after 17:00 on a Business Day or on a day that is not a Business Day, the notice shall be deemed to have been received at 9:00 am on the next Business Day.

14.3 Proof of service

In proving service of a notice, it shall be sufficient to prove that the envelope containing such notice was addressed to the address of the relevant party as set out in Schedule 7 (or as otherwise notified by that party under clause 14.1 above) and delivered either:

14.3.1 to that address, or

14.3.2 into the custody of the postal authorities as a pre-paid recorded delivery first-class letter.

14.4 E-mail invalid

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

15. GOVERNING LAW AND JURISDICTION

15.1 Governing law

This Debenture 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 according to the law of England and Wales.

15.2 Jurisdiction

The parties to this Debenture 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 Debenture or its subject matter or formation (including non-contractual disputes or claims). Nothing in this clause shall limit the right of the Lender to take proceedings against the Manager in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

15.3 Other service

The Manager irrevocably consents to any process in any proceedings being served on it in accordance with the provisions of this Debenture relating to service of notices. Nothing contained in this Debenture shall affect the right to serve process in any other manner permitted by law.

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

SCHEDULE 1

Properties

SCHEDULE 2

Representations and warranties

1. STATUS

It is a limited liability company, duly incorporated and validly existing under the laws of England and Wales and has the power to own its assets and carry on its business and other activities as they are being conducted;

2. POWER AND ENFORCEABILITY

the Manager has the power to enter into this deed and to perform its obligations and exercise its rights under it and the obligations expressed to be assumed by it under this deed are (and at all relevant times have been) legal, valid, binding and enforceable obligations (subject to the principle that equitable remedies are discretionary and to any applicable insolvency laws);

3 NO DEFAULT

- a. none of the circumstances set out in paragraph 1 of Schedule 5 Enforcement Event has occurred or is continuing or might reasonably be expected to result from the execution of this deed or from effect being given to its provisions;
- b. no person who holds any other security over the Charged Property or over any other asset of the Manager has enforced or given notice of its intention to enforce such security;

4. NON-CONFLICT WITH OTHER OBLIGATIONS

neither the execution of this deed by the Manager, nor the Manager's compliance with its terms will:

- a conflict with or result in any breach of any law or regulation applicable to it;
- b. cause any limitation on any of its powers or on the right or ability of its directors to exercise those powers to be exceeded; nor
- c. constitute a default, acceleration of payment or termination event (however described) under any agreement or instrument binding upon it;

5. AUTHORISATIONS

all Authorisations required or desirable for the execution, delivery, issue, validity or enforceability of this deed or of the performance of the Manager's obligations or the exercise of its rights under this deed have been obtained and have not been (and the Manager is not aware of any circumstance having arisen whereby they might be) withdrawn;

6. PRIORITY OF SECURITY

the legal and equitable mortgages and fixed charges contained in clause 3.1 (*Grant of security*) constitute first priority security over the assets which are expressed to be secured by such mortgages and charges and those assets are not subject to any prior or pari passu security; and

7. OWNERSHIP OF CHARGED PROPERTY

The Borrower and/or the Manager is the legal and beneficial owner of the Charged Property free from any Encumbrance other than the Encumbrances created by this Debenture and the Finance Documents defined as such in the Facility Agreement, and subject to any Disposals as defined in the Facility Agreement.

8. ADVERSE CLAIMS

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

9. ADVERSE COVENANTS

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

10. NO BREACH OF LAWS

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

11. NO INTERFERENCE IN ENJOYMENT

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

12. NO OVERRIDING INTERESTS

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

13. AVOIDANCE OF SECURITY

No Encumbrance expressed to be created by this Debenture is liable to be avoided or otherwise set aside on the liquidation or administration of the Manager or otherwise.

14. ENVIRONMENTAL COMPLIANCE

The Manager has at all times complied in all material respects with all applicable Environmental Law.

SCHEDULE 3

Covenants

1. NEGATIVE PLEDGE

The Manager is not to create, extend or permit to subsist any security over any of the Charged Property.

2. RESTRICTION ON DISPOSALS

The Manager is not to sell, transfer or otherwise dispose of its interests (whether legal or beneficial) in the Charged Property.

3. TRADING AND PRESERVATION OF CHARGED PROPERTY

The Manager shall:

- 3.1 carry on its trade and business in accordance with the standards of good management from time to time current in such trade or business on those parts (if any) of the Properties as are, or may be, used for the purposes of trade or business; and
- 3.2 not do, or permit to be done, any act or thing, which will or might depreciate, jeopardise or otherwise prejudice the security held by the Lender or materially diminish the value of any of the Charged Property or the effectiveness of the security created by this Debenture.

4. STATUTORY COMPLIANCE

The Manager shall comply with all statutes, byelaws and regulations relating to its trade or business and the whole or any part of the Charged Property.

5. PROVISION OF INFORMATION

The Manager shall:

- 5.1 promptly provide to the Lender whatever information, documents or papers relating to the Charged Property as the Lender may from time to time request; and
- 5.2 inform the Lender promptly of any acquisition by the Manager of, or contract made by the Manager to acquire, any freehold, leasehold or other interest in Property.

6. INSURANCE

6.1 The Manager shall:

- 6.1.1 insure and keep insured all of its undertaking and assets with reputable and responsible insurers previously approved by the Lender in such manner and to such extent as is reasonable and customary for an enterprise engaged in the same or similar business and in the same

or similar localities against such risks and contingencies as the Lender shall from time to time request;

6.1.2 procure that the interest of the Lender is co-insured on all its policies of insurance in such manner as the Lender may in its absolute discretion require; and

6.1.3 duly and punctually pay all premiums and any other monies necessary for maintaining its insurance in full force and effect.

6.2 The Manager shall apply all monies received by virtue of any insurance of the whole or any part of the Charged Property:

6.2.1 in making good or in recouping expenditure incurred in making good any loss or damage; or

6.2.2 if the Lender in its discretion so requires, towards the discharge of the Secured Liabilities.

7. REPAIR

The Manager shall:

7.1 at all times keep in good and substantial repair and condition all the Charged Property including, without limitation, all buildings, erections, structures and fixtures and fittings on and in the Property;

7.2 keep all Equipment in good repair, working order and condition and fit for its purpose; and

7.3 where it is uneconomic to repair any part of the Charged Property, replace such part by another similar asset of equal or greater quality and value.

8. NOTICE OF BREACH

The Manager shall promptly upon becoming aware of the same give the Lender notice in writing of:

8.1 any breach of any representation or warranty set out in Schedule 2;

8.2 any breach of any covenant set out in this Schedule 3; and

8.3 the occurrence of any of the circumstances set out in paragraph 1 of Schedule 5

9. TITLE DOCUMENTS

The Manager shall on the execution of this Debenture (or, if later, the date of acquisition of the relevant Charged Property) deposit with the Lender and the Lender shall during the continuance of this Debenture be entitled to hold all deeds and documents of title relating to the Charged Property which are in the possession or control of the Manager (and, if not within the possession and/or

control of the Manager, the Manager undertakes to obtain possession of all such deeds and documents of title).

10. FURTHER ASSURANCE

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

11. INSPECTION

The Manager shall permit the Lender and any Receiver and any person appointed by either of them to enter upon and inspect any Property during normal business hours upon reasonable prior notice.

12. MANAGER'S WAIVER OF SET-OFF

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

SCHEDULE 4

Powers of Lender

1. POWER TO REMEDY

The Lender shall be entitled (but shall not be bound) to remedy a breach at any time by the Manager of any of its obligations contained in this Debenture and the Manager irrevocably authorises the Lender and its agents to do all such things as are necessary or desirable for that purpose.

2. EXERCISE OF RIGHTS

The rights of the Lender under paragraph 1 of this Schedule 4 are without prejudice to any other rights of the Lender under this Debenture and the exercise of those rights shall not make the Lender liable to account as a mortgagee in possession

3. POWER TO DISPOSE OF CHATTELS

At any time after the security constituted by this Debenture shall have become enforceable, the Lender or any Receiver:

3.1 may dispose of any chattels or produce found on any Property as agent for the Manager; and

3.2 without prejudice to any obligation to account for the proceeds of any sale of such chattels or produce, shall be indemnified by the Manager against any liability arising from such disposal.

4. PRIOR ENCUMBRANCES

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

4.1 redeem such or any other prior Encumbrance or procure its transfer to itself; and

4.2 settle any account of the holder of any prior Encumbrance,

The settlement of any such account shall be conclusive and binding on the Manager and all monies paid by the Lender to an encumbrancer in settlement of such an account shall, as from its payment by the Lender, be due from the Manager to the Lender on current account and shall bear interest and be secured as part of the Secured Liabilities.

5. CONVERSION OF CURRENCY

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

doubt, funds of one currency may be converted into different funds of the same currency.

6. NEW ACCOUNTS

6.1 If the Lender receives notice of any subsequent Encumbrance or other interest affecting all or part of the Charged Property, the Lender may open a new account or accounts for the Manager in the Lender's books and (without prejudice to the Lender's right to combine accounts) no money paid to the credit of the Manager in any such new account will be appropriated towards or have the effect of discharging any part of the Secured Liabilities.

6.2 If the Lender does not open a new account or accounts immediately on receipt of notice under paragraph 6.1 of this Schedule 4, then, unless the Lender gives express written notice to the contrary to the Manager, as from the time of receipt of the relevant notice by the Lender all payments made by the Manager to the Lender shall be treated as having been credited to a new account of the Manager and not as having been applied in reduction of the Secured Liabilities.

7. LENDER'S SET-OFF RIGHTS

If the Lender shall have more than one account for the Manager in its books the Lender may at any time after:

7.1 the security constituted by this Debenture has become enforceable; or

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

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

8. INDULGENCE

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

SCHEDULE 5

Enforcement

1. ENFORCEMENT EVENTS

This Debenture shall be enforceable if:

- 1.1 any of the Secured Liabilities defined in the Facility Agreement shall not be paid or discharged when the same ought to be paid or discharged by the Borrower (whether on demand or at scheduled maturity or by acceleration or otherwise, as the case may be); or
- 1.2 the Manager or Borrower shall be in breach of any of its obligations under this Debenture or the terms of the Facility Agreement or under any other agreement between the Manager and the Lender or the Borrower and the Lender and that breach (if capable of remedy) has not been remedied to the satisfaction of the Lender of the earlier of the Lender giving 14 days of notice of the breach to the Manager or Borrower to remedy the breach or the Manager or Borrower becoming aware of the non-compliance; or
- 1.3 the Manager and/or Borrower:
 - 1.3.1 becomes unable to pay its debts as they fall due (and/or the value of the Manager's and/or Borrower's assets is less than the amount of its liabilities, taking into account the Manager's and/or Borrowers contingent and prospective liabilities); or
 - 1.3.2 commences negotiations with any one or more of its creditors with a view to the general readjustment or rescheduling of its Indebtedness; or
 - 1.3.3 makes a general assignment for the benefit of, or a composition with, its creditors; or
- 1.4 the Manager and/or Borrower passes any resolution or takes any corporate action or a petition is presented or proceedings are commenced or any action is taken by any person for its winding-up, dissolution, administration or re-organisation or for the appointment of a receiver, administrative receiver, administrator, trustee or similar officer of it or of any or all of its revenues and assets; or
- 1.5 a distress, execution, attachment or other legal process is levied or enforced upon or sued against all or any part of the assets of the Manager and/or Borrower and remains undischarged for seven days; or
- 1.6 any event occurs in relation to the Manager and/or Borrower that is analogous to those set out in paragraph 1.3, paragraph 1.4 or paragraph 1.5 of this Schedule 5; or
- 1.7 any representation, warranty or statement made or deemed to be made by the Manager and/or Borrower under this Debenture is or proves to have been incorrect or misleading in any material respect when made or deemed to be made; or
- 1.8 an Event of Default (as defined in the Facility Agreement) occurs,

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

2. STATUTORY POWER OF SALE

The powers of sale conferred upon mortgagees under the Law of Property Act 1925 shall, as between the Lender and a purchaser from the Lender, arise on and be exercisable at any time after the execution of this Debenture, but the Lender shall not exercise such power of sale until the security constituted by this Debenture has become enforceable under paragraph 1 of this Schedule 5.

3. EXTENSION OF STATUTORY POWERS

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

4. PROTECTION OF THIRD PARTIES

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

4.1 to enquire whether any of the Secured Liabilities have become due or payable or remain unpaid or undischarged, or whether the power the Lender or a Receiver is purporting to exercise has become exercisable; or

4.2 to see to the application of any money paid to the Lender or any Receiver.

5. NO LIABILITY AS MORTGAGEE IN POSSESSION

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

6. APPOINTMENT OF RECEIVER

6.1 At any time after the security constituted by this Debenture has become enforceable, at the request of the Manager and/or Borrower, the Lender may without further notice:

6.1.1 appoint under seal or by writing under hand of a duly authorised officer of the Lender any one or more person or persons to be a receiver or a receiver and manager of all or any part of the Charged Property; and

- 6.1.2 (subject to section 45 of the Insolvency Act 1986) from time to time under seal or by writing under hand of a duly authorised officer of the Lender, remove any person appointed to be Receiver and may in like manner appoint another in his place.

Where more than one person is appointed Receiver, they will have power to act separately (unless the appointment by the Lender specifies to the contrary).

- 6.2 The Lender may fix the remuneration of any Receiver appointed by it without the restrictions contained in section 109 of the Law of Property Act 1925 and the remuneration of the Receiver shall be a debt secured by this Debenture which shall be due and payable immediately upon its being paid by the Lender.

7. POWERS ADDITIONAL

- 7.1 The powers of sale and appointing a Receiver conferred by this Debenture shall be in addition to all statutory and other powers of the Lender under the Insolvency Act 1986, the Law of Property Act 1925 or otherwise and shall be exercisable without the restrictions contained in sections 103 and 109 of the Law of Property Act 1925 or otherwise.

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

8. AGENT OF THE MANAGER AND/OR BORROWER

Any Receiver appointed by the Lender under this Debenture shall be the agent of the Manager and/or Borrower and the Manager and/or Borrower shall be solely responsible for his acts and remuneration as well as for any defaults committed by him.

9. POWERS OF RECEIVER

Any Receiver appointed by the Lender under this Debenture shall in addition to the powers conferred on him by the Law of Property Act 1925 and the Insolvency Act 1986 have power to do all such acts and things as an absolute owner could do in the management of such of the Charged Property over which the Receiver is appointed and in particular the powers set out in Schedule 6.

10. ORDER OF APPLICATION OF PROCEEDS

All monies received by the Lender or a Receiver in the exercise of any enforcement powers conferred by this Debenture shall be applied:

- 10.1 first in paying all unpaid fees, costs and other liability incurred by or on behalf of the Lender (and any Receiver, attorney or agent appointed by it);
- 10.2 second in paying the remuneration of any Receiver (as agreed between him and the Lender);
- 10.3 third in or towards discharge of the Secured Liabilities in such order and manner as the Lender shall determine; and
- 10.4 finally in paying any surplus to the Manager or any other person entitled to it.

11. SECTION 109(8) LAW OF PROPERTY ACT 1925

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

12. SUSPENSE ACCOUNT

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

13. POWER OF ATTORNEY

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

- 13.1 the Manager and/or Borrower are required to execute and do under this Debenture; and/or
- 13.2 any attorney may deem proper or desirable in exercising any of the powers, authorities and discretions conferred by this Debenture or by law on the Lender or any Receiver.

14. RATIFICATION OF ACTS OF ATTORNEY

The Manager and/or Borrower ratifies and confirms and agrees to ratify and confirm anything which any of its attorneys may do in the proper and lawful exercise or purported exercise of all or any of the powers, authorities and discretions referred to in paragraph 13 of this Schedule 5.

15. APPOINTMENT OF AN ADMINISTRATOR

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

SCHEDULE 6

Further powers of Receiver

1. TO REPAIR AND DEVELOP PROPERTIES

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

2. TO SURRENDER LEASES

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

3. TO EMPLOY PERSONNEL AND ADVISORS

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

4. TO MAKE VAT ELECTIONS

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

5. TO CHARGE REMUNERATION

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

6. TO REALISE CHARGED PROPERTY

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

7. TO MANAGE OR RECONSTRUCT THE MANAGER'S BUSINESS

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

8. TO DISPOSE OF CHARGED PROPERTY

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

9. TO MAKE SETTLEMENTS

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

10. TO IMPROVE EQUIPMENT

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

11. TO MAKE CALLS ON MANAGER MEMBERS

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

12. TO APPOINT STAFF AND AGENTS

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

13. TO INSURE

A Receiver may, if he thinks fit, but without prejudice to the indemnity contained in clause 10, effect with any insurer any policy or policies of insurance either in lieu or satisfaction of, or in addition to, such insurance.

14. LAW OF PROPERTY ACT 1925

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

15. TO BORROW

A Receiver may for any of the purposes authorised by this Schedule 6 raise money by borrowing from the Lender or from any other person on the security of all or any of the Charged Property in respect of which he is appointed upon such terms (including if the Lender shall consent to terms under which such security ranks in priority to this Debenture) as he shall think fit.

16. TO REDEEM PRIOR ENCUMBRANCES

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

17. INCIDENTAL POWERS

A Receiver may do all such other acts and things as he may consider incidental or conducive to any of the matters or powers in this Schedule 6 or which he lawfully may or can do as agent for the Manager.

18. **SCOPE OF POWERS**

Any exercise of any of these powers may be on behalf of the Manager, the directors of the Manager (in the case of the power contained in paragraph 11 of this Schedule 6) or himself.

SCHEDULE 7

Notice details

The Manager:

AUDLEY BINSWOOD MANAGEMENT LIMITED
Swan Court
Watermans Business Park
Kingsbury Crescent
Staines
Middlesex TW18 3BA

For the attention of: Ian Trinder/Nick Sanderson

The Lender:

WATES CONSTRUCTION LIMITED
2nd Floor, The Peak
5 Wilton Road
London SW1V 1AN
Fax number. 0207 828 7768

For the attention of: Dominic Wakeling

Signed as a deed by
AUDLEY BINSWOOD MANAGEMENT LIMITED)
acting by one director)
in the presence of:)



Signature of director

Witness Signature: *A Scholey*

Witness Name: *Aislyn Scholey*

Witness Address: *Swan Court, Kingsbury Crescent, Staines, Middlesex, TW18 3BA*

Signed as a deed by
AUDLEY BINSWOOD LIMITED)
acting by one director)
in the presence of:)



Signature of director

Witness Signature: *A Scholey*

Witness Name: *Aislyn Scholey*

Witness Address: *Swan Court, Kingsbury Crescent, Staines, Middlesex, TW18 3BA*

Signed as a deed by
WATES CONSTRUCTION LIMITED)
acting by one director)
in the presence of:)



Signature of director

Witness Signature: 

Witness Name: *C.S. BEST*

Witness Address: *8 BERWICK WAY, KETTERING NORTHANTS*