

MR01

Particulars of a charge

20991/26

Oyez

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](http://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 MR01

For further information, please  
refer to our guidance at  
[www.companieshouse.gov.uk](http://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. It must be  
scanned and placed on the public record



\*A4C32K6J\*

A07

21/07/2015

#118

COMPANIES HOUSE

TUESDAY

**1** Company details

Company number 08411376

Company name in full EG ESTATES LTD

**1** For official use

**Filling in this form**

Please complete in typescript or in  
bold black capitals

All fields are mandatory unless  
specified or indicated by \*

**2** Charge creation date

Charge creation date 01/07/2015

**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 LONFANDI PROPERTIES LIMITED

D & M PROPERTY DEVELOPMENTS LTD

Name ANNE FRANCIS BROADHURST

THE BUTTON CORPORATION LIMITED

Name NORMAN RICHMAN

LORRAINE CARSON

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

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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Particulars of a charge

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**Trustee statement** <sup>①</sup>

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

☐

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

9

**Signature**

Please sign the form here

Signature

Signature

×

×

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  
001105 001/SYNDICATE/EG ESTATES/DEBENTURE

Company name  
BRIGHTSTONE LAW LLP

Address  
Brightstone House

511 Centennial Park

Centennial Avenue

Post town  
Elstree

County/Region  
Hertfordshire

Postcode  
W D 6 3 F G

Country

DX  
DX 57165 Edgware

Telephone  
020 8731 3080



### 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](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

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



FILE COPY

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

Company number: 8411376

Charge code: 0841 1376 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 17th July 2015 and created by EG ESTATES LTD was delivered pursuant to Chapter A1, Part 25 of the Companies Act 2006 on 21st July 2015

*ix*

Given at Companies House, Cardiff on 28th July 2015



Companies House



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

**DEBENTURE**

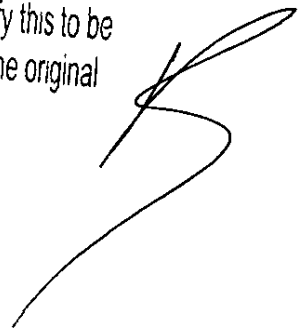
Dated the 17 day of July 2015

**Lonfandi Properties Limited, D & M Property Developments Ltd, The Button  
Corporation Limited, Anne Francis Broadhurst, Norman Richman, and Lorraine Carson**

**AND**

**EG Estates Ltd**

We hereby certify this to be  
a true copy of the original

A large, stylized handwritten signature in black ink, appearing to be a cursive 'B' or similar, located to the right of the certification text.

## DEBENTURE

Date

17<sup>th</sup> July

2015

Parties

(1) **EG ESTATES LTD** (Company Registration Number 08411376) whose registered office is at 26 Grosvenor Way, London, E5 9ND (the "Mortgagor"),  
**AND**

(2) **Lonfandi Properties Limited** (company number 07596832) of 10 Kewferry Drive, Northwood, Middlesex, HA6 2PA, **D & M Property Developments Ltd** (company number 08023219) of 35 Ballards Lane, London, N3 1XW, **The Button Corporation Limited** (company number 07018198) of New Burlington House, 1075 Finchley Road, London, NW11 0PU, **Anne Francis Broadhurst** of 7 Pembridge Place, London, W2 4XB, **Norman Richman** of 5 Stonecroft Close, Arkley, Herts, EN5 3HE, and **Lorraine Carson** of 7 Parklands Close, Chigwell, Essex, IG7 6LL (the "Lender")

### 1. Interpretation

1.1 In this Debenture

"ACTS" means the Law of Property Act 1925 and the Insolvency Act 1986 (or any statutory modification or re-enactment of those Acts for the time being in force)

"ASSETS" means the property, undertaking and assets of the Company expressed to be charged to the Lender now or hereafter under clause 2

"LENDER" shall include, unless the context otherwise requires, the Lender's successors and assigns and all its branches from time to time, whether in England or otherwise

"ENVIRONMENTAL LAWS" means the common law and all applicable laws, rules, regulations or requirements concerning discharges of contaminants, occupational or public health and safety of the environment

“INDEBTEDNESS” means all the Company’s present or future indebtedness to the Lender or any current or other account whatever held by the Company with the Lender, whether solely or jointly with any other person or persons (notwithstanding that there may from time to time be a credit balance on any such account) and all the Company’s other liabilities whatever to the Lender, including (without limitation) indebtedness on account of money advanced, bills of exchange, promissory notes, obligations with respect to letters of credit, guarantees and indemnities, whether present, future, actual or contingent and whether or not matured or accrued due and whether incurred solely, severally or jointly with any other person and whether in sterling or in any other currency, together with interest, commission, Lender charges and any other costs, charges and legal expenses (on a full indemnity basis) charged or incurred by the Lender and including those arising from the Lender perfecting or enforcing or attempting to enforce this Debenture or any other security (and its rights thereunder) held by the Lender from time to time

“PROPERTY” means all leasehold and freehold property referred to in clauses 2.1.1 and 2.1.2, and

“RECEIVER” has the meaning given to it in clause 4.1

1.2 Clause headings are for ease of reference only

## **2. Charge**

2.1 The Company hereby covenants on demand to pay or discharge the Indebtedness to the Lender as security for the payment and discharge of the Indebtedness, the Company hereby charges to the Lender, with full title guarantee

2.1.1 by way of legal mortgage, all freehold and leasehold property now vested in the Company, together with all buildings, fixtures (including trade fixtures) and fixed plant and machinery from time to time on that property



- 2 1 2 by way of fixed charge, all estates or interests in any freehold and leasehold property of the Company (not being Property charged by clause 2 1 1) now and in the future vested in the Company, together with all buildings, fixtures (including trade fixtures) and fixed plant and machinery from time to time on that property
- 2 1 3 by way of fixed charge, all the goodwill and uncalled capital for the time being of the Company
- 2 1 4 by way of fixed charge, all book debts and other debts now and in the future due or owing to the Company
- 2 1 5 by way of fixed charge, all intellectual property rights, choses in action and claims now and in the future belonging to the Company
- 2 1 6 by way of floating charge, all the Company's present and future undertaking and assets, whatever and wherever, including (without limitation) all other property and assets not subject to a fixed charge under this Debenture

### **3 Covenants**

- 3 1 The Company shall not without the prior written consent of the Lender which shall not be unreasonably withheld or delayed
  - 3 1 1 (except for charges in favour of the Lender created under or pursuant to this Debenture and a Legal Charge granted or to be granted by the Company to the Lender in the agreed form) create or permit to subsist any subsequent mortgage, charge or lien on any of its undertaking or assets
  - 3 1 2 sell, transfer or otherwise dispose of its undertaking and other assets or any part of them, except by getting in and realising them in the ordinary and proper course of its business

3 1 3 pull down or remove all or any part of the buildings forming part of the Property or sever, unfix or remove any of the fixtures on the Property nor (except for necessary repairs or the substitution of all value replacements) remove any plant and machinery from the Property

3 1 4 deal with its book or other debts or securities for money except by getting in and realising them in the ordinary and proper course of its business, but so that this exception shall not permit the realisation of debts by means of block discounting or factoring, or

3 1 5 grant or accept a surrender of any lease or licence of or part with or share possession or occupation of the Property or any part of it

3 2 The Company shall

3 2 1 promptly deposit with the Lender all deeds and documents of title and all insurance policies relating to the Assets and promptly notify the Lender on acquiring any Property after the date of this Debenture

3 2 2 keep such of the Assets as are insurable comprehensively insured to the Lender's satisfaction in writing (and, if so required by the Lender, in the joint names of itself and the Lender) against loss or damage by fire and such other risks as the Lender may require, to their full replacement value and, where such insurance is not in joint names, procure that the Lender's interest is noted on all policies required under this clause 3 2.2

3 2 3 duly and promptly pay all premiums and other moneys necessary for maintaining the insurances required under clause 3 2 2 and on demand produce copies of the insurance policies and premium receipts to the Lender

- 3 2 4 keep all buildings and all plant, machinery, fixtures, fittings and other effects in good repair and working order (fair wear and tear excepted)
- 3 2 5 conduct and maintain its business, operations and property so as to comply in all respects with all applicable Environmental Laws and notify the Lender promptly and in reasonable detail of any claim, notice or communication in respect of any violation or potential violation of an Environmental Law, and
- 3 2 6 promptly notify the Lender of any meeting to discuss, or any proposal or application for the appointment of an administrator, receiver, liquidator or similar official in respect of the Company or any of its Assets and, if any such official is appointed, of his appointment
- 3 3 If the Company fails to perform any of its obligations under clauses 3 2 2, 3 2 3 or 3 2 4, the Lender may take out or renew any insurance or effect such repairs and take such other action as it may deem appropriate to remedy such failure and recover the premiums and other expenses so incurred from the Company on demand

#### **4. Receiver**

- 4 1 At any time after the Lender's demand for payment from the Company of any Indebtedness (or if so requested by the Company), the Lender may appoint by writing any person or persons to be an administrative receiver or a receiver and manager or receivers and managers ('the Receiver', which expression shall include any substituted receiver(s) and manager(s)) of all or any part of the Assets Without limiting the Lender's rights under this clause 4 1 or at law, the Lender may, whether or not any demand has been made for payment of the Indebtedness, appoint a Receiver if the Lender becomes aware of any of the matters referred to in clause 3 2 5 or if the security created by this Debenture shall be in jeopardy

4 2 The Lender may from time to time determine the remuneration of the Receiver and may remove the Receiver and appoint another in his place

4 3 The Receiver shall, subject to the terms of the Acts, be the Company's agent and shall have all powers conferred by the Acts The Company alone shall be responsible for his acts and omissions and for his remuneration In particular, but without limiting any general powers or the Lender's power of sale, the Receiver shall have power

4 3 1 to take possession of collect and get in all or any part of the Assets and for that purpose to take any proceedings in the Company's name or otherwise as he shall think fit

4 3 2 to carry on or concur in carrying on the Company's business and raise money from the Lender or others on the security of all or any part of the Assets

4 3 3 to sell, let and/or terminate or to accept surrenders of leases or tenancies of any part of the Property, in such manner and on such terms as he thinks fit

4 3 4 to take, continue to defend any proceedings and make any arrangement or compromise which the Lender or he shall think fit

4 3 5 to make and effect all repairs, improvements and insurances

4 3 6 to appoint managers, officers and agents for any of the above purposes, at such salaries as the Receiver may determine

4 3 7 to call up any of the Company's uncalled capital

4 3 8 to promote the formation of a subsidiary company or companies of the Company, so that such subsidiary may purchase, lease, license or otherwise acquire interests in all or any part of the Assets, and

4 3 9 to do all other acts and things which he may consider to be incidental or conducive to any of the above powers

4 4 Any moneys received under this Debenture shall be applied

4 4 1 first, in satisfaction of all costs, charges and expenses properly incurred and payments properly made by the Lender or the Receiver and of the remuneration of the Receiver

4 4 2 secondly, in or towards satisfaction of the Indebtedness in such order as the Lender shall determine, and

4 4 3 thirdly, the surplus (if any) shall be paid to the person or persons entitled to it

## **5. Miscellaneous**

5 1 No statutory or other power of granting or agreeing to grant or of accepting or agreeing to accept surrenders of leases or tenancies of any part of the Property may be exercised by the Company without the Lender's prior written consent  
Section 93 of the Law of Property Act 1925 shall not apply

5 2 By notice in writing to the Company, the Lender may at any time convert the floating charge created by clause 2 1 6 into a specific charge over any Assets specified in the notice which the Lender considers to be in danger of being seized or sold under any form of distress, attachment or other legal process or to be otherwise in jeopardy The Company at its expense shall at any time on the Lender's request promptly execute and deliver to the Lender any other or further mortgage, charge or other instrument conferring a fixed charge on any of its Assets (including any of the Assets charged by clause 2 1 6) or such other charge as the Lender may in its discretion think fit for securing the Indebtedness

5 3 This Debenture shall be

5 3 1 a continuing security to the Lender, notwithstanding any settlement of account or other matter or thing whatever

5 3 2 without prejudice and in addition to any other security for the Indebtedness (whether by way of mortgage, equitable charge or

otherwise) which the Lender may hold now or hereafter on all or any part of the Assets, and

5 3 3 in addition to any rights, powers and remedies at law

5 4 Section 103 of the Law of Property act 1925 shall not apply The statutory power of sale shall be exercisable at any time after the execution of this Debenture The Lender shall not exercise its power of sale until payment has been demanded, but this provision shall not affect a purchaser or put him on inquiry whether such demand has been made

5 5 No failure or delay on the Lender's part in the exercise of any of its rights, powers and remedies (in this clause 5 "right(s)") under this Debenture or at law shall operate or be construed as a waiver No waiver of any of the Lender's rights shall preclude any further or other exercise of that right or of any other right

5.6 The Lender may give time or other indulgence or make any other arrangement, variation or release with any person in respect of the Indebtedness or any other security or guarantee for the Indebtedness without derogating from the Company's liabilities or the Lender's rights under this Debenture

5 7 The Company certifies that the charges created by this Debenture do not contravene any provision of its memorandum and articles of association or any agreement binding on it or any of the Assets

5 8 The Company shall, on demand by the Lender, execute and deliver all transfers, mandates, assignments, deeds or other documents as the Lender may require to perfect its rights under this Debenture and to give effect to any sale or disposal of any of the Assets and otherwise give effect to the intent of this Debenture

## **6. Power of Attorney**

By way of security, the Company hereby irrevocably appoints the Lender and any Receiver jointly and severally as its attorney, with full power of delegation, for it and in its name and on its behalf and as its act and deed or otherwise, to seal, deliver and otherwise perfect any deed, assurance, agreement, instrument or act which may be required or may be deemed proper for any of the above purposes

**7. Costs**

All costs, charges and expenses incurred by the Lender and all other moneys paid by the Lender or the Receiver in perfecting or otherwise in connection with this Debenture and all costs of the Lender or the Receiver of all proceedings for enforcement of this Debenture shall be recoverable from the Company as a debt, may be debited to any account of the Company, shall bear interest at the rate specified in The Facility Letter of an even date and shall be charged on the Assets

**8. Severance**

If at any time any provision in this Debenture is or becomes invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Debenture shall not be impaired

**9. Notices**

9.1 Any demand, notice or other communication by the Lender may be delivered personally to the Company or sent to the Company by post, telex, cable, telex or telecopier at its address set out above or such other address notified in writing to the Lender any such notice, demand or other communication shall be deemed to have been received by the Company 24 hours after posting (where sent by first class prepaid post) immediately upon such delivery (where delivered personally) and immediately on confirmation on having been sent (where sent by telex, cable, telex or telecopier) whether or not it is actually received

9.2 Any notice from the Company to the Lender shall be served by first class prepaid recorded delivery post or by tested telex sent to the Lender at its address set out above or such other address notified to the Company

**10. Law**

This Debenture shall be governed by and construed in accordance with English law

**Attestation**

Executed and unconditionally delivered  
as a deed by EG ESTATES LTD acting  
by HENRY BALL, a director

Director

In the Presence of - Full Name Of Witness

JONATHAN ZEGLER

Signature of Witness

Address of Witness

REXTON LAW LLP  
CATALYST HOUSE  
720 CENTENNIAL COURT  
CENTENNIAL PARK  
ELSTREE  
HERTS  
WD6 3SY



**DEBENTURE**

Dated the 17 day of July 2015

**Lonfandi Properties Limited, D & M Property Developments Ltd, The Button  
Corporation Limited, Anne Francis Broadhurst, Norman Richman, and Lorraine Carson**

**AND**

**EG Estates Ltd**

DEBENTURE

Date

17<sup>th</sup> July

2015

Parties

(1) **EG ESTATES LTD** (Company Registration Number 08411376) whose registered office is at 26 Grosvenor Way, London, E5 9ND (the "Mortgagor");  
**AND**

(2) **Lonfandi Properties Limited** (company number 07596832) of 10 Kewferry Drive, Northwood, Middlesex, HA6 2PA, **D & M Property Developments Ltd** (company number 08023219) of 35 Ballards Lane, London, N3 1XW, **The Button Corporation Limited** (company number 07018198) of New Burlington House, 1075 Finchley Road, London, NW11 0PU, **Anne Francis Broadhurst** of 7 Pembridge Place, London, W2 4XB, **Norman Richman** of 5 Stonecroft Close, Arkley, Herts, EN5 3HE, and **Lorraine Carson** of 7 Parklands Close, Chigwell, Essex, IG7 6LL (the "Lender")

**1. Interpretation**

1.1 In this Debenture

"ACTS" means the Law of Property Act 1925 and the Insolvency Act 1986 (or any statutory modification or re-enactment of those Acts for the time being in force)

"ASSETS" means the property, undertaking and assets of the Company expressed to be charged to the Lender now or hereafter under clause 2

"LENDER" shall include, unless the context otherwise requires, the Lender's successors and assigns and all its branches from time to time, whether in England or otherwise

"ENVIRONMENTAL LAWS" means the common law and all applicable laws, rules, regulations or requirements concerning discharges of contaminants, occupational or public health and safety of the environment

“INDEBTEDNESS” means all the Company’s present or future indebtedness to the Lender or any current or other account whatever held by the Company with the Lender, whether solely or jointly with any other person or persons (notwithstanding that there may from time to time be a credit balance on any such account) and all the Company’s other liabilities whatever to the Lender, including (without limitation) indebtedness on account of money advanced, bills of exchange, promissory notes, obligations with respect to letters of credit, guarantees and indemnities, whether present, future, actual or contingent and whether or not matured or accrued due and whether incurred solely, severally or jointly with any other person and whether in sterling or in any other currency, together with interest, commission, Lender charges and any other costs, charges and legal expenses (on a full indemnity basis) charged or incurred by the Lender and including those arising from the Lender perfecting or enforcing or attempting to enforce this Debenture or any other security (and its rights thereunder) held by the Lender from time to time

“PROPERTY” means all leasehold and freehold property referred to in clauses 2 1 1 and 2 1 2, and

“RECEIVER” has the meaning given to it in clause 4 1

1 2 Clause headings are for ease of reference only

## **2. Charge**

2 1 The Company hereby covenants on demand to pay or discharge the Indebtedness to the Lender as security for the payment and discharge of the Indebtedness, the Company hereby charges to the Lender, with full title guarantee

2 1 1 by way of legal mortgage, all freehold and leasehold property now vested in the Company, together with all buildings, fixtures (including trade fixtures) and fixed plant and machinery from time to time on that property

- 2 1 2 by way of fixed charge, all estates or interests in any freehold and leasehold property of the Company (not being Property charged by clause 2 1 1) now and in the future vested in the Company, together with all buildings, fixtures (including trade fixtures) and fixed plant and machinery from time to time on that property
- 2 1 3 by way of fixed charge, all the goodwill and uncalled capital for the time being of the Company
- 2 1 4 by way of fixed charge, all book debts and other debts now and in the future due or owing to the Company
- 2 1 5 by way of fixed charge, all intellectual property rights, choses in action and claims now and in the future belonging to the Company
- 2 1 6 by way of floating charge, all the Company's present and future undertaking and assets, whatever and wherever, including (without limitation) all other property and assets not subject to a fixed charge under this Debenture

### **3. Covenants**

- 3 1 The Company shall not without the prior written consent of the Lender which shall not be unreasonably withheld or delayed
  - 3 1 1 (except for charges in favour of the Lender created under or pursuant to this Debenture and a Legal Charge granted or to be granted by the Company to the Lender in the agreed form) create or permit to subsist any subsequent mortgage, charge or lien on any of its undertaking or assets
  - 3 1 2 sell, transfer or otherwise dispose of its undertaking and other assets or any part of them, except by getting in and realising them in the ordinary and proper course of its business

3 1 3 pull down or remove all or any part of the buildings forming part of the Property or sever, unfix or remove any of the fixtures on the Property nor (except for necessary repairs or the substitution of all value replacements) remove any plant and machinery from the Property

3 1 4 deal with its book or other debts or securities for money except by getting in and realising them in the ordinary and proper course of its business, but so that this exception shall not permit the realisation of debts by means of block discounting or factoring, or

3 1 5 grant or accept a surrender of any lease or licence of or part with or share possession or occupation of the Property or any part of it

3 2 The Company shall

3 2 1 promptly deposit with the Lender all deeds and documents of title and all insurance policies relating to the Assets and promptly notify the Lender on acquiring any Property after the date of this Debenture

3 2 2 keep such of the Assets as are insurable comprehensively insured to the Lender's satisfaction in writing (and, if so required by the Lender, in the joint names of itself and the Lender) against loss or damage by fire and such other risks as the Lender may require, to their full replacement value and, where such insurance is not in joint names, procure that the Lender's interest is noted on all policies required under this clause 3 2 2

3 2 3 duly and promptly pay all premiums and other moneys necessary for maintaining the insurances required under clause 3 2 2 and on demand produce copies of the insurance policies and premium receipts to the Lender

- 3 2 4 keep all buildings and all plant, machinery, fixtures, fittings and other effects in good repair and working order (fair wear and tear excepted)
  - 3 2 5 conduct and maintain its business, operations and property so as to comply in all respects with all applicable Environmental Laws and notify the Lender promptly and in reasonable detail of any claim, notice or communication in respect of any violation or potential violation of an Environmental Law, and
  - 3 2 6 promptly notify the Lender of any meeting to discuss, or any proposal or application for the appointment of an administrator, receiver, liquidator or similar official in respect of the Company or any of its Assets and, if any such official is appointed, of his appointment
- 3 3 If the Company fails to perform any of its obligations under clauses 3 2 2, 3 2 3 or 3 2 4, the Lender may take out or renew any insurance or effect such repairs and take such other action as it may deem appropriate to remedy such failure and recover the premiums and other expenses so incurred from the Company on demand

#### **4. Receiver**

- 4 1 At any time after the Lender's demand for payment from the Company of any Indebtedness (or if so requested by the Company), the Lender may appoint by writing any person or persons to be an administrative receiver or a receiver and manager or receivers and managers ("the Receiver", which expression shall include any substituted receiver(s) and manager(s)) of all or any part of the Assets Without limiting the Lender's rights under this clause 4.1 or at law, the Lender may, whether or not any demand has been made for payment of the Indebtedness, appoint a Receiver if the Lender becomes aware of any of the matters referred to in clause 3 2 5 or if the security created by this Debenture shall be in jeopardy

- 4 2 The Lender may from time to time determine the remuneration of the Receiver and may remove the Receiver and appoint another in his place
- 4 3 The Receiver shall, subject to the terms of the Acts, be the Company's agent and shall have all powers conferred by the Acts. The Company alone shall be responsible for his acts and omissions and for his remuneration. In particular, but without limiting any general powers or the Lender's power of sale, the Receiver shall have power
- 4 3 1 to take possession of collect and get in all or any part of the Assets and for that purpose to take any proceedings in the Company's name or otherwise as he shall think fit
- 4 3 2 to carry on or concur in carrying on the Company's business and raise money from the Lender or others on the security of all or any part of the Assets
- 4 3 3 to sell, let and/or terminate or to accept surrenders of leases or tenancies of any part of the Property, in such manner and on such terms as he thinks fit
- 4 3 4 to take, continue to defend any proceedings and make any arrangement or compromise which the Lender or he shall think fit
- 4 3 5 to make and effect all repairs, improvements and insurances
- 4 3 6 to appoint managers, officers and agents for any of the above purposes, at such salaries as the Receiver may determine
- 4 3 7 to call up any of the Company's uncalled capital
- 4 3 8 to promote the formation of a subsidiary company or companies of the Company, so that such subsidiary may purchase, lease, license or otherwise acquire interests in all or any part of the Assets, and
- 4 3 9 to do all other acts and things which he may consider to be incidental or conducive to any of the above powers

4 4 Any moneys received under this Debenture shall be applied

4 4 1 first, in satisfaction of all costs, charges and expenses properly incurred and payments properly made by the Lender or the Receiver and of the remuneration of the Receiver

4 4 2 secondly, in or towards satisfaction of the Indebtedness in such order as the Lender shall determine, and

4 4 3 thirdly, the surplus (if any) shall be paid to the person or persons entitled to it

## 5. Miscellaneous

5 1 No statutory or other power of granting or agreeing to grant or of accepting or agreeing to accept surrenders of leases or tenancies of any part of the Property may be exercised by the Company without the Lender's prior written consent  
Section 93 of the Law of Property Act 1925 shall not apply

5 2 By notice in writing to the Company, the Lender may at any time convert the floating charge created by clause 2 1 6 into a specific charge over any Assets specified in the notice which the Lender considers to be in danger of being seized or sold under any form of distress, attachment or other legal process or to be otherwise in jeopardy The Company at its expense shall at any time on the Lender's request promptly execute and deliver to the Lender any other or further mortgage, charge or other instrument conferring a fixed charge on any of its Assets (including any of the Assets charged by clause 2 1 6) or such other charge as the Lender may in its discretion think fit for securing the Indebtedness

5 3 This Debenture shall be

5 3 1 a continuing security to the Lender, notwithstanding any settlement of account or other matter or thing whatever

5 3 2 without prejudice and in addition to any other security for the Indebtedness (whether by way of mortgage, equitable charge or



otherwise) which the Lender may hold now or hereafter on all or any part of the Assets, and

5 3 3 in addition to any rights, powers and remedies at law

5 4 Section 103 of the Law of Property act 1925 shall not apply The statutory power of sale shall be exercisable at any time after the execution of this Debenture The Lender shall not exercise its power of sale until payment has been demanded, but this provision shall not affect a purchaser or put him on inquiry whether such demand has been made

5 5 No failure or delay on the Lender's part in the exercise of any of its rights, powers and remedies (in this clause 5 "right(s)") under this Debenture or at law shall operate or be construed as a waiver No waiver of any of the Lender's rights shall preclude any further or other exercise of that right or of any other right

5 6 The Lender may give time or other indulgence or make any other arrangement, variation or release with any person in respect of the Indebtedness or any other security or guarantee for the Indebtedness without derogating from the Company's liabilities or the Lender's rights under this Debenture

5 7 The Company certifies that the charges created by this Debenture do not contravene any provision of its memorandum and articles of association or any agreement binding on it or any of the Assets

5 8 The Company shall, on demand by the Lender, execute and deliver all transfers, mandates, assignments, deeds or other documents as the Lender may require to perfect its rights under this Debenture and to give effect to any sale or disposal of any of the Assets and otherwise give effect to the intent of this Debenture

## **6. Power of Attorney**

By way of security, the Company hereby irrevocably appoints the Lender and any Receiver jointly and severally as its attorney, with full power of delegation, for it and in its name and on its behalf and as its act and deed or otherwise, to seal, deliver and otherwise perfect any deed, assurance, agreement, instrument or act which may be required or may be deemed proper for any of the above purposes

**7. Costs**

All costs, charges and expenses incurred by the Lender and all other moneys paid by the Lender or the Receiver in perfecting or otherwise in connection with this Debenture and all costs of the Lender or the Receiver of all proceedings for enforcement of this Debenture shall be recoverable from the Company as a debt, may be debited to any account of the Company, shall bear interest at the rate specified in The Facility Letter of an even date and shall be charged on the Assets

**8. Severance**

If at any time any provision in this Debenture is or becomes invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Debenture shall not be impaired

**9. Notices**

9.1 Any demand, notice or other communication by the Lender may be delivered personally to the Company or sent to the Company by post, telemesssage, cable, telex or telecopier at its address set out above or such other address notified in writing to the Lender any such notice, demand or other communication shall be deemed to have been received by the Company 24 hours after posting (where sent by first class prepaid post) immediately upon such delivery (where delivered personally) and immediately on confirmation on having been sent (where sent by telemesssage, cable, telex or telecopier) whether or not it is actually received

92 Any notice from the Company to the Lender shall be served by first class prepaid recorded delivery post or by tested telex sent to the Lender at its address set out above or such other address notified to the Company

**10. Law**

This Debenture shall be governed by and construed in accordance with English law

**Attestation**

Executed and unconditionally delivered  
as a deed by EG ESTATES LTD acting  
by HENRY BALL, a director

Director

In the Presence of - Full Name Of Witness

SONATHAN ZEUKLER

Signature of Witness

Address of Witness

REXTON LAW LLP  
CATALYST HOUSE  
720 CENTENNIAL COURT  
CENTENNIAL PARK  
ELSTREE  
HERTS  
WD6 3SY