



Registration of a Charge

Company name: **SNELLIUS ENERGY LIMITED**

Company number: **08751485**



X5D1QZHS

Received for Electronic Filing: **10/08/2016**

Details of Charge

Date of creation: **27/07/2016**

Charge code: **0875 1485 0001**

Persons entitled: **FERN TRADING LIMITED**

Brief description: **ALL PRESENT AND FUTURE FREEHOLD AND LEASEHOLD PROPERTY AND ALL LIENS, CHARGES, OPTIONS AND AGREEMENTS, RIGHTS AND INTERESTS IN OR OVER LAND OR THE PROCEEDS OF SALE OF LAND AND ALL BUILDINGS FIXTURES AND FIXED PLANT MACHINERY FROM TIME TO TIME ON SUCH PROPOERTY OR LAND TOGETHER WITH ALL RIGHTS EASEMENTS AND PRIVILEDGES APPURTENANT TO OR BENEFITING THE SAME INCLUDING WITHOUT LIMITATION, ALL OPTIONS, AGREEMENTS, LIENS, MORTGAGES AND CHARGES IN RELATION THERETO AND THE PROCEEDS OF SALE THEREOF AND SHALL INCLUDE THE REAL PROPERTY. ALL ITS RIGHTS AND INTERESTS IN, TO, UNDER AND IN RESPECT OF ALL KNOW-HOW, PATENTS, DESIGNS, UTILITY MODELS, COPYRIGHTS, TRADEMARKS, SERVICE MARKS, BUSINESS NAMES, DOMAIN NAMES, TOPOGRAPHICAL OR SIMILAR RIGHTS, ANY DATA BASE OR ANY CONFIDENTIAL INFORMATION, AND ANY OTHER ASSOCIATED OR SIMILAR RIGHTS SUBSISTING OR ARISING IN ANY PART OF THE WORLD, IN EACH CASE WHETHER REGISTERED OR NOT, AND INCLUDING ALL APPLICATIONS FOR REGISTRATION OF ANY OF THEM AND RIGHTS TO APPLY FOR THEM IN ANY PART OF THE WORLD.**

Contains fixed charge(s).

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

Authentication of Form

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

Authentication of Instrument

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **COMPANY SECRETARY**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8751485

Charge code: 0875 1485 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th July 2016 and created by SNELLIUS ENERGY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th August 2016 .

Given at Companies House, Cardiff on 11th August 2016

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



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

DEBENTURE

SNELLIUS ENERGY LIMITED (the Company) (1)

FERN TRADING LIMITED as (Lender) (2)

Certified as a true copy



Secretary 10/8/16

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THIS DEED is dated 27 July 2016 and made

BETWEEN:

- (1) **SNELLIUS ENERGY LIMITED** a company incorporated in England and Wales (Registered No. 08751485) whose registered office is at 6th Floor, 33 Holborn, London, EC1N 2HT (the "**Company**"); and
- (2) **FERN TRADING LIMITED** (Company number 06447318) of 6th Floor, 33 Holborn, London, EC1N 2HT (the "**Lender**").

IT IS AGREED as follows:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Deed, unless the context otherwise requires:

"Accounts" means each of the accounts defined as the Accounts within the Facility Agreement and whose details appear in Schedule 1 as may be re-designated, renumbered or renamed from time to time and any other account which the Company and Lender have designated as an "Account" and "Accounts" shall mean all of them;

"Authority" means any governmental body, agency, department or regulatory, self-regulatory or other authority including, without limitation, local and public authorities and statutory undertakings;

"Business Day" has the meaning given to that expression in the Facility Agreement;

"Charged Assets" means all the undertaking, goodwill, property, assets and rights of the Company charged hereunder or any part of them;

"Collateral Instruments" means negotiable and non-negotiable instruments, guarantees, indemnities and other assurances against financial loss and any other documents or instruments which contain or evidence an obligation (with or without security) to pay, discharge or be responsible directly or indirectly for, any liabilities of any person and includes any document or instrument creating or evidencing Security;

"Debts" means the assets of the Company described in clauses 3.3(d) and 3.3(i);

"Default Rate" means the rate specified in clause 8.3 (*Default interest*) of the Facility Agreement;

"Documents" means the contracts and agreements listed in Schedule 2 (*The Documents*) and as may be amended, varied or supplemented by the Facility Agreement;

"Enforcement Event" means any Event of Default in respect of which a written notice has been given to the Company pursuant to clause 23.22 (*Consequences of an Event of Default*) of the Facility Agreement;

"Event of Default" has the meaning given to that expression in the Facility Agreement;

"Facility Agreement" means the £1,998,108.28 facility agreement dated on or about the date of this Deed between (among others) the parties to this Deed;

"Finance Document" has the meaning given to that expression in the Facility Agreement;

"Floating Charge Assets" means the assets of the Company from time to time expressed to be charged by this Deed by way of a floating charge;

"Indemnified Party" has the meaning set out in clause 13.3 (*Indemnity from Charged Assets*);

"Insurances" means all present and future contracts or policies of insurance (including life policies) in which the Company from time to time has an interest and the benefit of all claims, rights to payment, returns of premium and all other rights in respect of any of them;

"Investments" means the assets of the Company described in clause 3.3(c) (*Investments*);

"Occupational Leases" means all leasehold interests and other occupational rights whatsoever (including, without limitation, all licences and agreements for leases) in existence from time to time relating to the whole or any part of the Charged Assets (and **"Occupational Lease"** shall be construed accordingly);

"Party" means a party to this Deed;

"Permitted Security" has the meaning given to that expression in the Facility Agreement;

"Planning Acts" means the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Planning (Consequential Provisions) Act 1990, the Countryside and Rights of Way Act 2002, the Planning (Hazardous Substances) Act 1990, the Planning and Compensation Act 1991, the Local Government Planning and Land Act 1980 and the Ancient Monuments and Archaeological Areas Act 1979 and any other legislation of a similar nature;

"Properties" means the Real Property and the assets of the Company described in clause 3.3(a) (*Properties*) (and **"Property"** shall be construed accordingly);

"Real Property" means each of the properties of the Company listed in Schedule 3 including all:

- (a) land, cellars, vaults, underground tunnels, eaves, canopies, structures and the like used or enjoyed in connection with it now or in the future;
- (b) buildings, fixtures (including trade fixtures) and fixed plant and machinery and other structures now or in future on it; and
- (c) easements, access-rights, rights of way, wayleaves and rights attaching to it;

"Receiver" means any one or more receivers and/or managers or administrative receivers appointed by the Lender pursuant to this Deed in respect of the Company or over all or any of the Charged Assets;

"Rights" means all the Company's rights, title and interest from time to time in any lease, licence or occupational right whatsoever together with the entire benefit of all the Company's rights, title and interest from time to time in any renewal of, replacement of or variation to any such lease, licence or occupational right (including, without limitation, all its rights, title and interest in any Occupational Lease, agreement for any Occupational Lease and any associated agreements which may be granted by the Company or any person deriving title from the Company from time to time over or in respect of the whole or any part of the Charged Assets);

"Secured Obligations" means all present and future obligations and liabilities of the Company (whether actual or contingent and whether owed jointly or severally or in any other capacity whatever) which are, or are expressed to be, or may become, due, owing or payable to the Lender under or in connection with any of the Finance Documents, together with all costs, charges, losses, liabilities, expenses and other sums and any taxes thereon incurred by the Lender which are, or are expressed to be, or may become due, owing or payable by the Company under or in connection with any Finance Document;

"Security" means any mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, assignment, security interest, title retention or other encumbrance of any kind securing, or any right conferring a priority of payment in respect of, any obligation of any person; and

"Shares" means the entire issued share capital of each Subsidiary of the Company.

1.2 Definitions in Finance Documents

Unless a contrary indication appears, a term defined in the Facility Agreement or in any notice given under or in connection with any Finance Document has the same meaning when used in this Deed.

1.3 Successors and assigns

A reference to any Party shall be construed as including its subsequent successors in title, permitted transferees and any permitted assigns, in each case in accordance with their respective interests.

1.4 Headings

Clause headings and the contents page are inserted for convenience of reference only and shall be ignored in the interpretation of this Deed.

1.5 Construction of certain terms

In this Deed, unless the context otherwise requires:

- (a) references to clauses and schedules are to be construed as references to the clauses of and schedules to this Deed unless expressly stated otherwise;
- (b) reference to (or to any specified provision of) this Deed, the Facility Agreement or any other document shall be construed as references to this Deed, the Facility Agreement that provision or that document as in force for the time being and as amended, varied, supplemented or restated in accordance with the terms thereof or, as the case may be, with the agreement of the relevant parties;
- (c) words importing the plural shall include the singular and vice versa;
- (d) references to a person shall be construed as including references to an individual, firm, company, corporation, unincorporated body of persons, trust, partnership and limited liability partnership or any state or any agency thereof;
- (e) an Event of Default is "**continuing**" if it has not been waived; and
- (f) references to statutory provisions shall be construed as references to those provisions as replaced, amended or re-enacted from time to time and all regulations made thereunder from time to time.

1.6 Effect as a deed

This Deed is intended to take effect as a deed notwithstanding that the Lender may have executed it under hand only.

2 COVENANT TO PAY

2.1 Covenant to pay

The Company will on demand pay or otherwise discharge all Secured Obligations from time to time, at the times at which, in the manner in which, and in the currencies in which they are expressed to be due and payable or due for discharge under the Finance Documents.

2.2 Certain liabilities

The Secured Obligations shall, without limitation, include all liabilities arising under this Deed and the Finance Documents, interest (both before and after judgment) from the date such liabilities are due, owing or incurred up to the date of payment at such rates and upon such terms as specified in the Facility Agreement and all legal, administrative and other costs, charges and expenses on a full and unqualified indemnity basis which may be incurred by the Lender in relation to any such moneys, obligations or liabilities or the release of all or any of the Charged Assets or the enforcement of the security hereby created or generally in respect of the Company or otherwise incurred in dealing with any matter in relation to this Deed.

2.3 Interest

The Company shall pay interest at the Default Rate on unpaid sums (whether before or after any judgment) in accordance with the terms of the Facility Agreement.

3 CHARGES

The Company with full title guarantee hereby charges to the Lender, as a continuing security for the payment and discharge of the Secured Obligations, the following assets from time to time owned by it or in which it may from time to time have an interest (beneficial or otherwise and the proceeds of sale or realisation thereof):

3.1 Mortgage

By way of first legal mortgage:

- (a) the Real Property; and
- (b) any other freehold or leasehold property now vested in the Company.

3.2 Assignment

(a) Subject to clause 3.2(b) by way of absolute assignment:

(i) Goodwill and uncalled capital

All its goodwill and uncalled capital.

(ii) Insurances

The Insurances and all monies from time to time payable to it under or pursuant to the Insurances including, without limitation, the refund of any premiums.

(iii) Cash

All bank accounts (including the Accounts), cash at bank and all credit balances now or at any time in the future on any account (including the Accounts) with the Lender or with any other person whatsoever including the proceeds of book debts, revenues and claims assigned pursuant to clause 3.2(a)(iv) (*Book Debts*) which proceeds shall, on payment into a bank account assigned pursuant to this clause 3.2(a)(iii) (*Cash*) cease to be subject to the assignment in clause 3.2(a)(iv) (*Book Debts*) and shall be subject to the assignment in this clause 3.2(a)(iii) (*Cash*).

(iv) Book debts

All present and future book debts due or owing to it or in which it is legally, beneficially or otherwise interested and the proceeds thereof, whether actual or contingent, whether arising under contracts or in any other manner whatsoever and whether originally owing to it or purchased or otherwise acquired by it and all things in action which may give rise to any book debt together with the full benefit of any Security, Collateral Instruments and any other rights relating thereto including, without limitation, reservations of proprietary rights, rights of tracing and unpaid vendor's liens and similar and associated rights.

(v) Other debts

All its other debts, claims, rights and choses in action both present and future or in which it is legally, beneficially or otherwise interested over and above the debts referred to in clause 3.2(a)(iv) (*Book Debts*) and the proceeds thereof including, without prejudice to the generality of the foregoing, deposits and credit balances held by it with the Lender or any third party (and whether jointly or otherwise) from time to time, any amounts owing to it by way of rent,

licence fee, service charge or otherwise in respect of any of the Properties and all rights and the proceeds of such rights actual or contingent arising under or in connection with any contract whatsoever in which it has any right, title or interest whether of insurance or otherwise and any amounts owing or which will come into it by way of damages, compensation or otherwise and the benefit of all rights relating to such debts, claims, rights and choses in action.

(vi) Agreements

The benefit of all guarantees, indemnities, rent deposits, agreements, contracts, undertakings and warranties (including the Documents).

- (b) Without prejudice to clause 9 (*Further Assurance*), in relation to any agreements, the assignment pursuant to this clause 3.2 shall be effective only to the extent that the terms of the agreements do not prohibit an assignment except in cases where consent has been obtained.
- (c) To the extent that any such right, title and interest as is referred to in paragraph (a) above is not assignable or capable of assignment, the assignment of it purported to be effected by such paragraph shall operate as an assignment of any and all compensation, damages, income, profit or rent which the Company may derive from it or be awarded or entitled to in respect of it, in each case as a continuing security for the payment or discharge in full of the Secured Obligations.

3.3 **Fixed Charge**

To the extent they are not the subject of a mortgage pursuant to clause 3.1 (*Mortgage*) or an assignment pursuant to clause 3.2 (*Assignment*), by way of first fixed charge:

(a) Properties

All its present and future freehold and leasehold property and all liens, charges, options, agreements, rights and interests in or over land or the proceeds of sale of land and all buildings, fixtures (including trade and tenant's fixtures) and fixed plant and machinery from time to time on such property or land together with all rights, easements and privileges appurtenant to, or benefiting, the same including, without limitation, all options, agreements, liens, mortgages and charges in relation thereto and the proceeds of sale thereof and shall include the Real Property.

(b) Plant and machinery

- (i) fixtures;
- (ii) fittings;
- (iii) plant;
- (iv) machinery;
- (v) vehicles;
- (vi) tools;
- (vii) computer equipment;
- (viii) office equipment; and
- (ix) other equipment

and the benefit of all contracts and warranties relating to the same wherever situated and whether or not affixed to any property and all its rights and interests in any plant and machinery which is hired, leased or rented by it from third parties including, without prejudice to the generality of the foregoing, its right to any refunds of rentals or other payments.

(c) Investments

The Shares and all present and future stocks, shares, bonds, certificates of deposit, derivatives, depository receipts and securities of any kind whatsoever (and all warrants, options or other rights to subscribe, purchase, call for delivery of or otherwise acquire any such securities) whether marketable or otherwise and all other interests and rights (including but not limited to loan capital or indebtedness or liabilities in any manner owing) in any person, including all allotments, rights, benefits and advantages whatsoever at any time accruing, offered or arising in respect of or incidental to the same and all rights, money or property accruing or offered at any time by way of conversion, redemption, bonus, preference, option, dividend, distribution, income, interest or otherwise in respect thereof and all property and rights in respect of any account held by it as participant, beneficiary, nominee or trustee participant with any clearance or settlement system.

(d) Book debts

All present and future book debts due or owing to it or in which it is legally, beneficially or otherwise interested and the proceeds thereof, whether actual

or contingent, whether arising under contracts or in any other manner whatsoever and whether originally owing to it or purchased or otherwise acquired by it and all things in action which may give rise to any book debt together with the full benefit of any Security, Collateral Instruments and any other rights relating thereto including, without limitation, reservations of proprietary rights, rights of tracing and unpaid vendor's liens and similar and associated rights.

(e) Insurances

The Insurances and all monies from time to time payable to it under or pursuant to the Insurances including without limitation the refund of any premiums.

(f) Goodwill and uncalled capital

All its goodwill and uncalled capital.

(g) Agreements

The benefit of all guarantees, indemnities, rent deposits, agreements, contracts, undertakings and warranties (including the Documents).

(h) Cash

All bank accounts (including the Accounts), cash at bank and all credit balances now or at any time in the future on any account (including the Accounts) with the Lender or with any other person whatsoever including the proceeds of book debts, revenues and claims charged pursuant to clause 3.3(d) (*Book Debts*) which proceeds shall, on payment into a bank account charged pursuant to this clause 3.3(h)(*Cash*) cease to be subject to the charge in clause 3.3(d) (*Book Debts*) and shall be subject to the charge in this clause 3.3(h) (*Cash*).

(i) Other debts

All its other debts, claims, rights and choses in action both present and future or in which it is legally, beneficially or otherwise interested over and above the debts referred to in clause 3.3(d) (*Book Debts*) and the proceeds thereof including, without prejudice to the generality of the foregoing, deposits and credit balances held by it with the Lender or any third party (and whether jointly or otherwise) from time to time, any amounts owing to it by way of rent, licence fee, service charge or otherwise in respect of any of the Properties and all rights and the proceeds of such rights actual or contingent arising

under or in connection with any contract whatsoever in which it has any right, title or interest whether of insurance or otherwise and any amounts owing or which will come into it by way of damages, compensation or otherwise and the benefit of all rights relating to such debts, claims, rights and choses in action.

(j) Intellectual Property Rights

All its rights and interests in, to, under and in respect of all know-how, patents, designs, utility models, copyrights, trade marks, service marks, business names, domain names, topographical or similar rights, any data base or any confidential information, and any other associated or similar rights subsisting or arising in any part of the world, in each case whether registered or not, and including all applications for registration of any of them and rights to apply for them in any part of the world.

3.4 Floating charge

- (a) By way of a first floating charge, its undertaking and all its property, assets and rights whatsoever and wheresoever both present and future, other than any property or assets from time to time effectively charged by way of legal mortgage or fixed charge or assigned pursuant to clauses 3.1 (*Mortgage*), 3.2 (*Assignment*) and 3.3 (*Fixed Charge*) or otherwise pursuant to this Deed. The floating charge contained in this clause 3.4 is a "qualifying floating charge" within the meaning of paragraph 14 of Schedule B1 to the Insolvency Act 1986, and that paragraph shall apply to this Deed.
- (b) Notwithstanding anything else contained in this Deed:
 - (i) the floating charge created by this Deed may not be converted into a fixed charge solely by reason of:
 - (A) the obtaining of a moratorium in respect of the Company pursuant to Section 1A to the Insolvency Act 1986; or
 - (B) anything done with a view to obtaining such a moratorium;and
 - (ii) the Lender is not entitled to appoint a receiver solely as a result of the obtaining of a moratorium (or anything done with a view to obtaining a moratorium) in respect of the Company pursuant to Section 1A of Schedule A1 to the Insolvency Act 1986 except with the leave of the court.

3.5 Assignment provisions

In respect of the Charged Assets which are assigned to the Lender under clause 3.2 (*Assignment*):

- (a) they are assigned absolutely but subject to reassignment upon the Secured Obligations being paid or discharged in full and there being no future or contingent debt which may arise, whereupon the Lender shall, at the request and cost of the Company, reassign the Charged Assets to the Company; and
- (b) in respect of any Insurances assigned, the Lender shall not have responsibility for the performance of the obligations of the Company thereunder, and the Company shall continue to observe and perform its obligations under the Insurances.

3.6 Conversion of floating charge by notice

The Lender may, at any time after any Event of Default or if the Lender considers any of the Charged Assets to be in danger of being seized or sold under any form of distress, attachment, execution or other legal process or to be otherwise in jeopardy, convert the floating charge created by clause 3.4 (*Floating Charge*) into a fixed charge on all or such of the Charged Assets of the Company as shall be specified (whether generally or specifically) by notice to the Company.

3.7 Automatic conversion of floating charge

Subject only to clause 3.4(b) (*Floating Charge*), the floating charge contained in this Deed shall automatically and without notice be converted into a fixed charge in respect of any Floating Charge Assets:-

- (a) which shall become subject to Security other than a Permitted Security or to a disposition contrary to the provisions of clause 20.5 (*Negative Pledge*) of the Facility Agreement; or
- (b) if and when any person levies or notifies the Company that it intends to levy any distress, execution, sequestration or other process (including without limitation administration) against any of the Charged Assets.

3.8 Further advances

The Lender is under an obligation, contained in, and subject to the terms of the Facility Agreement to make further advances to the Company and this security has been made for securing such further advances. The Lender hereby applies to the Chief Land Registrar in substantially the following terms:

"The applicant confirms that, under the provisions of the charge, the Lender is under an obligation to make further advances and applies to the registrar for a note to be entered in the register to that effect."

4 LAND REGISTRY

The Company hereby consents to the registration of the following restriction against all its present and future registered titles (whether or not specified in this Deed) and against any title to any of its unregistered property of which is or ought to be the subject of a first registration of title at the Land Registry at the date of this Deed:

"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the charge dated 3rd March 2015 in favour of Fern Trading Limited referred to in the charges register or, if appropriate, signed on such proprietor's behalf by its solicitor".

5 REGISTER OF TRADE MARKS

The Company as registered proprietor hereby appoints the Lender as its agent to apply for the particulars of this Deed and the interest of the Lender in the intellectual property and any other or future trade marks or trade mark applications registered or to be registered in the United Kingdom in the name of the Company, to be made on the Register of Trade Marks under section 25(1) of the Trade Marks Act 1994. The Company hereby agrees to execute all documents and forms required to enable such particulars to be entered on the Register of Trade Marks.

6 REPRESENTATIONS AND WARRANTIES

6.1 Representations and warranties

In addition to the representations and warranties contained in clause 16 (*Representations and Warranties*) of the Facility Agreement, which are deemed to be repeated here, the Company represents and warrants to the Lender, on the date hereof and on each date referred to in the Facility Agreement:

(a) Security valid

This Deed and each other Finance Document which purports to create any Security and all Security expressed to be granted or created pursuant to this Deed or any other Finance Document creates the Security it purports to create and is not liable to be set aside or avoided on its liquidation, administration or otherwise and such Security has the priority and ranking they are expressed to have.

(b) No existing security

That no Security exists on or over the Charged Assets except for Permitted Security and that the Property is held free from any Occupational Leases, other than those disclosed to the Lender.

(c) Property

That:

- (i) ***Nothing affecting value:*** There are no covenants, agreements, stipulations, reservations, conditions, interests, rights or other matters whatsoever affecting the Property which conflict with its present use or adversely affect or which are reasonably likely to affect adversely the saleability or value or use of any of the Property in each case to a material extent.
- (ii) ***No unregistered/overriding interests:*** Nothing has arisen or has been created or is subsisting which would be an unregistered interest which overrides first registration or registered dispositions over the Property pursuant to Schedules 1 and 3 of the Land Registration Act 2002 which would or which is reasonably likely to adversely affect the saleability, value or use of the Property or the value of the security created under or pursuant to this Deed or any other Finance Document.
- (iii) ***No adverse claim:*** It has received no notice of any adverse claim by any person in respect of the ownership of any Property or any interest in it nor has any acknowledgement been given to any person in respect of any Property.
- (iv) ***No development:*** It has not, prior to the date of this Deed, carried out or permitted to be carried out any development within the meaning of the Planning Acts upon any Property in respect of which any requisite permission has not been obtained and that all conditions subject to which such permissions have been granted have been duly complied with.

7 UNDERTAKINGS

7.1 Obligations

In addition to the undertakings contained in clauses 19 (*Positive undertakings*) and 20 (*Negative undertakings*) of the Facility Agreement, which are deemed to be repeated

here, the Company hereby undertakes with the Lender that during the continuance of this security, the Company will:

(a) Debts

- (i) Collect in the ordinary course of its business in a proper and efficient manner and pay into such account as the Lender may from time to time specify all monies which it may receive in respect of the Debts forthwith on receipt;
- (ii) not, without the prior written consent of the Lender (such consent not to be unreasonably withheld), seek to compromise, compound, vary, discharge, postpone or release or assign, factor or discount any of the Debts or waive its rights of action in connection therewith or do or omit to do anything which may delay or prejudice the full recovery thereof;
- (iii) if called upon to do so by the Lender execute a legal assignment of such book debts and other debts to the Lender in such terms as the Lender may require and give notice thereof to the debtors from whom the debts are owing or incurred and take such other steps as the Lender may require to perfect such legal assignment; and
- (iv) hold on trust for the Lender all moneys realised in respect of the Debts.

(b) Calls etc

Duly and promptly pay all calls, instalments or other moneys which may from time to time become due in respect of any of the Investments, it being acknowledged by the Company that the Lender shall not in any circumstances incur any liability whatsoever in respect of any such calls, instalments or other moneys.

(c) Compliance with covenants etc

Observe and perform all covenants, burdens, stipulations, requirements and obligations from time to time affecting the Charged Assets and/or the use, ownership, occupation, possession, operation, repair, maintenance or other enjoyment or exploitation of the Charged Assets whether imposed by statute, contract, lease, licence, grant or otherwise, carry out all registrations or renewals and generally do all other acts and things (including the taking of legal proceedings) necessary to maintain, defend or preserve its right, title and interest to and in the Charged Assets without infringement by any third

party and not without the prior consent in writing of the Lender (such consent not to be unreasonably withheld) enter into any onerous or restrictive obligations affecting any of the same or agree any rent review relating to any interest in any of the Properties.

(d) Compliance with leases

- (i) Perform all the terms on its part contained in any lease or agreement for lease or leases comprised within the Charged Assets;
- (ii) Not do or knowingly permit to be done any act as a result of which any lease or leases may become liable to forfeiture or irritancy or otherwise be determined; and
- (iii) Duly and punctually perform and observe and indemnify the Lender for any breach of any covenants or stipulations (restrictive or otherwise) affecting the Charged Assets.

(e) Notification of acquisitions and disposals

Promptly notify the Lender of any proposal, contract, conveyance, option, transfer or other disposition involving the acquisition by it of any interest in freehold or leasehold property or any disposal by it of an interest in any Property.

(f) Alterations

Not, without the prior written consent of the Lender, make any structural alterations or additions to or carry out any on or make any planning or similar application relating to any Property.

(g) Powers of leasing

Not, without the prior written consent of the Lender:

- (i) agree or permit any amendment to or waiver of the terms of any lease (including any lease under which the Company is a tenant); or
- (ii) accept any surrender of any lease or exercise any power to determine any lease.

(h) Security rights and disposals

Not, without the prior written consent of the Lender, permit or agree to any variation of the Rights attaching to the whole or any part of the Charged Assets if such variation might have a Material Adverse Effect.

(i) Maintenance of buildings, machinery and plant

Keep all its buildings, machinery, plant, fixtures, vehicles, computers and office and other equipment in good and substantial repair and in good working order and condition and permit the Lender and its agents or representatives to enter and view their state and condition.

(j) Pay outgoings

Punctually pay or cause to be paid and indemnify the Lender and/or any Receiver (on a several basis) against all present and future rent, rates, taxes, duties, charges, assessments, impositions and outgoings whatsoever (whether imposed by agreement, statute or otherwise) now or at any time during the continuance of this security payable in respect of the Charged Assets or any part thereof or by the owner, operator or occupier thereof.

(k) Possession of Properties

Not without the prior consent in writing of the Security grant any lease, part with possession or share occupation of the whole or any part of any of the Properties or confer any licence, right or interest to occupy or grant any licence or permission to assign, underlet or part with possession of the same or any part thereof or permit any person:

- (i) to be registered (jointly with the Company or otherwise) as proprietor under the Land Registration Acts of any of the Properties nor create or permit to arise any overriding interest affecting the same within the definition in those Acts; or
- (ii) to become entitled to any right, easement, covenant, interest or other title encumbrance which might adversely affect the value or marketability of any of the Properties.

(l) Jeopardy

Not do or cause or permit to be done anything which may in any way depreciate, jeopardise or otherwise prejudice the value to the Lender of any of the Charged Assets.

7.2 No limitation

None of the undertakings in this clause 8 shall be construed as limiting any powers exercisable by any Receiver appointed by the Lender under this Deed.

7.3 Power to remedy

If the Company at any time defaults in complying with any of its obligations contained in this Deed, the Lender shall, without prejudice to any other rights arising as a consequence of such default, be entitled (but not bound) to make good such default and the Company hereby irrevocably authorises the Lender and its employees and agents by way of security to do all such things (including, without limitation, entering the Company's property) necessary or desirable in connection therewith. Any monies so expended by the Lender shall be repayable by the Company to the Lender on demand together with interest at the Default Rate from the date of payment by the Lender until such repayment, both before and after judgment. No exercise by the Lender of its powers under this clause 8.3 shall make it liable to account as a mortgagee in possession.

8 FURTHER ASSURANCE

8.1 Further assurance

The Company shall if and when required by the Lender, at its own cost, promptly execute and deliver such further Security and assurances in favour of the Lender and do all such acts and things (including giving any notices and taking such steps) as the Lender shall from time to time require (with any documents being in such form as the Lender shall require) over or in relation to all or any of the Charged Assets or any of the assets purported to be charges hereunder to secure the Secured Obligations or to perfect or protect the security intended to be created by this Deed over the Charged Assets or any part thereof or to facilitate the realisation of the same.

8.2 Certain documentary requirements

Such further Security and assurances shall be prepared by or on behalf of the Lender at the expense of the Company and shall contain:

- (a) an immediate power of sale without notice;
- (b) a clause excluding section 93 Law of Property Act 1925 and the restrictions contained in section 103 Law of Property Act 1925; and
- (c) such other clauses for the benefit of the Lender as the Lender may require.

8.3 Specific security documents required

Without prejudice to the generality of the provisions of clauses 9.1 (*Further Assurance*) and 9.2 (*Certain documentary requirements*), the Company shall execute as and when so required by the Lender a legal mortgage or legal charge (as specified by the Lender) over any freehold, leasehold and heritable properties acquired by it

after the date of this Deed (including all or any of the Properties as and when the same are conveyed, transferred, or let to it) and over any and all fixtures, trade fixtures and fixed plant and machinery at any time and from time to time situate thereon.

9 CERTAIN POWERS OF THE LENDER

9.1 Powers on enforcement

At any time on or after an Enforcement Event or, at the Lender's discretion, if requested by the Company, the Lender may, without further notice, without the restrictions contained in section 103 Law of Property Act 1925 and whether or not a Receiver shall have been appointed, exercise all the powers conferred upon mortgagees by the Law of Property Act 1925 as varied or extended by this Deed and all the powers and discretions conferred by this Deed on a Receiver either expressly or by reference. The Lender in exercising its statutory power of sale, and any Receiver in exercising his powers hereunder, shall be at liberty to sell at such price and on such terms and conditions as it or he in its or his sole discretion thinks fit and shall not be under any duty or obligation to obtain the best or any particular price. In the event of any conflict between the powers contained in the Law of Property Act 1925 and those conferred by this Deed, the terms of this Deed shall prevail.

9.2 Redemption of Permitted Security

At any time on or after an Event of Default that is continuing, or if the holders of any Permitted Security shall take any step to enforce them or demand the money thereby secured, the Lender may pay off all or any of the Permitted Security and take a transfer of the benefit of them or redeem the same, and the money so expended by the Lender and all costs of and incidental to the transaction incurred by the Lender shall be repayable by the Company to the Lender on demand, shall constitute part of the Secured Obligations and shall bear interest at the Default Rate from the date of payment by the Lender.

9.3 Subsequent Security

If the Lender receives or has notice (actual or constructive) of any subsequent Security affecting the Charged Assets or any part of it or if the continuing nature of this Deed is determined for any reason, the Lender may open a new account for the Company. If it does not do so then, unless the Lender gives express written notice to the contrary to the Company for the purposes of this Deed, the Lender shall nevertheless be treated as if it had opened a new account at the time when it received or had such notice and as from that time all payments made by or on behalf of the Company to the Lender shall be credited or be treated as having been credited

to the new account and shall not operate to reduce the amount due from the Company to the Lender at the time when it received such notice.

9.4 Financial Collateral

To the extent that the Charged Assets constitutes "Financial Collateral" and this Deed and the obligations of the Company hereunder constitute a "security financial collateral arrangement" (in each case for the purpose of and as defined in the Financial Collateral Arrangements (No.2) Regulations 2003 (SI 2003 No. 3226)) the Lender shall have the right, to appropriate all or any part of such Financial Collateral in or towards the satisfaction of the Secured Obligations. For this purpose, the value of such Financial Collateral so appropriated shall be such amount as the Lender so determines having taken into account advice obtained by it from an independent investment or accountancy firm of national standing selected by it.

9.5 Settlement of accounts

Any sale or other disposition by the Lender or by a Receiver may be made either subject to or discharged from any prior charge or upon such terms as to indemnity as the Lender or such Receiver may think fit. The Lender or the Receiver may settle and pay the accounts of any person in whom any prior charge may from time to time be vested and any accounts so settled and paid shall as between the Lender, the Receiver and the Company be deemed to be properly settled and paid and shall be binding on the Company accordingly. The money so expended by the Lender or the Receiver shall be repayable by the Company to the Lender or the Receiver on demand, shall constitute part of the Secured Obligations and shall bear interest at the Default Rate from the date of payment by the Lender or the Receiver.

9.6 The Investments

After an Event of Default that is continuing, the Company will if so requested by the Lender transfer all or any of the Investments to such nominees or agents as the Lender may select.

9.7 Assignment of rents

After an Event of Default that is continuing, the right to recover all rents reserved by any Occupational Lease shall automatically be assigned to and vest in the Lender.

9.8 Statutory power of leasing

The Lender shall have the power to lease and make agreements for leases at a premium or otherwise, to accept surrenders of leases and to grant options on such

terms as the Lender shall consider expedient and without the need to observe any of the provisions of sections 99 and 100 Law of Property Act 1925.

9.9 Suspense accounts

The Lender (or any Receiver) may pay the proceeds of any recoveries effected by it or him into an interest-bearing suspense account and retain it for so long as it (or he) may determine. The Lender may (subject to the payment of any claims having priority to this security) withdraw amounts standing to the credit of such suspense account for application as follows:

- (a) paying all costs, charges and expenses incurred and payments made by the Lender (or the Receiver) in the course of such enforcement;
- (b) paying remuneration to the Receiver as and when the same becomes due and payable; and
- (c) paying amounts due and payable in respect of the Secured Obligations.

10 APPOINTMENT AND POWERS OF RECEIVER

10.1 Appointment

At any time on or after an Enforcement Event, or, at the Lender's discretion, if requested by the Company, the Lender may by instrument in writing executed as a deed or under the hand of any director or other duly authorised officer appoint a Receiver of the Charged Assets or any part thereof. Where more than one Receiver is appointed, each joint Receiver shall have power to act severally, independently of any other joint Receivers, except to the extent that the Lender may specify to the contrary in the appointment. The Lender may (subject, where relevant, to section 45 Insolvency Act 1986) remove any Receiver so appointed and appoint another in his place.

10.2 Receiver as agent

A Receiver shall be the agent of the Company and the Company shall be solely responsible for his acts or defaults and for his remuneration.

10.3 Powers of Receiver

A Receiver shall have all the powers conferred from time to time on receivers and administrative receivers by statute and power on behalf, and at the expense, of the Company (notwithstanding liquidation of the Company) to do or omit to do anything which the Company could do or omit to do in relation to the Charged Assets or any

part thereof. In particular (but without limitation), a Receiver shall have power to do all or any of the following acts and things:

(a) Take possession

Take possession of, collect and get in all or any of the Charged Assets and exercise in respect of the Investments all voting or other powers or rights available to a registered holder thereof in such manner as he may think fit;

(b) Manage the Charged Assets

Manage, develop, alter, improve, build, reconstruct or reinstate and replace the Charged Assets or any part of it or concur in so doing; to buy, lease or otherwise acquire and develop or improve properties or other assets without being responsible for loss or damage; to acquire, renew, extend, grant, vary or otherwise deal with easements, rights, privileges and licences over or for the benefit of the Charged Assets;

(c) Carry on business

Carry on, manage, develop, reconstruct, amalgamate or diversify the business of the Company or any part thereof or concur in so doing, lease or otherwise acquire and develop or improve properties or other assets without being responsible for loss or damage;

(d) Borrow money

Raise or borrow any money from or incur any other liability to the Lender or others on such terms with or without security as he may think fit and so that any such security may with the consent of the Lender be or include a charge on the whole or any part of the Charged Assets ranking in priority to this security or otherwise;

(e) Dispose of assets

Without the restrictions imposed by section 103 Law of Property Act 1925 or the need to observe any of the provisions of sections 99 and 100 of such Act, sell by public auction or private contract or otherwise, let, surrender or accept surrenders, grant licences or otherwise dispose of or deal with all or any of the Charged Assets or concur in so doing in such manner for such consideration and generally on such terms and conditions as he may think fit with full power to convey, let, surrender, accept surrenders or otherwise transfer or deal with such Charged Assets in the name and on behalf of the Company or otherwise and so that covenants and contractual obligations

may be granted and assumed in the name of and so as to bind the Company (or other the estate owner) if he shall consider it necessary or expedient so to do; any such sale, lease or disposition may be for cash, deeds or other obligations, shares, stock, securities or other valuable consideration and be payable immediately or by instalments spread over such period as he shall think fit and so that any consideration received or receivable shall ipso facto forthwith be and become charged with the payment of all the Secured Obligations; plant, machinery and other fixtures may be severed and sold separately from the premises containing them and the Receiver may apportion any rent and the performance of any obligations affecting the premises sold without the consent of the Company. Any contract for any such sale or other disposal by the Receiver or the Lender may contain conditions excluding or restricting the personal liability of the Receiver or the Lender;

(f) Form subsidiaries

Promote the formation of companies with a view to the same becoming a subsidiary of the Company and purchasing, leasing, licensing or otherwise acquiring interests in all or any of the Charged Assets or otherwise, arrange for such companies to trade or cease to trade or to purchase, lease, license or otherwise acquire all or any of the Charged Assets on such terms and conditions whether or not including payment by instalments secured or unsecured as he may think fit;

(g) Compromises and contracts

Make any arrangement or compromise or enter into or cancel any contracts which he shall think expedient;

(h) Repair and maintain assets

Make and effect such repairs, renewals and improvements to the Charged Assets or any part thereof as he may think fit and maintain, renew, take out or increase insurances;

(i) Building works

Commence and/or complete any building operations on any part of the Properties and apply for and obtain any planning permissions, building regulation approvals and any other permissions, consents or licences with respect to the Charged Assets as he may in his discretion think fit;

(j) Compensation

Negotiate for compensation with any Authority which may intend to acquire or be in the process of acquiring the Charged Assets or any part of it and make objections to any order for the acquisition of the Charged Assets or any part of it, and the Receiver may request the Company to do so at any enquiry held to consider such objections or which is otherwise relevant to such acquisition;

(k) Appoint employees

Appoint managers, agents, officers and employees for any of the purposes referred to in this clause 11 or to guard or protect the Charged Assets at such salaries and commissions and for such periods and on such terms as he may determine and may dismiss the same;

(l) Make calls

Make calls conditionally or unconditionally on the members of the Company in respect of uncalled capital;

(m) Exercise statutory leasehold powers

Without any further consent by or notice to the Company, exercise for and on behalf of the Company all the powers and provisions conferred on a landlord or a tenant by the Landlord and Tenant Acts, the Rent Acts, the Housing Acts or the Agricultural Holdings Act or any other legislation from time to time in force in any relevant jurisdiction relating to rents or agriculture in respect of any part of the Properties but without any obligation to exercise any of such powers and without any liability in respect of powers so exercised or omitted to be exercised;

(n) Tenancies

Apply for and negotiate the terms of any renewed tenancy whether pursuant to the Landlord and Tenant Act 1954 or otherwise;

(o) Occupational Leases

Make allowances and arrangements with any lessee or any tenant in respect of the rents receivable pursuant to an Occupational Lease;

(p) Rent review

Operate and agree any rent review in respect of any lease or underlease of the Charged Assets or any Occupational Leases and the amount of any

interim rent payable pursuant to section 24(A) of the Landlord and Tenant Act 1954;

(q) Legal proceedings

Institute, continue, enforce, defend, settle or discontinue any actions, suits or proceedings in relation to the Charged Assets or any part thereof or submit to arbitration as he may think fit;

(r) Execute documents

Sign any document, execute any deed and do all such other acts and things as may be considered by him to be incidental or conducive to any of the matters or powers aforesaid or to the realisation of the security created by or pursuant to this Deed and to use the name of the Company for all the purposes aforesaid;

(s) Approvals

Apply for and obtain any approval, permission, consent and license, enter into and perform contracts and arrangements, purchase materials and incur any type of obligation;

(t) Purchase

Purchase any property or other assets if the Receiver considers it would be conducive to the realisation of the Lender's security or any part of it;

(u) Insurances

Maintain, renew, take out or increase Insurances (including indemnity insurance);

(v) Insolvency Act powers

Do all the acts and things described in schedule 1 to the Insolvency Act 1986 as if the words "he" and "him" referred to the Receiver and "company" referred to the Company;

(w) Other powers

Do all such acts and things as may from time to time be considered by the Receiver to be incidental or conducive to any of the matters or powers aforesaid or otherwise incidental or conducive to the realisation of the Lender's security or the exercise of his functions as receiver; and

(x) Lender powers

Do anything the Lender has power to do under this Deed.

10.4 Remuneration

The Lender may from time to time determine the remuneration of any Receiver and in default of such determination, a Receiver shall be entitled to remuneration appropriate to the work and responsibilities involved upon the basis of charging from time to time adopted by the Receiver in accordance with the current practice of his firm. The maximum rate set out in section 109(6) Law of Property Act 1925 shall not apply and that section shall be varied accordingly.

10.5 No liability

Neither the Lender nor any Receiver shall be liable for any involuntary losses that may occur in exercise of the rights, liberties and powers contained in this Deed or be liable to account as mortgagee in possession save in respect of fraud, negligence and/or wilful deceit.

11 APPLICATION OF PROCEEDS AND PROTECTION OF PURCHASERS

11.1 Application of proceeds

All monies received by the Lender or by any Receiver shall be applied, allocated or appropriated (unless otherwise determined by the Lender or such Receiver) in the following order of priority:

- (a) in the payment of all costs, charges and expenses of and incidental to the Receiver's appointment and the payment of his remuneration;
- (b) in the payment and discharge of any liabilities incurred by the Receiver on the Company's behalf in the exercise of any of the powers of the Receiver;
- (c) in providing for the matters (other than the remuneration of the Receiver) specified in the first three paragraphs of section 109(8) of the Law of Property Act 1925;
- (d) in or towards payment of any debts or claims which are by statute payable in preference to the Secured Obligations but only to the extent that those debts or claims have that preference;
- (e) in or towards satisfaction of the Secured Obligations; and
- (f) any surplus shall be paid to the Company or any other person who may be entitled to it.

11.2 Insurance proceeds

On or after an Event of Default that is continuing, all monies receivable by virtue of any of the Insurances shall be paid to the Lender and the Lender is authorised to give a good discharge to the insurers in respect of such monies (or if not paid by the insurers directly to the Lender shall be held on trust for the Lender) and shall be retained by the Lender or at the option of the Lender be applied in replacing, restoring or reinstating the property or assets destroyed, damaged or lost (any deficiency being made good by the Company) or (except where the Company is obligated (as landlord or tenant) to lay out such insurance monies under the provisions of any lease of any of the Charged Assets) in reduction of the Secured Obligations.

11.3 Protection of purchasers

- (a) Any person (including, without limitation, any purchaser, mortgagor or mortgagee) (in this clause a "**purchaser**") dealing with the Lender may assume without inquiry that:
 - (i) some part of the Secured Obligations has become due;
 - (ii) a demand for such Secured Obligations has been duly made; and
 - (iii) such Secured Obligations have become due within the meaning of section 101 of the Law of Property Act 1925.
- (b) No purchaser dealing with the Receiver or the Lender is to be concerned to enquire whether any power exercised or purported to be exercised by the Receiver or the Lender has become exercisable, or as to the propriety or regularity of any sale by, or other dealing with, the Receiver or the Lender. Any such sale or dealing is deemed to be within the powers conferred by this Deed and to be valid and effective accordingly. All the protection to purchasers contained in section 104 and section 107 of the Law of Property Act 1925 and section 42(3) of the Insolvency Act 1986 apply to any purchaser.

12 INDEMNITIES; COSTS AND EXPENSES

12.1 Enforcement costs

The Company hereby undertakes with the Lender to pay on demand all costs, charges and expenses incurred by the Lender, or by any Receiver in or about the enforcement, preservation or attempted preservation of any of the security created by or pursuant to this Deed or any of the Charged Assets on a full indemnity basis, together with interest at the Default Rate from the date on which such costs, charges

or expenses are so incurred until the date of payment by the Company (both before and after judgment).

12.2 No liability as mortgagee in possession

Neither the Lender, nor any Receiver shall be liable to account as mortgagee or heritable creditor in possession in respect of all or any of the Charged Assets or be liable for any loss upon realisation or for any neglect or default of any nature whatsoever for which a mortgagee or heritable creditor in possession may be liable as such.

12.3 Indemnity from Charged Assets

The Lender, and any Receiver, attorney, agent or other person appointed by the Lender under this Deed and the Lender's officers and employees (each an "**Indemnified Party**") shall be entitled to be indemnified out of the Charged Assets in respect of all costs, losses, actions, claims, expenses, demands or liabilities whether in contract, tort, delict or otherwise and whether arising at common law, in equity or by statute which may be incurred by or made against any of them (or by or against any manager, agent, officer or employee for whose liability, act or omission any of them may be answerable) at any time relating to or arising directly or indirectly out of or as a consequence of:

- (a) anything done or omitted in the exercise or purported exercise of the powers contained in this Deed; or
- (b) any breach by the Company of any of its obligations under this Deed;

and the Company shall indemnify the Lender and any Receiver(s) against any such matters.

12.4 Value Added Tax

If any payment made by or on behalf of the Lender hereunder includes an amount in respect of Value Added Tax or any payment due to the Lender hereunder shall be reimbursement of any expenditure by or on behalf of the Lender which includes an amount in respect of Value Added Tax, then such amount shall be payable by the Company to the Lender on demand with interest from the date of such demand computed and payable as provided in clauses 2.2 (*Certain liabilities*) and 2.3 (*Interest*) and pending payment, shall be secured by this Deed.

12.5 Challenge of Deed

The Company shall pay to the Lender (on a full and unqualified indemnity basis) all costs incurred or suffered by the Lender and any Receiver appointed by the Lender

shall be entitled to recover as a receivership expense all costs incurred or suffered by him in connection with any application under Part III of the Insolvency Act 1986 and in defending proceedings brought by any third party impugning the Lender's title to this security or the enforcement or exercise of the rights or remedies of the Lender or of any Receiver and all such costs shall bear interest from the date such costs were incurred, suffered, computed or payable pursuant to clauses 2.2 (*Certain liabilities*) and 2.3 (*Interest*) and pending payment shall be secured hereby.

13 POWER OF ATTORNEY

13.1 Power of attorney

The Company, by way of security, hereby irrevocably appoints each of the Lender and any Receiver severally (and each Receiver severally if there is more than one) to be its attorney in its name and on its behalf:

- (a) to execute and complete any documents or instruments which the Lender or such Receiver may require for perfecting the title of the Lender to the Charged Assets or for vesting the same in the Lender, its nominees or any purchaser;
- (b) to sign, execute, seal and deliver and otherwise perfect any further security document referred to in clause 9 (*Further Assurance*); and
- (c) otherwise generally to sign, seal, execute and deliver all deeds, assurances, agreements and documents and to do all acts and things which may be required for the full exercise of all or any of the powers conferred on the Lender or a Receiver under this Deed or which may be deemed expedient by the Lender or a Receiver in connection with any disposition, realisation or getting in by the Lender or such Receiver of the Charged Assets or any part thereof or in connection with any other exercise of any power under this Deed.

13.2 Ratification

The Company ratifies and confirms and agrees to ratify and confirm all acts and things which any attorney as is mentioned in clause 14.1 (*Power of attorney*) shall lawfully do or purport to do in the exercise or purported exercise of his powers under such clause.

14 CONTINUING SECURITY AND OTHER MATTERS

14.1 Continuing security

This Deed and the obligations of the Company under this Deed shall:

- (a) secure the ultimate balance from time to time owing to the Lender by the Company and shall be a continuing security notwithstanding any settlement of account or other matter whatsoever;
- (b) be in addition to, and not prejudice or affect, any present or future Collateral Instrument, Security, right or remedy held by or available to the Lender;
- (c) not merge with or be in any way prejudiced or affected by the existence of any such Collateral Instruments, Security, rights or remedies or by the same being or becoming wholly or in part void, voidable or unenforceable on any ground whatsoever or by the Lender dealing with, exchanging, releasing, varying or failing to perfect or enforce any of the same or giving time for payment or indulgence or compounding with any other person liable;
- (d) not be discharged or affected by the incapacity or any change in the name of the Company or any other person liable;
- (e) not be discharged or affected by the Lender granting any time, indulgence or concession to, or compounding with, discharging, releasing or varying the liability of the Company or any other person liable or renewing, determining, varying or increasing any accommodation, facility or transaction or otherwise dealing with the same in any manner whatsoever or concurring in, accepting or varying any compromise, arrangement or settlement or omitting to claim or enforce payment from the Company or any other person liable;
- (f) not be discharged or affected by any act or omission which would not have discharged or affected the liability of any or all of the Company had it been a principal debtor instead of a surety or by anything done or omitted which but for this provision might operate to exonerate the Company;
- (g) not be discharged or affected by any failure of, or defect in, any agreement given by or on behalf of the Company in respect of any Secured Obligations nor by any legal limitation in any matter in respect of any Secured Obligations or by any other fact or circumstances (whether known or not to the Company or the Lender) as a result of which any Secured Obligations may be rendered illegal, void or unenforceable by the Lender; and
- (h) remain binding on the Company notwithstanding any amalgamation, reconstruction, reorganisation, merger, sale or transfer by or involving the Lender or assets of the Lender and for this purpose this Deed and all rights conferred on the Lender under it may be assigned or transferred by the Lender accordingly.

14.2 Collateral Instruments

The Lender shall not be obliged to resort to any Collateral Instrument or other means of payment now or hereafter held by or available to it before enforcing this Deed and no action taken or omitted by the Lender in connection with any such Collateral Instrument or other means of payment shall discharge, reduce, prejudice or affect the liability of the Company nor shall the Lender be obliged to account for any money or other property received or recovered in consequence of any enforcement or realisation of any such Collateral Instrument or other means of payment.

15 RELEASE

15.1 Release

- (a) If the Lender is satisfied that all the Secured Obligations have been unconditionally and irrevocably paid or discharged in full and that it does not have any further liability or obligation under any Finance Document, the Lender will, at the request and cost of the Company, discharge this Deed.
- (b) Any release, discharge or settlement between the Company and the Lender shall be conditional upon no security, disposition or payment to the Lender by the Company or any other person being void, set aside or ordered to be refunded pursuant to any enactment or law relating to liquidation, administration or insolvency or for any other reason whatsoever and if such condition shall not be fulfilled, the Lender shall be entitled to enforce this Deed subsequently as if such release, discharge or settlement had not occurred and any such payment had not been made.

16 SET-OFF

16.1 Set-off

The Company hereby agrees that the Lender may (but shall not be obliged to) at any time and from time to time without notice:

- (a) set off any amounts owed by the Lender to it in or towards satisfaction of the Secured Obligations (which shall be in addition to and without prejudice to such rights of set-off, combination, lien and other rights whatsoever conferred on the Lender by law or under this Deed); and
- (b) transfer any sum or sums standing to the credit of any accounts of the Company with the Lender, of whatever nature and in whatever currency denominated, in or towards satisfaction of any sums due and payable from

the Company to the Lender under this Deed or in or towards satisfaction of the Secured Obligations.

16.2 Additional rights

If the liability in respect of which the Lender is exercising its rights of set-off is contingent, or not yet payable, it shall automatically be accelerated, and shall accordingly be due and payable, before and at the time of such set-off. If the sums standing to the credit of any account of the Company with the Lender at any of their branches against which set-off is to be made are not due or matured or otherwise payable, they shall notwithstanding anything to the contrary contained in this Deed be deemed already to be so for the purposes of the set-off contemplated in clause 17.1 (*Set-off*) provided that the Lender shall not be obliged to exercise any right given to it by this clause 17 (*Set-off*).

16.3 Waiver

The Company hereby waives any right of set-off it may have from time to time in respect of the Secured Obligations.

17 MISCELLANEOUS

17.1 Remedies cumulative

No failure or delay on the part of the Lender to exercise any power, right or remedy shall operate as a waiver thereof nor shall any single or any partial exercise or waiver of any power, right or remedy preclude its further exercise or the exercise of any other power, right or remedy. Any waiver, consent, receipt, settlement or release given by the Lender in relation to this Deed should only be effective if given in writing and then only for the purpose for and upon the terms on which it is given.

17.2 Successors and assigns

Any appointment or removal of a Receiver under clause 11 (*Appointment and powers of Receiver*) and any consents under this Deed may be made or given in writing, signed or sealed by any successors or assigns of the Lender and accordingly the Company hereby irrevocably appoints each successor and assign of the Lender to be its attorney in the terms and for the purposes set out in clause 14 (*Power of attorney*).

17.3 Consolidation

Section 93 Law of Property Act 1925 shall not apply to the security created by this Deed or to any security given to the Lender pursuant to this Deed.

17.4 Reorganisation of the Lender

This Deed shall remain binding on the Company notwithstanding any change in the constitution of the Lender or its absorption in or amalgamation with or the acquisition of all or part of its undertaking by any other person or any reconstruction or reorganisation of any kind. The security granted by this Deed shall remain valid and effective in all respects in favour of any assignee, transferee or other successor in title of the Lender in the same manner as if such assignee, transferee or other successor in title had been named in this Deed as a party instead of or in addition to the Lender.

17.5 Unfettered discretion

Any liability or power which may be exercised or any determination which may be made under this Deed by the Lender may be exercised or made in its absolute and unfettered discretion and it shall not be obliged to give reasons therefore.

17.6 Provisions severable

- (a) Each of the provisions of this Deed is severable and distinct from the others and if at any time one or more of such provisions is or becomes invalid, illegal or unenforceable the validity, legality and enforceability of the remaining provisions of this Deed shall not in any way be affected or impaired thereby.
- (b) If any invalid or unenforceable clause (or part of a clause) would not be invalid or unenforceable if its drafting or effect were modified in any way, the Company agrees that the Lender can require such clause to be modified so as to be valid and enforceable.

17.7 Preservation of rights

The Lender may, in its absolute discretion, grant time or other indulgence or make any other arrangement, variation or release with any person not a party hereto or affecting or concerning any such person in respect of the Secured Obligations or in respect of any Security or any guarantee for the Secured Obligations, without in any such case prejudicing, affecting or impairing the security hereby constituted, or any of the rights, powers or remedies of the Lender or the exercise of the same, or the Secured Obligations or other liability of the Company to the Lender.

17.8 Law of Property (Miscellaneous Provisions) Act 1989

For the purposes of the Law of Property (Miscellaneous Provisions) Act 1989, any provisions of the Facility Agreement and any other relevant loan agreements relating

to any disposition of an interest in land shall be deemed to be incorporated in this Deed.

17.9 Set-aside Payments

If the Lender reasonably considers that any amount paid by the Company to the Lender is capable of being avoided or set aside on the liquidation, receivership or administration of the Company or otherwise, then for the purpose of this Deed, such amount shall not be considered to have been paid.

17.10 Redeeming prior security

If any person takes (or threatens to take) any steps to enforce any security which ranks before or equal to any part of this security in relation to any of the Charged Assets, the Lender or any Receiver in respect of such Charged Assets may at any time redeem any part of that security or procure its transfer to the Lender or such Receiver. The money so expended by the Lender or any Receiver and all costs of and incidental to the transaction incurred by the Lender or any Receiver shall be secured by this Deed and shall bear interest in accordance with clauses 2.2 (*Certain liabilities*) and 2.3 (*Interest*).

17.11 Settlement of accounts

The Lender and any Receiver may settle and pass the accounts of any person entitled to any security which ranks before or equal to any part of this security in relation to any part of the Charged Assets. Any accounts so settled and passed shall be conclusive and binding on the Company.

17.12 Trust period

The Trust referred to in clause 8.1(a)(iv) (*Debts*) (and any other trusts declared in this Deed) shall, pursuant to section (5) of the Perpetuities & Accumulations Act 2009, be for a period of 125 years.

18 NOTICES

18.1 Method

All notices or other communications to be given under or in connection with this Deed shall be given in accordance with the *Notices* clause of the Facility Agreement.

18.2 Notices conclusive

Any such notice or demand or any certificate as to the amount at any time secured by this Deed shall, save for manifest error be conclusive and binding upon the Company if signed by an officer of the Lender.

19 TRANSFERS BY THE LENDER OR THE COMPANY

19.1 Restriction on the Company

The Company shall not assign or otherwise transfer any of its rights or obligations under this Deed or enter into any transaction or arrangement which will result in any of those rights or obligations passing to or being held in trust for or for the benefit of any other person.

19.2 The Lender

- (a) The Lender may at any time sell, assign, novate, securitise or otherwise transfer all or any part of its rights or obligations under this Deed (a "**Transfer**") to any person at any time (a "**Transferee**"). The Lender may, and the Company consents to, the disclosure by the Lender of any information and documentation concerning the Company to any prospective Transferee.
- (b) If there is a Transfer by the Lender the Company will be bound to the Transferee and the rights and obligations of the Company under this Deed will remain the same. The Transferee will have the same powers, rights, benefits and obligations of the Lender to the extent that they are sold, assigned, novated or otherwise transferred to the Transferee and the outgoing Lender will be released from its obligations to the Company to the extent that those obligations are assumed by the Transferee. The Company will enter into all documents necessary to give effect to any such Transfer.

20 COUNTERPARTS

This Deed may be signed in any number of counterparts and this has the same effect as if the signatures on counterparts were on a single copy of this Deed. Each counterpart, when executed and delivered, shall constitute an original of this Deed, but all the executed and delivered counterparts shall together constitute a single instrument.

21 THIRD PARTIES

For the purposes of section 1(2) of the Contracts (Rights of Third Parties) Act 1999 the parties state that they do not intend any term of this Deed to be enforced by any third parties but any third party right which exists or is available independently of that Act is largely preserved.

22 LAW

22.1 English law

This Deed and any non contractual obligations arising out of or in connection with this Deed shall be governed by and shall be construed in accordance with English law.

22.2 Submission to jurisdiction

The Company agrees for the benefit of the Lender that any legal action or proceedings arising out of or in connection with this Agreement against the Company or any of its assets may be brought in the English courts and irrevocably and unconditionally submits to the jurisdiction of such courts. The submission to such jurisdiction shall not (and shall not be construed so as to) limit the right of the Lender to take proceedings against the Company in the courts of any other competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdiction, whether concurrently or not. The Lender and the Company further agree that only the courts of England and not those of any other State shall have jurisdiction to determine any claim which the Company may have against the Lender arising out of or in connection with this Agreement.

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

Accounts

None

Schedule 2

The Documents

The Project Documents (as defined in the Facility Agreement) and as from time to time amended, extended, restated, renewed, supplemented, novated or replaced, however fundamentally.

Schedule 3

The Real Property

Registered Proprietor	Address	Freehold/Leasehold	Title Number
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None			
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Schedule 4

Intellectual Property Licences

None

Schedule 5

Occupational Leases

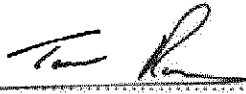
None

None

EXECUTION PAGES

COMPANY

EXECUTED as a **DEED** and)
DELIVERED by)
SNELLIUS ENERGY)
LIMITED acting by:-)


.....

Director

in the presence of a witness:



Name of witness:

.....

Address:

SYLVIA SCOTT
INVESTMENT ADMIN
33 HOLBORN
LONDON EC1N 2HT

.....

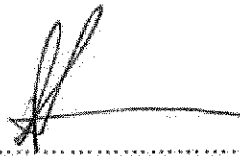
.....

Occupation:

.....

LENDER

EXECUTED as a DEED and)
DELIVERED by FERN)
TRADING LIMITED)
acting by:-)


.....
Director

in the presence of a witness: 

Name of witness: Charlotte Curtis

Address: 6th Floor
33 Holborn
London
EC1N 2HT

Occupation: Company Secretary Assistant

