



**Registration of a Charge**

Company name: **HUBERTUS DEVELOPMENTS LTD.**

Company number: **09073795**



X8IP7SMY

Received for Electronic Filing: **21/11/2019**

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**Details of Charge**

Date of creation: **20/11/2019**

Charge code: **0907 3795 0005**

Persons entitled: **LOWRY CAPITAL LIMITED**

Brief description: **THE WALLED GARDEN, HIGH GOSFORTH PARK, NEWCASTLE UPON  
TYNE NE3 5HP TITLE NUMBER TY541993**

**Contains fixed charge(s).**

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

**Contains negative pledge.**

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**Authentication of Form**

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

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**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:

**RK JMW SOLICITORS LLP**



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

Company number: 9073795

Charge code: 0907 3795 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 20th November 2019 and created by HUBERTUS DEVELOPMENTS LTD. was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st November 2019 .

Given at Companies House, Cardiff on 22nd November 2019

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**

A/C No. ....

Us/We : Lowry Capital Limited having its registered office at 1<sup>st</sup> Floor, Kingston House, Towers Business Park, Wilmslow Rd, Manchester M20 2LX incorporated in England and Wales with Company No. 06019197

Date: 20 November 2019

You: **HUBERTUS DEVELOPMENTS LTD**  
(COMPANY NUMBER 09073795)

Address: **6th Floor Stockbridge House, Newcastle Upon Tyne, England, NE1 2HJ**

WE CERTIFY THIS TO BE A TRUE COPY  
OF ORIGINAL AND A TRUE LIKENESS

20/11/19 HAY & KILNER

Property **The Walled Garden, High Gosforth Park, Newcastle Upon Tyne NE3 5HP Title Number TY541993**

As continuing security for the payment of your Debt (as defined in the Conditions), you:

- 1 with full title guarantee charge the Property to us by way of legal mortgage;
- 2 charge, by way of fixed charge: -
  - (a) Other Property at any time hereafter vested in you;
  - (b) all your uncalled capital for the time being and all your Intellectual Property Rights and all other freehold and leasehold property now or in the future in which you have or acquire any legal or beneficial interest;
  - (c) any legal or beneficial interest which you have (whether now or in the future) in all and any Securities;
  - (d) your Stock In Trade and Plant so far as it is not charged in conditions 1 and 2 (a) to (d) above
  - (e) all your Land Interests not effectively charged by 1, 2 (a) - (d) above and 3 below.
  - (f) your Book Debts;
- 3 so far as you are able (but subject to redemption) assign to us the Related Rights and Land Interests and declare them in trust for us;
- 4 charge all your Undertaking (other than anything effectively charged or assigned in conditions 1 - 3 above inclusive) by way of floating charge including (without limitation) any immovable property and any Assets falling within any of the types mentioned in conditions 1 - 3 inclusive not hereinbefore effectively charged by way of fixed charge.
- 5 apply to the Chief Land Registrar for the following restriction to be entered in the proprietorship register of any registered land forming part of the Property: "Except under an order of the Registrar no disposition or dealing by the proprietor(s) of the land is to be registered or noted without the consent of the proprietor for the time being of Charge No. (this debenture)";
- 6 agree that this debenture is made for securing further loans and re-advances.
- 7 irrevocably authorise us or our solicitors in your name and on your behalf to make a search for your name in the index of proprietors' names at the Land Registry.
- 8 agree to and are bound by the Conditions overleaf and your Mortgage;
- 9 authorise us or our agents on your behalf to insert the title number of the Property and date in this debenture.

You confirm and declare that: -

- you have taken or been advised to seek professional and/or independent legal advice before signing this debenture.
- you have carefully read this debenture and understand all of its terms and conditions.

**Corporate Signature**

Executed as a Deed and you authorise its delivery to us

Name of Corporate borrower **HUBERTUS DEVELOPMENTS LTD**

Director:

Director/Secretary

**GARY RONALD FORREST**

acting by a Director and witness, two Directors or by a Director and its Secretary

**PAUL DUFF**

**20 NOV 2019 UP**  
**Solicitor**

## CONDITIONS

1 In this debenture, some words have special meanings, as follows: -

"Assets" all and any part of your undertaking property and assets whatsoever and wheresoever present and future.

"the Act" means the Law of Property Act 1925 including any changes made to it which apply at any time.

"Book Debts" book and other debts now and from time to time due or owing to you and whether presently payable or in the future falling due for payment (including bank deposits and credit balances, standing to your account with us or any other bank or financial institution or organisation) and all your rights and claims against third parties now or in the future existing and capable of being satisfied by the payment of money. Book Debts do not include Securities.

"Cost and Expense" means on a full indemnity basis all money paid out, bound to be paid out by us, or charged by us to you by way fees, expenses, damages, liabilities and legal and other costs, in connection with any steps that we take, of or incidental to or in connection with

- any breach or failure by you to comply with any of the Conditions;
- the preparation, completion, registration, administration, protection and enforcement (including the costs of any proceedings, whether or not you are a party) of this debenture; or
- the exercise of our rights and powers under this debenture.

Cost and Expense includes

- our reasonable administrative expenses. We may recover these expenses by charging you a fee which we reasonably estimate to represent the cost to us of doing the work for which we are charging the fee; and
- the reasonable fees of ourselves or our solicitors for administering the repayment and redemption of this debenture.

"Conditions" means the terms and conditions of your Mortgage.

"Debt" means all and any part of the money you, or any one or more than one of you together, owe to us, now or in the future, and whether on your own account or together with any third party(ies) including all interest, costs, charges and expenses in connection with your Mortgage payable in accordance with your Mortgage.

"Intellectual Property Rights" means all your current or future patents patent applications inventions trademarks trade names registered designs copyrights know-how and other intellectual property rights and all licences and ancillary rights, benefits, royalties and other income deriving from these rights.

"Interest Rate" means the rate(s) of interest stated in any loan made by us to you as it applies to all or any part of the Debt.

"Land Interests" mean

- all interests now and in future belonging to you in or over land or its proceeds of sale,
- all licences now and in future held by you to enter upon or use land;
- the benefit of all other agreements including any easements, restrictive covenants or other rights relating to land to which you are or may become party or otherwise entitled; all trade and tenant's fixtures plant and machinery now and in future annexed for whatever purpose to Real Property.

"your Mortgage" means this debenture and all the terms and conditions applicable to any credit or loan agreement or offer letter or associated document relating to all or any part of the Debt.

"Other Property" means the whole and any part of or interest in any freehold or leasehold property including any beneficial interest in it or in its sale proceeds, now or in the future vested in belonging to or charged to you, together with all buildings fixtures fittings and all moveable plant machinery implements utensils furniture and equipment from time to time placed on or used in or about such property, as well as any Related Rights.

Other Property does not include the Property.

"Property" means all or any part of or interest in the property or properties described overleaf. "Property" also means and includes all moveable plant machinery implements utensils furniture and equipment now and from time to time placed on or used in or about the Property.

"Real Property" means all and any part of the Property and Other Property which is or becomes the subject of this debenture.

"Related Rights" are

- sums which (under any statute or law or contract and whether as of right or ex gratia or otherwise) may be or may become payable in respect of the Property or any damage or injury to it or depreciation to it and the benefit of any other obligation security right or indemnity affecting or concerning the Property;
- all rights, licenses, guarantees, rent deposits, contracts, deeds, undertakings and warranties relating to the Property;
- any shares or membership rights mentioned in Condition 17 below;

- any rental and other money payable under any lease, license, or other interest created<sup>2</sup> in respect of the Property; and
- any other payments whatever in respect of the Property, for example, payments from any insurance policy or any compensation money.

"Security Assets" means all and any part of Assets charged assigned transferred or charged to us by this debenture.

"Securities" means stocks shares and other securities of any kind including all allotments accretions offers rights benefits and advantages whatsoever at any time accruing offered or arising in respect of the same whether by way of redemption bonus preference option dividend interest or otherwise and all your rights and interests in and claims under all policies of insurance and assurance now or in the future held by or enuring to your benefit.

"Stock in Trade and Plant" means all plant and machinery now or in the future belonging to you (excluding however plant and machinery for the time being forming part of your stock in trade or work in progress) and all trade and other fixtures fixed plant and machinery and all chattels now or at any time hired or leased by you to any other person together in each case with the benefit of the related hiring or leasing contract and any guarantee indemnity or other security for the performance of the obligations of any person under such contract.

"Undertaking" all your undertaking and goodwill and all your property assets and rights whatsoever and wheresoever both present and future.

## About this debenture

2 This debenture is in addition to and independent of any existing charge (if any) in our favour or any other security held by us. The security it gives will not merge or otherwise prejudice or affect our rights and remedies under any bill note guarantee mortgage lien simple contract obligation or other security which we may have for the Debt.

## Preserving and Protecting our security over your Assets

3 You must do anything we may reasonably require to help us to:

- execute and do anything to confirm or protect or perfect our interest in the Security Assets;
- exercise any of our rights under this debenture.

3.1 This includes immediately signing and delivering documents or doing anything else we reasonably require, whether or not our right to sell the Security Assets has come into force.

4 You must not: -

4.1 other than in the ordinary course of business: -

- raise any loan;
- enter into any hire purchase conditional sale credit sale lease or hire agreement as hirer or purchaser;
- guarantee, indemnify, become surety for or endorse the payment of any debt or obligation of any person directly or contingently except for recourse undertakings in respect of the obligations of your customers under hire-purchase conditional sale credit sale lease or hire agreements;

4.2 without our prior written consent: -

- sell exchange transfer lease or otherwise dispose of all or any substantial part of your capital assets;
- consolidate or merge with any other company;
- grant any loan;
- acquire any debts or obligations of any person.

5 We may from time to time by notice in writing to you convert any floating charge created pursuant to this debenture into a fixed charge over any Security Assets we may specify.

6 Any floating charge created pursuant by this debenture shall automatically and immediately be converted into a fixed charge: -

- in respect of any Security Assets which without our prior written consent become or are attempted to be made subject to any charge, pledge or otherwise encumbered (whether by way of fixed or floating security) in favour of any other person or which are disposed of otherwise than by way of sale in the ordinary course of your business or in respect of which any person levies or attempts to levy any distress sequestration or other process against any of the charged property.
- in respect of all the Security Assets if you cease to carry on business or to be a going concern.

7 Condition 6 does not apply to any Security Assets situate in Scotland.

8 To the extent that this debenture is a legal and floating charge over the Security Assets you must:

- pay any monies which you receive in respect of you Book Debts into an account at your bankers the details of which have been notified to us; or if we ask, directly to us.
- not without our prior written consent sell factor discount or otherwise charge or assign your Book Debts or permit the payment of monies received in respect of your Book Debts to any other person.
- if we ask, execute legal assignments of your Book Debts to us.

11 You must: -

- keep full and proper books accounts and records; and

- as we from time to time reasonably require promptly; -
- give us an annual balance sheet and profit and loss account and trading account certified by your accountant showing the true position of your affairs in every year; and
- keep us fully informed of the state of your business and that of your subsidiaries (if any); and
- give us all such information in relation to your respective undertakings Assets transactions and affairs (such information to be certified as to its accuracy and completeness in such form and by such of your officers manager director employees or agents as it may reasonably require); and
- give us such other information about you as we may reasonably require.

#### Related Rights and Land Interests

- 9 Any payment arising in respect of Related Rights and Security Land Interests must (unless used to our satisfaction in restoring or improving Real Property or other Security Assets) go towards the Debt whether or not we have sent you a demand and whether or not the Debt have accrued due. You must take all steps necessary to make sure we receive the money.
- 9.1 Any assignment or charge to us of Related Rights or Land Interests includes the right to recover and receive all compensation or other monies from time to time payable under them whether pursuant to any statute or otherwise and you agree:
- to make all payments and do all other things necessary to take out and maintain all necessary justices' excise cinematography theatre entertainments or other licences in respect of the business or businesses from time to time the subject of the Security and not in any way to risk losing any such licence or prejudice its renewal;
  - if we ask, to do anything necessary to assign or transfer such licences to or at our direction (the production of this deed to be conclusive evidence of your consent to any such transfer);
  - to insure and keep insured against loss or forfeiture all existing and all other licences for the time being in force and assigned or charged under this debenture in the full value thereof in our with an insurer approved by us and on demand to produce us the policies of insurance effected pursuant to this covenant and the receipts for the premiums and other monies payable for that purpose.

#### Insuring the Property

- 10 You, or if the Property is leasehold, the person responsible under its lease, must keep the Property insured under a buildings insurance policy against all normal risks, including flood and any other risk which we reasonably require. The policy must:
- be maintained until our legal charge over the Property has been redeemed;
  - be for the full reinstatement value of the Property under a comprehensive index linked insurance policy issued by a reputable insurer; .
  - contain a mortgagees' protection clause and have our interest noted.
- 10.1 Whenever we ask, you must be able to produce satisfactory proof that the policy is paid up and in force.
- 10.2 If you break this condition, we may at your expense, insure our interest in the Property.
- 10.3 If a claim is made on this insurance, any money you receive will be held by you on trust for us. At our option, any money received must be paid to us. We will decide in our reasonable discretion whether it should be spent on repairs and rebuilding or put towards reducing the Debt.
- 10.4 If the property is repossessed by anyone, we may cancel any insurance policy held by a previous lender and authorise that lender to claim any proceeds from the policy and pay these amounts to us in order to reduce the amount due and the actual balance under this agreement.

#### Looking after the Property

- 11 You must:
- look after the Property so that it keeps its value as our security, putting and keeping it in good repair and complying with all obligations or restrictions in respect of it, whether under any lease, prior charge or statute or otherwise;
  - immediately give us a copy of any notice or demand received from anyone in connection with the Property;
  - give us a fresh charge (if asked) over any new or increased interest which you get in the Security Assets;
  - not grant rights in the Property to anyone, nor create or allow to be created any further charge or mortgage over it or allow anyone to get rights in it or create or allow to be created any further charge or mortgage over it or do anything which would devalue it or make it more difficult or expensive to insure the Property or which could invalidate any insurance over the Property;
  - not without our prior written consent make any alteration to the Property that requires planning permission or building regulation approval or grant or agree to grant a lease of the Property or agree to grant one or allow anyone to surrender any lease of the Property;

- not without our prior written consent apply for any planning consent in respect of the Property.
  - execute and do anything we may reasonably require to perfect this debenture.
- 12 Upon our written demand and at your expense you must:-
- execute a valid legal mortgage in our standard form for the time being or in such form as we may reasonably require of any Real Property which is not effectively charged by way of legal mortgage;
  - do and concur with anything which we may reasonably deem necessary to vest in us title to all or any Real Property; and
  - execute a valid fixed charge or assignment in such form as we may reasonably require of any Security Assets.

#### When the Debt is Payable and Default

- 13 For the purposes of section 101 of the Act, the Debt is due on the date of this debenture and no matter what any other Conditions say, the Debt becomes due and repayable:
- if you break any of the Conditions, or fail to make any payment due under them or to pay any other money due under your Mortgage;
  - if the title to the Property is defective in any way or your Mortgage is in any way not perfected or alleged to be improperly perfected;
  - if any part of the Property is compulsorily purchased or officially requisitioned;
  - if the value of the Property falls substantially because a building on it has been pulled down or damaged;
  - if you become insolvent or make any formal arrangement with your creditors;
  - when a petition (unless subsequently dismissed) is presented for your winding up you are ordered to be wound up or a resolution is passed for your voluntary winding up (save with our prior written consent for the purpose of reconstruction or amalgamation only) or you enter into administration or any composition or arrangement for the benefit of your creditors;
  - if, in applying for any loan or credit agreement relating to all or any part of the Debt any information given to us either by you or your behalf was materially incorrect or incomplete;
  - if a mortgagee or other person interested in the Security Assets or any of them takes proceedings for possession or to realise their interest in it or otherwise enforce their interest;
  - if any change in your circumstances occurs which we reasonably believe might adversely affect your ability to perform your obligations under your Mortgage;
  - if any other event occurs which you have agreed in writing with us makes this debenture enforceable;

and when any of the above events has occurred and at any time afterwards (whether or not the event is continuing) the powers of sale and of appointing a receiver conferred by Section 101 of the Act shall immediately arise and become exercisable.

#### Our Powers

- 14 In addition to our statutory powers we have the following rights and powers:
- to take possession of the Security Assets as soon as this debenture is made and all the rights and powers which we would have, including rights to confer authorities to others, which we could exercise if we were the absolute owner of the Security Assets. Although we have these rights, we will not exercise them until you break or fail to comply with any of the Conditions;
  - (without being obliging us to do so) to do anything necessary to remedy any breach by you of the Conditions;
  - to sell the Security free from 103 of the Act. This and the power to appoint a receiver become immediately exercisable when you break or fail to comply with any of the Conditions;
  - to lease and make agreements for leases at a premium or otherwise and accept surrenders of leases and grant options as we shall think expedient, without the need to observe any of the provisions of Sections 99 and 100 of the Act; we may apportion any rent received when we are in possession to the Property only and not to any furnishings, machinery or other things kept there or fixed to it;
  - if the Security Assets have been mortgaged in a way that gives someone else a first claim on them or someone has a prior interest, to buy out the other person's interest. You will be fully bound by any agreement we reach with the other person. You will have to pay back any money we have spent on the transaction when we ask you for it;
  - all the powers of a receiver.

#### Crediting of Payments

- 15 Unless we, in our absolute discretion, decide otherwise any payments made by you or received on your account will be credited to:
- first, any charges or fees, including any charges for early repayment and insurance premiums in respect of the Property;
  - second, interest owing by you;

- third, in reduction or extinction of the balance of the Advance made most recently to you, or any of you.

#### Receivers

- 16 When we appoint a receiver, the receiver can:
- and will act as your agent. You alone will be responsible for paying the receiver's fees and anything the receiver does, or fails to do, as an agent acting on your behalf;
  - exercise all the powers and authorities which we have under this debenture or which we think fit to grant. We may grant any powers and authorities which we could give if we were the absolute owner of the Property;
  - generally manage the Property and do anything else (whether similar or not to any of the above) which may be reasonably considered to be incidental or conducive to anything which a receiver can lawfully as your agent or which we have the right or power to do; the provisions of paragraph 14 of Schedule B1 of the Insolvency Act 1986 apply to this debenture if it is a qualifying floating charge for the purposes of sub-paragraph (3) of that paragraph.
- 16.1 The net proceeds arising from the exercise of the powers of the receiver shall, subject to any claims ranking in priority to ours, be used to pay in the following order:
- first, the amount of all costs, interest, charges, fees and expenses incurred and payments made by the receiver in connection with or incidental to or as a result of the exercise of his powers and the costs, charges and expenses of and incidental to his appointment;
  - second, the remuneration of the receiver;
  - third, all other sums secured by this debenture in such order as we may determine;
  - fourth, the claims of those entitled to any surplus.
- 16.2 Section 109 (6) and (8) of the Act (relating to the fees of a receiver) shall not apply.
- 16.3 Your rights under Section 93 of the Act are excluded.

#### Power of Attorney

- 17 You appoint and give us (and any receiver appointed by us) an irrevocable power of attorney by way of security to do the following in your name and on your behalf either separately or jointly:
- to receive any money due in respect of the Security Assets or any right or claim connected with it or the Related Rights and to use it to reduce or repay the Debt;
  - to receive any money due in respect of the Security Assets and to use it to reduce or repay the Debt;
  - to sign or execute any document or do any act which must be signed or done by you under this debenture or which we or a receiver may find necessary in order to exercise or perfect our rights under this debenture;
  - to initial any amendment which may be necessary to this debenture or associated document in order to correct any manifest error or mistake, provided that such amendment does not adversely affect your rights or obligations;
  - to transfer your share in any management company for Real Property to its buyer;
  - to obtain details of prior charges;
  - to request and receive from anyone any present or past information about the Security Assets, and any other interest in or in any way affecting these, including any debt however secured on the Security Assets.
  - to give to a local authority or any other public body any official notices in connection with the Property that you are entitled to give yourself;
  - if you are a shareholding member of a resident's association or management company in connection with Real Property, to transfer your shares to anyone who has bought the Real Property and to receive any money paid for the such shares;
  - to sign, execute, seal and deliver as a deed and deliver and do anything else necessary to finalise any legal document which may be required in connection with this debenture or with any of our and the receiver's powers under this debenture including the execution of any new lease vested by a court following relief from forfeiture.

#### Cost and Expense

- 18 You must keep us fully indemnified in respect of and pay us any Cost and Expense. Cost and Expense carries interest from the date when the same is paid or incurred or charged by us at the Interest Rate from time to time until payment.

#### Your Chattels

- 19 If you are ordered to give up, or we take possession of the Security Assets, you must remove all chattels ("Items") from it. Items include but are not limited to all furniture, animals, livestock, clothing and other personal effects, whether belonging to you or anyone else, but not fixtures and fittings. You agree that any Items which are not removed by you prior to our obtaining possession may be disposed of at your expense (whether by removal, sale, destruction or gift). You further agree that we may appoint independent contractors for this purpose and acknowledge that they will be ordinary clearance contractors, act as your, not our, agents using their reasonable discretion and will not have any training or skill in identifying the value or saleability or particular handling requirements of any Item. Accordingly, you agree that, unless we have express notice that any item is of special monetary value or that the contractors are dishonest, we have no responsibility for any loss or damage caused by the independent contractors. If after the Debt is paid in full any Items are sold and we receive the proceeds, we will pay you what is left after deducting the expense (including the cost of the independent contractors) incurred in and about the disposal.

#### Negligence in dealing with the Security Assets etc.

- 20 Without in any way creating any duty of care by ourselves to you, you agree that so long as:
- we exercise reasonable care in selecting any receiver or third party, the amount recoverable from you shall not be affected by any neglect of the receiver or third party appointed by us in connection with the realisation of Security Assets;
  - act reasonably upon professional advice in the manner and pricing of a sale or the exercise of our powers and rights, we shall not be liable to you in respect of, nor will your liability be reduced for any loss or damage that follows from:
  - selling or not selling the Security Assets;
  - any action or failure to act during a sale of the Security Assets;
  - carrying out, or not carrying out, our powers;
  - exercising or not exercising our rights.

#### Representations and Warranties

- 21 You represent and warrant to us that: -
- This debenture does not contravene any of the provisions of your memorandum and articles of association or any agreement, undertaking or other instrument in respect of or binding on you or the Security Assets;
  - you are empowered to enter into and perform all the Conditions of this debenture.

#### General

- 22 In addition to all rights of set-off conferred by law, we may set-off any money standing from time to time to the credit of any account whatsoever that you have with us against the Debt.
- 23 In addition and without prejudice to any general lien or similar right to which we may be entitled at law we may at any time without notice to you combine or consolidate all or any of your accounts with any liabilities to it and set off or transfer any sum or sums standing to the credit of any one or more of such accounts in or towards satisfaction of any of your liabilities to us on any other account or in any respect whether such liabilities be actual or contingent primary or collateral joint or several.
- 24 No right power or privilege under this debenture shall be waived by any failure or delay in exercising it, nor does any single or partial exercise of any right, power or privilege preclude its further exercise.
- 25 If any of the Conditions (or part of a condition) becomes invalid or unenforceable in any way under any law, the validity of the remaining Conditions (or part of a condition) will not in any way be affected or impaired.
- 26 You must at once give us any information (including documents) that we ask for about any proposed or intended sale of the Property. You further agree to instruct and irrevocably authorise any solicitor acting for you in connection with the sale at our request at once to give us this information.
- 27 A certificate of our director or company secretary as to the amount for the time being of the Debt will for all purposes (apart from obvious mistakes) be conclusive against you.

#### Notices

- 28 Any notice or proceedings under this debenture which we send by first class post will be deemed to have been received by you on the second Business Day after posting, even if it never arrives or is returned undelivered. Notice addressed to one of you will be deemed notice to you all unless you have different addresses. Notice will be sent to the Property or to the address within the United Kingdom most recently notified to us in writing. In proving service it shall be sufficient for us to show that the letter containing the notice was properly addressed stamped and posted by first class post.
- 29 This debenture is governed by the law of the location of the Property and you submit to the non-exclusive jurisdiction of the courts of that location.