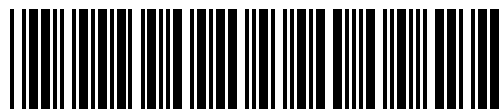




Registration of a Charge

Company Name: **PROJECT FINLAND BIDCO LIMITED**

Company Number: **09960083**



XBDF162G

Received for filing in Electronic Format on the: **27/09/2022**

Details of Charge

Date of creation: **23/09/2022**

Charge code: **0996 0083 0003**

Persons entitled: **NATIONAL WESTMINSTER BANK PLC (AS SECURITY AGENT)**

Brief description: **N/A**

Contains fixed charge(s).

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

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **BROWNE JACOBSON LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9960083

Charge code: 0996 0083 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd September 2022 and created by PROJECT FINLAND BIDCO LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th September 2022 .

Given at Companies House, Cardiff on 29th September 2022

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**

EXECUTION VERSION

brownejacobson^{LLP}

Dated 23 September 2022

- (1) PROJECT FINLAND BIDCO LIMITED
- (2) NATIONAL WESTMINSTER BANK PLC (as Security Agent)

Debenture

www.brownejacobson.com

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THIS DEED is made the 23rd day of September 2022

BETWEEN

- (1) **PROJECT FINLAND BIDCO LIMITED** a company incorporated in England and Wales (company number 09960083) whose registered office is at 102 Rivington House Chorley New Road, Horwich, Bolton, England, BL6 5UE (the “**Chargor**”); and
- (2) **NATIONAL WESTMINSTER BANK PLC** (the “**Security Agent**”) as agent and trustee for the Secured Parties (as defined in the Facilities Agreement referred to below).

BACKGROUND

It is intended that this document take effect as a deed notwithstanding the fact that a Party may only execute it under hand.

The Parties agree as follows:

1 INTERPRETATION

1.1 Definitions

In this Deed the following definitions apply:

Account	<p>(a) the accounts (if any) with the details listed under the heading “Accounts” in Schedule 1 and (with effect from the date of the relevant Supplemental Deed) each account specified as an Additional Account in a Supplemental Deed or such other account or accounts as the Security Agent may from time to time designate in writing; and</p> <p>(b) all Related Rights.</p>
Authorisation	an authorisation, consent, approval, resolution, licence, exemption, filing, notarisation or registration.
Business Day	a day (other than a Saturday or Sunday) on which banks are open for general business in London.
Charged Property	all the assets of the Chargor which from time to time are the subject of the security created or expressed to be created in favour of the Security Agent by or pursuant to this Deed or a Supplemental Deed.
Facilities Agreement	the facilities agreement dated 28 March 2022 between (1) Mortgage Advice Bureau (Holdings) PLC (as Parent), (2) Mortgage Advice Bureau Limited (as Borrower), (3)

the Original Guarantors (as defined therein), (4) National Westminster Bank Plc (as Arranger, Original Lender and Agent) and (5) the Security Agent.

Floating Charge Property has the meaning given in clause 3.1.14.

Insurance Policy any policy of insurance and cover note in which the Chargor may from time to time have an interest (including any specified under the heading "Insurance Policies" in Schedule 1) and (with effect from the date of the relevant Supplemental Deed) any policies of insurance specified as Additional Insurance Policies in a Supplemental Deed.

Intellectual Property Rights

- (a) all present and future patents, trademarks, service marks, designs, business names, copyrights, design rights, moral rights, inventions, confidential information, knowhow and other intellectual property rights and interests, whether registered or unregistered (including any specified under the heading "Intellectual Property" in Schedule 1) and (with effect from the date of the relevant Supplemental Deed) any intellectual property rights specified as Additional Intellectual Property Rights in a Supplemental Deed;
- (b) the benefit of all applications and rights to use such assets; and
- (c) all Related Rights.

Investment Derivative Rights all dividends, interest or distributions and all other rights and benefits of an income nature accruing at any time in respect of any Investment.

Investments

- (a) any stocks, shares, debentures, bonds, warrants or other securities, whether held directly by or to the order of the Chargor or by any trustee, fiduciary or clearance system on its behalf (including any specified under the heading "Shares" in Schedule 1) and (with effect from the date of the relevant Supplemental Deed) any investments specified as Additional

	Investments in a Supplemental Deed; and
	(b) all Related Rights (including all rights against any trustee, fiduciary or clearance system).
Issuer	the issuer of any Investment.
LPA 1925	the Law of Property Act 1925.
Material Contracts	<p>(a) the agreements (if any) listed under the heading "Material Contracts" in Schedule 1 and (with effect from the date of the relevant Supplemental Deed) any contracts specified as an Additional Material Contract in a Supplemental Deed;</p> <p>(b) any other contract entered into by the Chargor that may from time to time be identified in writing by the Security Agent and agreed by the Chargor as a Material Contract; and</p> <p>(c) all Related Rights.</p>
Obligor(s)	means (1) Mortgage Advice Bureau (Holdings) PLC (registration number: 04131569), (2) Mortgage Advice Bureau Limited (registration number: 03368205), (3) the Chargor, (4) First Mortgage Direct Limited (registration number: SC175659), (5) First Mortgage Limited (registration number: SC177681) and (6) any other Obligor as defined in the Facilities Agreement.
Party	a party to this Deed.
Plant and Machinery	<p>(a) all equipment, machinery, plant, computers, office equipment, vehicles and all other assets of a similar nature which are now, or at any time after the date of this Deed become, the property of the Chargor; and</p> <p>(b) all Related Rights.</p>
Real Property	(a) any freehold, leasehold or other immovable property (including the property (if any) specified in Schedule 1) and (with effect from the date of the relevant

	Supplemental Deed) any property specified as Additional Real Property in a Supplemental Deed; and
	(b) any buildings, erections, fixtures or fittings from time to time situated on or forming part of such property (including any trade fixtures and fittings); and
	(c) all Related Rights.
Receivables	(a) all present and future book and other debts and monetary claims owing to the Chargor; and
	(b) all Related Rights.
Receiver	a receiver, manager, administrator or administrative receiver appointed pursuant to the provisions of this Deed or any applicable law.
Related Rights	in relation to any asset: (a) the proceeds of sale of any part of that asset; (b) all rights under any licence, agreement for sale or agreement for lease in respect of that asset; (c) all rights, benefits, claims, contracts, warranties, remedies, security, indemnities or covenants for title in respect of that asset; and (d) any income, moneys and proceeds paid or payable in respect of that asset.
Secured Obligations	all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally, as principal or surety and/or in any other capacity whatsoever) owed by each Obligor to the Secured Parties under or in connection with the Finance Documents together with all costs, charges and expenses incurred by any Secured Party in connection with the protection, preservation or enforcement of its

respective rights under the Finance Documents.

Security Period

the period beginning on the date of this Deed and ending on the date on which the Secured Obligations have been unconditionally and irrevocably repaid and discharged in full and all Commitments under the Facilities Agreement have been cancelled.

Supplemental Deed

means a supplemental deed to this Deed substantially in the form in Schedule 5 (*Supplemental Deed*) (or in such other form which is satisfactory to the Security Agent) creating further mortgages or charges over the assets of the Chargor.

1.2 Interpretation

- 1.2.1 Terms defined in the Facilities Agreement have the same meaning in this Deed unless given a different meaning in this Deed.
- 1.2.2 The provisions of clause 1.2 (*Construction*) of the Facilities Agreement apply to this Deed as though they were set out in full in this Deed, except that references to the Facilities Agreement will be construed as references to this Deed.
- 1.2.3 In this Deed:
 - (a) “**clearance system**” means a person whose business is or includes the provision of clearance services or security accounts or any nominee or depositary for that person; and
 - (b) unless the context otherwise requires, any reference to “**Charged Property**” includes any part of that Charged Property, any proceeds of that Charged Property and any present and future assets of that type and includes any property charged pursuant to any Supplemental Deed.
- 1.2.4 Any covenant by the Chargor under this Deed remains in force during the Security Period and is given for the benefit of the Security Agent.
- 1.2.5 The terms of the Finance Documents and of any side letters between the Parties in relation to any Finance Documents (as the case may be) are incorporated in this Deed to the extent required to ensure that any disposition of Real Property contained in this Deed is a valid disposition in accordance with Section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.
- 1.2.6 The terms of any Supplemental Deed are incorporated in this Deed.

1.2.7 Unless expressly provided to the contrary in this Deed, a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or to enjoy the benefit of any term of this Deed.

1.2.8 Notwithstanding any terms of this Deed, the consent of any person who is not a Party is not required to rescind or vary this Deed at any time.

1.3 General

1.3.1 The Security Agent holds the benefit of this Deed on trust for the Secured Parties on the terms set out in Schedule 11 (*Role of Security Agent*) of the Facilities Agreement.

1.3.2 The fact that no or incomplete details of any Charged Property are inserted in Schedule 1 (*Charged Property*) does not affect the validity or enforceability of the security created by this Deed.

1.3.3 If the Chargor assigns an agreement under this Deed and the assignment or charge breaches a term of that agreement because a third party's consent has not been obtained:

- (a) the Chargor must notify the Security Agent immediately;
- (b) unless the Security Agent otherwise requires, the Chargor must use all reasonable endeavours to obtain the consent as soon as practicable; and
- (c) the Chargor must promptly supply the Security Agent with a copy of the consent obtained by it.

2 COVENANT TO PAY

The Chargor covenants that it will pay and discharge the Secured Obligations to the Security Agent as and when the same are due.

3 GRANT OF SECURITY

3.1 Charges

The Chargor with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994 charges in favour of the Security Agent as continuing security for the payment and discharge of the Secured Obligations:

3.1.1 by way of legal mortgage, the Real Property now or at any time after the date of this Deed belonging to the Chargor;

3.1.2 by way of fixed charge, any Real Property now or at any time after the date of this Deed belonging to the Chargor (other than property charged under clause 3.1.1 above);

3.1.3 by way of fixed charge, all Plant and Machinery owned by it and its interest in any Plant and Machinery in its possession;

- 3.1.4 by way of fixed charge, all present and future Receivables, other than those validly and effectively assigned under clause 3.3;
- 3.1.5 by way of fixed charge, other than those validly and effectively assigned under clause 3.3,
 - (a) all present and future Investments;
 - (b) all Investment Derivative Rights;
 - (c) where any Investment is held in a system for the deposit and settlement of transactions in investments, all rights against the operator of such system or any participant in respect of such Investment;
- 3.1.6 by way of fixed charge, all present and future Intellectual Property Rights;
- 3.1.7 by way of fixed charge all of its rights in respect of any amount standing to the credit of any Accounts and the debt represented by those Accounts;
- 3.1.8 by way of fixed charge, the goodwill of the Chargor;
- 3.1.9 by way of fixed charge, the uncalled capital of the Chargor;
- 3.1.10 by way of fixed charge, all rights, interests and claims in the Insurance Policies, other than those validly and effectively assigned under clause 3.3;
- 3.1.11 by way of fixed charge, all rights, interests and claims in the Material Contracts, other than those validly and effectively assigned under clause 3.3;
- 3.1.12 by way of fixed charge, the benefits of all licences, consents and authorisations held in connection with its business or the use of any Charged Property, and the right to any compensation in respect of any of them;
- 3.1.13 by way of fixed charge, all rights, interests and claims in any pension fund now or in the future; and
- 3.1.14 by way of floating charge, the whole of its undertaking and assets, present and future other than any assets validly and effectively mortgaged, charged or assigned by way of security (whether at law or in equity) by this Deed (the “**Floating Charge Property**”).

3.2 Qualifying Floating Charge

Paragraph 14 of Schedule B1 of the Insolvency Act 1986 shall apply to any floating charge created by this Deed and the floating charge created under this Deed is a “qualifying floating charge” for these purposes.

3.3 Security Assignment

3.3.1 The Chargor with full title guarantee assigns to the Security Agent absolutely, subject to a proviso for re-assignment on redemption to the Security Agent as continuing security for the payment and discharge of the Secured Obligations all of its rights, title, interest and benefit from time to time in and to the:

- (a) Material Contracts;
- (b) Insurance Policies;
- (c) Investments; and
- (d) Receivables.

3.3.2 To the extent that any right described in clause 3.3.1 is not assignable or capable of assignment, the assignment purported to be effected by clause 3.3.1 shall operate as an assignment of any damages, compensation, remuneration, profit, rent or income which the Chargor may derive from that right or be entitled to in respect of that right.

4 CRYSTALLISATION OF FLOATING CHARGE

4.1 The Security Agent may at any time by notice in writing to the Chargor immediately convert the floating charge created by clause 3.1.14 into a fixed charge as regards any property or assets specified in the notice if:

- 4.1.1 an Event of Default has occurred and is continuing; or
- 4.1.2 the Security Agent considers that any of the Charged Property may be in jeopardy or in danger of being seized or sold pursuant to any form of legal process; or
- 4.1.3 the Security Agent considers that it is desirable in order to protect the priority of the security created under this Deed.

4.2 If, without the prior written consent of the Security Agent:

- 4.2.1 any steps are taken for any of the Charged Property to become subject to any security in favour of any other person; or
- 4.2.2 any person levies or attempts to levy any distress, execution or other process or exercises any enforcement power against any of the Charged Property; or
- 4.2.3 a resolution is passed or an order is made for the winding-up, dissolution, or re- organisation of or any steps are taken for the appointment of an administrator in respect of the Chargor,

the floating charge created under clause 3.1.14 by the Chargor will automatically be converted (without notice) with immediate effect into a fixed charge in respect of the relevant Floating Charge Property.

4.3 Subject to clause 4.4 below, the floating charge created under this Deed shall not convert into a fixed charge solely by reason of a moratorium being

obtained under the Insolvency Act 1986 (or anything done with a view to obtaining such a moratorium) under Part A1 of the Insolvency Act 1986 in respect of the Chargor.

- 4.4 Clause 4.3 above does not apply in respect of any floating charge referred to in subsection (4) of section A52 of Part A1 of the Insolvency Act 1986.

5 NEGATIVE PLEDGE

- 5.1 Save as permitted under the Facilities Agreement, the Chargor shall not create or permit to subsist any security over any of the Charged Property.
- 5.2 Save as permitted under the Facilities Agreement, the Chargor shall not enter into a single transaction or a series of transactions (whether related or not and whether voluntary or involuntary) to sell, discount, factor, transfer, assign, lease, lend or otherwise dispose of any of the Charged Property.

6 PERFECTION OF SECURITY

6.1 Deposit of Title Documents

Immediately following the execution of this Deed (or, if later, the date of acquisition of the relevant Charged Property), the Chargor shall deposit with the Security Agent:

- 6.1.1 all deeds and documents of title relating to the Charged Property;
- 6.1.2 all Insurance Policies to which the Chargor is entitled to possession;
- 6.1.3 all certificates relating to the Investments together with stock transfer forms executed in blank: and
- 6.1.4 all other documents as the Security Agent (acting reasonably) may from time to time require for perfecting its title to the Investments or for vesting or enabling it to vest the Investments in itself or its nominees or in any purchaser.

6.2 Notices of Assignment

The Chargor shall, immediately on demand by the Security Agent following an Event of Default:

- 6.2.1 give notice in the form set out in Schedule 2 (*Form of Notice of Assignment to Contract Counterparty*) to each person with whom the Chargor has entered into a Material Contract and shall use all reasonable endeavours to procure that each addressee of such notice promptly provides an acknowledgement to the Security Agent in the form set out in Schedule 2 (*Form of Acknowledgement from Contract Counterparty*);
- 6.2.2 give notice in the form set out in Schedule 3 (*Form of Notice of Assignment to Insurer*) to each insurer with whom the Chargor has an Insurance Policy of the assignment and shall use all reasonable endeavours to procure that each addressee of such notice will

promptly provide an acknowledgement to the Security Agent in the form set out in Schedule 3 (*Acknowledgement and Undertaking*); and

- 6.2.3 give notice in the form set out in Schedule 4 (*Form of Notice of Assignment to Account Bank*) to each bank at which an Account is held and shall use all reasonable endeavours to procure that each such bank will promptly provide an acknowledgement to the Security Agent in the form set out in Schedule 4 (*Form of Notice of Assignment to Account Bank*),

and provide the Security Agent with written evidence that such notices as listed above have been delivered within 5 Business Days of occurrence of such Event of Default.

6.3 Registration of Intellectual Property Rights

The Chargor shall, if requested by the Security Agent, execute all such documents and do all acts that the Security Agent may reasonably require, including the execution of a Supplemental Deed, to record the interest of the Security Agent in any registers relating to any registered Intellectual Property Rights.

6.4 Land Registry disposal restriction

In respect of any Real Property or part of or interest in any Real Property title to which is registered at the Land Registry (or any unregistered land subject to first registration), the Chargor shall apply or consent to an application being made to the Chief Land Registrar to enter the following restriction on the Register of Title for such Real Property:

“No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Deed dated [●] in favour of [●] referred to in the charges register.”

6.5 Tacking

The obligation on the part of the Finance Parties to make further advances to the Chargor is deemed to be incorporated in this Deed and the Chargor shall apply to the Chief Land Registrar for the following to be entered on the Register of Title in relation to any Real Property the title to which is registered at the Land Registry:

“The Finance Parties under a facilities agreement dated [●] between, among others, the [Chargor] and the [Finance Parties] are under an obligation (subject to the terms of that facilities agreement) to the [Chargor] to make further advances and the security agreement referred to in the charges register dated [●] in favour of the [Security Agent (as agent and trustee for the Secured Parties)] secures those further advances.”

7 FURTHER ASSURANCE

- 7.1 The Chargor shall, at its own expense, promptly take whatever action the Security Agent may reasonably require for:

- 7.1.1 creating, perfecting or protecting the security intended to be created by this Deed;
- 7.1.2 facilitating the realisation of any of the Charged Property; or
- 7.1.3 facilitating the exercise of any right, power or discretion exercisable by the Security Agent or any Secured Party in respect of any of the Charged Property,

including the execution of any Supplemental Deed, security or other document (in such form as the Security Agent may reasonably require), the giving of any notice, order or direction and the making of any registration which the Security Agent may think expedient.

8 REPRESENTATIONS

- 8.1 The Chargor represents and warrants to the Security Agent, on the date of this Deed and on each date during the Security Period by reference to the facts and circumstances then existing that:
 - 8.1.1 it is a limited liability corporation, duly incorporated and validly existing under the law of its jurisdiction of incorporation;
 - 8.1.2 it has the power to own its assets and carry on its business as it is being conducted;
 - 8.1.3 the Charged Property is, or when acquired will be, legally and beneficially owned by the Chargor free of any security other than security created by or expressly permitted by this Deed or the Facilities Agreement;
 - 8.1.4 subject to the Legal Reservations and Perfection Requirements:
 - (a) the obligations expressed to be assumed by the Chargor in this Deed are legal, valid, binding and enforceable obligations; and
 - (b) (without limiting the generality of paragraph (a) above), this Deed creates the security interests which it purports to create and those security interests are valid and effective;
 - 8.1.5 it has the power to enter into, perform and deliver and has taken all necessary action to authorise its entry into, performance and delivery of this Deed and the transactions contemplated by this Deed;
 - 8.1.6 all Authorisations required or desirable to enable it lawfully to enter into, exercise its rights and comply with its obligations under this Deed and to make this Deed admissible in evidence in its jurisdiction of incorporation have been obtained or effected and are in full force and effect; and
 - 8.1.7 the Investments are fully paid and are not subject to any option to purchase or similar right.

9 UNDERTAKINGS

The Chargor covenants and agrees with the Security Agent that it will, during the Security Period:

9.1 Charged Property generally

- 9.1.1 provide the Security Agent with all information which it may reasonably request in relation to the Charged Property;
- 9.1.2 comply in all material respects with all obligations in relation to the Charged Property under any present or future law, regulation, order or instrument of any competent authority or other approvals, licences or consents;
- 9.1.3 notify the Security Agent within 14 days of receipt of every application, requirement, notice, order or proposal given, or made in relation to, the Charged Property by any competent authority and (if required by the Security Agent) immediately provide it with a copy of the same and either (i) comply with such notice, order or proposal or (ii) make such objections to the same as the Security Agent may require or approve;
- 9.1.4 duly and punctually pay all rates, rents, taxes and other outgoings owed by it in respect of the Charged Property;
- 9.1.5 comply in all respects with any covenant, stipulation or obligation (restrictive or otherwise) at any time affecting the Charged Property;
- 9.1.6 not, except with the prior written consent of the Security Agent, enter into any onerous or restrictive obligation affecting any of the Charged Property or agree to any amendment, supplement, waiver, surrender or release of any covenant, stipulation or obligation (restrictive or otherwise) at any time affecting the Charged Property; and
- 9.1.7 not do, cause or permit to be done or omit to do anything which may in any way depreciate, jeopardise or otherwise prejudice the value or marketability of any of the Charged Property;

9.2 Property matters

- 9.2.1 not, except with the prior written consent of the Security Agent (such consent not to be unreasonably withheld or delayed):
 - (a) grant or agree to grant any lease, licence or other right of occupation or right to receive rent in respect of any of the Real Property;
 - (b) accept a surrender of any lease, licence or other right of occupation (whether independently or under any statutory power);

- (c) consent to any sublease or assignment of any interest in any part of the Real Property;
- 9.2.2 maintain all buildings, plant, machinery, fixtures and fittings forming part of the Charged Property in a good and substantial repair and condition and, as appropriate, in good working order;
- 9.2.3
 - (a) exercise its rights and comply with its obligations under any headlease;
 - (b) use its reasonable endeavours to ensure that each landlord complies with its obligations under each headlease; or
 - (c) if required to do so by the Security Agent apply for relief against forfeiture of any headlease,

in a proper and timely manner;
- 9.2.4 not, except with the prior written consent of the Security Agent (such consent not to be unreasonably withheld or delayed):
 - (a) agree to any amendment, supplement, waiver, surrender or release of any head lease;
 - (b) exercise any right to break, determine or extend any head lease; or
 - (c) do or permit to be done anything as a result of which any lease may be liable to forfeiture or otherwise be terminated;
- 9.2.5 not make or allow to be made any application for planning permission in respect of any Real Property or carry out any demolition, construction, structural alterations or additions, development or any similar operations in respect of any part of its Real Property except maintenance of the building, plant, machinery, fixtures and fittings or the carrying out of non-structural improvements or alterations which affect only the interior of any building on any Real Property;
- 9.2.6 comply in all respects with all planning laws, permissions, agreements and conditions to which its Real Property may be subject;
- 9.2.7 grant the Security Agent on request all reasonable facilities within the power of the Chargor to allow the Security Agent (or its lawyers) to carry out (at the Chargor's expense) investigations of title to the Real Property and to make all enquiries in relation to any part of the Real Property which a prudent mortgagee might carry out;
- 9.2.8 immediately upon demand by the Security Agent, provide the Security Agent with such information and documents as may be

reasonably required to enable the Security Agent's lawyers to prepare a report as to the title of the Chargor to the Real Property concerning those items which may properly be sought to be covered by a prudent mortgagee in a lawyer's report of this nature;

9.2.9 notify the Security Agent immediately upon the acquisition of any real property;

9.2.10 in respect of any real property which is acquired after the date of this Deed, title to which is registered at the Land Registry or which is required to be so registered:

(a) immediately on request by the Security Agent and at the cost of the Chargor, execute and deliver to the Security Agent a legal mortgage in favour of the Security Agent of that property in any form (consistent with this Deed) which the Security Agent may require; if the Security Agent, acting reasonably requires separate security in respect of that property is required;

(b) give written notice of the security to the Land Registry and procure that notice of the security is clearly noted in the Register of Title for such real property;

(c) procure that no person is registered as proprietor of any such property under the Land Registration Acts 1925 to 2002 without the prior written consent of the Security Agent;

9.3 Plant and Machinery

9.3.1 maintain at its own expense all Plant and Machinery for the time being owned by it in good working order and condition (ordinary wear and tear excepted);

9.3.2 immediately on request by the Security Agent, affix to any item of Plant and Machinery a durable notice of this Deed in such form as the Security Agent may require;

9.3.3 not make any material alterations or additions to any Plant and Machinery which are reasonably likely to depreciate, jeopardise or prejudice their value or marketability;

9.3.4 not except with the prior written consent of the Security Agent remove any Plant and Machinery from the Charged Property except for the purpose of maintenance pursuant to the terms of this Deed;

9.4 Receivables

9.4.1 deal with the Receivables in accordance with any directions given in writing from time to time by the Security Agent and, in the absence of such directions, hold the Receivables on trust for the benefit of the Security Agent;

- 9.4.2 after the security created under this Deed becomes enforceable, comply with any notice served by the Security Agent on the Chargor prohibiting the Chargor from withdrawing all or any monies from time to time standing to the credit of its accounts with any bank, financial institution or other person, except with the prior written consent of the Security Agent;
 - 9.4.3 if called upon so to do by the Security Agent, at any time after the security created under this Deed becomes enforceable, execute a legal assignment of the Receivables to the Security Agent in such terms as the Security Agent may require and give notice thereof to the debtors from whom the Receivables are due, owing or incurred;
 - 9.4.4 deliver to the Security Agent such information as to the amount and nature of its Receivables as the Security Agent may from time to time reasonably require;
- 9.5 Investments
- 9.5.1 promptly pay all calls or other payments which may become due in respect of the Investments;
 - 9.5.2 promptly send to the Security Agent copies of all notices, circulars, reports, accounts and other documents which are sent to the holders of any Investments;
 - 9.5.3 at the request of the Security Agent, procure all consents, waivers and approvals which are necessary, under the articles of association of any Issuer or otherwise, for the transfer of the Investments to the Security Agent or its nominee or to a purchaser upon the enforcement of this Deed and to procure the amendment of the share transfer provisions of each Issuer's articles of association in such manner as the Security Agent may require in order to permit such a transfer;
 - 9.5.4 if so requested by the Security Agent:
 - (a) instruct any clearance system to transfer any investment held by it for the Chargor or its nominee to an account of the Security Agent or its nominee with that clearance system; and
 - (b) take whatever action the Security Agent may request for the dematerialisation or re-materialisation of any Investment held in a clearance system;
 - 9.5.5 without prejudice to the above, permit the Security Agent, at the expense of the Chargor, to take whatever action it deems necessary for the dematerialisation or re-materialisation of any Investment;
 - 9.5.6 until the security created under this Deed becomes enforceable, be entitled to:

- (a) receive and retain all dividends, distributions and other moneys paid on or derived from the Investments; and
- (b) exercise all voting and other rights and powers attaching to the Investments provided that it must not do so in a manner which is prejudicial to the interests of the Security Agent under this Deed;

9.5.7 after the security created under this Deed becomes enforceable:

- (a) hold all dividends, distributions and other moneys paid on or derived from the Investments on trust for the Security Agent and pay the same immediately upon receipt into the Account; and
- (b) comply and procure that its nominees comply with any directions from the Security Agent concerning the exercise of all voting and other rights and powers attaching to the Investments;

9.5.8 at any time after the security created under this Deed becomes enforceable, permit the Security Agent to complete the instrument(s) of transfer for the Investments on behalf of the Chargor in favour of itself or such other person as it may select.

9.6 Material Contracts

- 9.6.1 not, without the prior written consent of the Security Agent, amend or waive any term of any Material Contract in any material respect, terminate any Material Contract or release any other party from any material obligations under any Material Contract;
- 9.6.2 duly perform its obligations under each Material Contract, notify the Security Agent of any material default by it or any other party under any Material Contract and not take any action which would reduce or impede recoveries in respect of any Material Contract;
- 9.6.3 provide to the Security Agent, as soon as practicable upon receipt, copies of all notices which it may from time to time receive from any other party to any Material Contract;
- 9.6.4 diligently pursue its rights under each Material Contract (to the extent that such exercise would not result in an Event of Default);

9.7 Goodwill

- 9.7.1 not, except with the prior written consent of the Security Agent (such consent not to be unreasonably withheld or delayed), grant any franchise, licence or other authority to any person to use its company name, trade name or business name or any other business asset which will materially and adversely affect the value of the goodwill of the Chargor;
- 9.7.2 where the prior written consent of the Security Agent had been given under clause 9.7.1, comply with clause 9.4 in relation to any

income or monies receivable in respect of such franchise, licence or authority as if such income or monies were Receivables;

9.8 Uncalled capital

9.8.1 not call up, or receive in advance of its due date, any uncalled capital;

9.8.2 promptly apply any paid capital towards the repayment, in full or in part, of the Secured Obligations; and

9.9 Accounts

9.9.1 not without the prior written consent of the Security Agent whilst an Event of Default is continuing, withdraw any monies standing to the credit of an Account.

10 ENFORCEMENT OF SECURITY

10.1 Enforcement

The security created under this Deed shall become immediately enforceable if an Event of Default is continuing.

10.2 Powers on enforcement

At any time after the security created under this Deed becomes enforceable, the Security Agent may, without notice to the Chargor and whether or not it has appointed a Receiver, exercise:

10.2.1 all or any of the powers, authorities and discretions conferred on mortgagees by the LPA 1925 (as varied or extended by this Deed);

10.2.2 all of the powers conferred on the holder of a qualifying floating charge (as defined in the Insolvency Act 1986) by the Insolvency Act 1986; and

10.2.3 all or any of the powers conferred by this Deed.

10.3 No Liability as Mortgagee in Possession

Neither the Security Agent nor any Receiver shall be liable to account as a mortgagee in possession in respect of all or any part of the Charged Property or be liable for any loss upon realisation or for any neglect, default or omission for which a mortgagee in possession might otherwise be liable.

11 POWERS OF THE SECURITY AGENT

11.1 Extension of Powers

The power of sale conferred on the Security Agent and on any Receiver by this Deed shall operate as a variation and extension of the statutory power of sale under section 101 of the LPA 1925 and such power shall arise (and the Secured Obligations shall be deemed due and payable for that purpose) on execution of this Deed.

11.2 Restrictions

Sections 93 and 103 of the LPA 1925 shall not apply to this Deed.

11.3 Power of Leasing

At any time after the security created by this Deed becomes enforceable, the Security Agent may lease or make arrangements to lease, at a premium or otherwise, and accept surrenders of leases without any restriction and in particular without the need to comply with any restrictions imposed by sections 99 and 100 of the LPA 1925.

11.4 Discretion

Any liberty or power which may be exercised or any determination which may be made hereunder by the Security Agent or any Receiver may be exercised or made in its absolute and unfettered discretion without any obligation to give reasons.

11.5 Delegation

Each of the Security Agent and any Receiver shall have full power to delegate (either generally or specifically) the powers, authorities and discretions conferred on it by this Deed (including the power of attorney) on such terms and conditions as it shall see fit which delegation shall not preclude either the subsequent exercise of such power, authority or discretion by the Security Agent or the Receiver itself or any subsequent delegation or revocation thereof.

11.6 Investigations

Following the occurrence of a Default which is continuing the Security Agent may initiate an investigation of, and/or instruct any report (accounting, legal, valuation or other) on the business and affairs of the Chargor which it considers necessary to ascertain the financial position of the Chargor. All fees and expenses incurred by the Security Agent in connection with such investigations shall be payable by the Chargor and the Chargor consents to the provision by the Security Agent of all information in relation to the Chargor which the Security Agent provides to any person in relation to the preparation of any such report.

11.7 Power to Remedy

If at any time the Chargor does not comply with any of its obligations under this Deed, the Security Agent may (but shall not be obliged to) rectify such default and the Chargor irrevocably authorises the Security Agent, its employees and agents, at the Chargor's expense, to do all such things as are necessary or desirable to rectify such default.

12 APPOINTMENT OF RECEIVER

12.1 Appointment and Removal

At any time after the security created under this Deed becomes enforceable, or if requested to do so by the Chargor, the Security Agent may (by deed or otherwise and acting through its authorised officer):

- 12.1.1 appoint one or more persons jointly or severally to be a Receiver of the whole or any part of the Charged Property;
- 12.1.2 remove (so far as it is lawfully able) any Receiver so appointed; and
- 12.1.3 appoint another person as an additional or replacement Receiver.

12.2 Restrictions on appointment

- 12.2.1 Except as provided below, any restriction imposed by law on the right of a mortgagee to appoint a Receiver (including under section 109(1) of the LPA 1925) does not apply to this Deed.
- 12.2.2 The Security Agent 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) under Part A1 of the Insolvency Act 1986 other than in respect of a floating charge referred to in subsection (4) of section A52 of Part A1 of the Insolvency Act 1986.
- 12.2.3 The Security Agent may not appoint an administrative receiver (as defined in section 29(2) of the Insolvency Act 1986) over the Charged Property if the Security Agent is prohibited from doing so by section 72A of the Insolvency Act 1986 and no exception to the prohibition on appointing an administrative receiver applies.

12.3 Capacity of Receivers

Each Receiver shall be:

- 12.3.1 an agent of the Chargor. The Chargor shall be solely responsible for the Receiver's contracts, engagements, acts, omissions, defaults, losses and liabilities and for the payment of the Receiver's remuneration; and
- 12.3.2 entitled to remuneration for his services at a rate to be fixed by the Security Agent from time to time (without being limited to the maximum rate specified in section 109(6) of the LPA 1925).

13 POWERS OF RECEIVER

13.1 General Powers

Every Receiver shall have all the powers:

- 13.1.1 conferred by the LPA 1925 on mortgagors and on mortgagees in possession and receivers appointed under that Act;
- 13.1.2 set out in Schedule 1 to the Insolvency Act 1986 and, in the case of an administrator, Schedule B1 to the Insolvency Act 1986; and

13.1.3 conferred from time to time on receivers by statute.

13.2 Additional Powers

In addition to the powers referred to in clause 13.1 (*General Powers*) a Receiver shall have the power, at the cost of the Chargor and either in his own name or in the name of the Chargor or (with the written approval of the Security Agent) in the name of the Security Agent:

- 13.2.1 to take possession of, collect and get in all or any part of the Charged Property;
- 13.2.2 to carry on, manage or concur in carrying on and managing all or any part of the business of the Chargor in any manner he thinks fit;
- 13.2.3 to borrow or raise money and secure the payment of any money in priority to the charges created by this Deed for the purpose of exercising his powers and/or defraying any costs or expenses incurred by him in such exercise;
- 13.2.4 to sell, let, lease or concur in selling, letting or leasing and to vary the terms or determine, surrender and to accept surrenders of leases or tenancies of or grant options or licences over all or any part of the Charged Property in any manner and on such terms as he thinks fit. The consideration for any such transaction may consist of cash or of shares or securities or other obligations (and the amount of such consideration may be dependent on profit or turnover or be determined by a third party) and may be payable in a lump sum or in instalments;
- 13.2.5 to sever any fixtures (including trade and tenants fixtures) from the property of which they form part, without the consent of the Chargor;
- 13.2.6 to exercise all powers, rights and/or obligations under any contract or agreement forming part of the Charged Property, including, without limitation, all voting and other rights attaching to the Investments;
- 13.2.7 to make and effect all repairs, renewals, improvements, and insurances, commence and/or complete any building operation and/or apply for and maintain any planning permission, building regulation approval or other authorisation in each case as he thinks fit;
- 13.2.8 to redeem any prior security in respect of all or any of the Charged Property and to settle and pass the accounts of the holder of such prior security and any accounts so settled and passed will, in the absence of manifest error, be conclusive and binding on the Chargor. All moneys paid to the holder of such security in accordance with such accounts shall form part of the Secured Obligations;

- 13.2.9 to promote the formation of subsidiaries of the Chargor for the purpose of purchasing, leasing, licensing or otherwise acquiring interests in all or any of the assets of the Chargor and to arrange for any such subsidiaries to trade or cease to trade on such terms as the Receiver thinks fit;
- 13.2.10 to take such proceedings and to settle, adjust, refer to arbitration, compromise and/or arrange any claim, account or demand which the Security Agent or the Receiver may think fit;
- 13.2.11 to appoint managers, officers, agents, accountants and workmen at such salaries and for such periods as the Receiver may determine and to discharge any person appointed by the Chargor;
- 13.2.12 to exercise in relation to all or any part of the Charged Property all such powers and rights as he would be capable of exercising if he were the absolute beneficial owner of the Charged Property;
- 13.2.13 lend money or advance credit to any customer of the Chargor;
- 13.2.14 give a valid receipt for any moneys and execute any assurance or thing which may be proper or desirable for realising any Charged Property;
- 13.2.15 let any Charged Property for any term and at any rent (with or without a premium) which he thinks fit and may accept a surrender of any lease or tenancy of any Charged Property on any terms which he thinks fit; and/or
- 13.2.16 to do all other acts and things as may be considered by the Receiver to be incidental or conducive to the above or otherwise expedient for or incidental or conducive to the preservation, improvement or realisation of the Charged Property.

14 APPLICATION OF MONEYS

- 14.1 All moneys received or recovered by the Security Agent or any Receiver pursuant to this Deed shall be applied in accordance with paragraph 3.1 (*Order of application*) of Schedule 11 (*Role of Security Agent*) of the Facilities Agreement.
- 14.2 Only money actually paid by the Receiver to the Security Agent shall be capable of being applied in or towards the satisfaction of the Secured Obligations and the Chargor shall have no rights in respect of the application by the Security Agent of any sums received, recovered or realised by the Security Agent under this Deed.
- 14.3 Avoidance of Payments

If the Security Agent reasonably considers that any amount paid or credited to it is capable of being avoided or reduced by virtue of any bankruptcy, insolvency, liquidation or similar laws, the liability of the Chargor under this Deed and the security created under this Deed shall continue and such amount shall not be considered to have been irrevocably paid.

15 PROTECTION OF PURCHASERS

15.1 Receipts

The receipt of the Security Agent or its delegate or any Receiver shall be conclusive discharge to a purchaser in any sale or disposal of any of the Charged Property.

15.2 Protection of Purchasers

No purchaser or other person dealing with the Security Agent or its delegate or any Receiver shall be bound to enquire whether the right of the Security Agent or such Receiver to exercise any of its powers has arisen or become exercisable or be concerned with any notice to the contrary, or be concerned to see whether any such delegation by the Security Agent shall have lapsed for any reason or have been revoked.

16 POWER OF ATTORNEY

16.1 Appointment

The Chargor, by way of security, irrevocably appoints the Security Agent, each person to whom the Security Agent shall from time to time have delegated the exercise of the power of attorney conferred by this clause and any Receiver jointly and severally to be its attorney and in its name and on its behalf to execute, deliver and perfect all documents and to do all things which the attorney may consider to be required or desirable for:

16.1.1 carrying out any obligation imposed on the Chargor by this Deed (including the execution and delivery of any deeds, charges, assignments or other security and any transfers of the Charged Property); and

16.1.2 enabling the Security Agent and any Receiver to exercise any of the powers conferred on them by or pursuant to this Deed or by law.

16.2 Ratification

The Chargor ratifies and confirms to agree to ratify and confirm all things done and all documents executed by any attorney in the exercise or purported exercise of all or any of his powers.

17 PRESERVATION OF SECURITY

17.1 Continuing Security

The security created under this Deed will be a continuing security for the ultimate balance of the Secured Obligations notwithstanding any intermediate payment or settlement of all or any part of the Secured Obligations.

17.2 Waiver of defences

The obligations of the Chargor under this Deed will not be affected by any act, omission or thing which, but for this provision would reduce, release or prejudice any of its obligations under this Deed (whether or not known to it or the Security Agent). This includes:

- 17.2.1 any time or waiver granted to, or composition with, any person;
- 17.2.2 any release of any person under the terms of any composition or arrangement;
- 17.2.3 the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce any rights against, or security over assets of, any person;
- 17.2.4 any non-presentation, non-observance of any formality or other requirements in respect of any instrument or any failure to realise the full value of any security;
- 17.2.5 any incapacity, lack of power, authority or legal personality of or dissolution or change in the members or status of any person;
- 17.2.6 any amendment, novation, supplement, extension, restatement (however fundamental and whether or not more onerous) or replacement of a Finance Document or any other document or security including, without limitation, any change in the purpose of, any extension of or increase in any facility or the addition of any new facility under any Finance Document or any other document or security;
- 17.2.7 any unenforceability, illegality, invalidity or non-provability of any obligation of any person under any Finance Document or any other document or security or the failure by any person to enter into or be bound by any Finance Document or any other document or security; or
- 17.2.8 any insolvency or similar proceedings.

17.3 Chargor intent

Without prejudice to the generality of clause 17.2 (*Waiver of defences*), the Chargor expressly confirms that it intends that the security under this Deed shall extend from time to time to any (however fundamental) variation, increase, extension or addition of or to any Finance Document or any other document creating a Secured Obligation and/or any facility or amount made available under the Finance Documents or any other such document.

17.4 Immediate recourse

The Chargor waives any rights it may have of first requiring the Security Agent (or any trustee or agent on its behalf) to proceed against or enforce any other right or security or claim payment from any person or file any proof or claim in any insolvency, administration, winding-up or liquidation proceedings relative to any other person before claiming from the Chargor under this Deed.

17.5 Financial collateral

- 17.5.1 For the purposes of this clause, the expressions “financial collateral arrangement”, “financial collateral” and “financial instrument” have the meaning given to them by the Financial Collateral Arrangements (No.2) Regulations 2003 (Amendment) Regulations 2009.
- 17.5.2 This Deed constitutes a financial collateral arrangement. Any part of the Charged Property that constitutes financial collateral may be appropriated by the Security Agent at any time after an Event of Default occurs and is continuing.
- 17.5.3 If the Security Agent exercises its power of appropriation:
- (a) any Charged Property that consists of a financial instrument shall be valued as the cash payment which the Security Agent would have received on a disposal of that Charged Property for immediate payment; and
 - (b) any Charged Property that consists of a balance on an account shall be valued as the amount standing to the credit of that account, together with any accrued interest not credited to the account at the time of the appropriation.
- 17.5.4 The exercise of any right of appropriation shall not prejudice or affect any other right or remedy available in respect of the remainder of the Charged Property or any Secured Obligations that remain unpaid.

17.6 Appropriations

Until all amounts which may be or become payable by the Chargor to the Secured Parties have been irrevocably paid in full, the Security Agent (or any trustee or agent on its behalf) may without affecting the liability of the Chargor under this Deed:

- 17.6.1 refrain from applying or enforcing any other monies, security or rights held or received by the Security Agent (or any trustee or agent on its behalf) against those accounts; or apply and enforce them in such manner and order as it sees fit (whether against those amounts or otherwise); and
- 17.6.2 hold in an interest-bearing suspense account any moneys received from the Chargor or on account of the Chargor's liability under this Deed.

17.7 Additional security

- 17.7.1 This Deed is in addition to and is not in any way prejudiced by any other security now or subsequently held by the Security Agent.

17.7.2 No prior security held by the Security Agent (in its capacity as such or otherwise) over any Charged Property will merge into the security created under this Deed.

17.8 Non-competition

Unless:

17.8.1 all amounts which may be or become payable by the Obligor to the Secured Parties have been irrevocably paid in full; or

17.8.2 the Security Agent otherwise directs,

the Chargor will not, after a claim has been made or by virtue of any payment or performance by it under this Deed:

- (a) be subrogated to any rights, security or moneys held, received or receivable by any Secured Party (or any trustee or agent on its behalf);
- (b) be entitled to any right of contribution or indemnity in respect of any payment made or moneys received on account of the Chargor's liability under this clause;
- (c) claim, rank, prove or vote as a creditor of any Obligor or its estate in competition with any Secured Party (or any trustee or agent on its behalf); or
- (d) receive, claim or have the benefit of any payment, distribution or security from or on account of any Obligor, or exercise any right of set-off as against any Obligor.

The Chargor must hold in trust for and must immediately pay or transfer to the Security Agent for the Secured Parties any payment or distribution or benefit of security received by it contrary to this clause or in accordance with any directions given by the Security Agent under this clause.

18 NEW ACCOUNTS

18.1 If the Security Agent at any time receives or is deemed to have received notice of any subsequent security affecting all or any part of the Charged Property it may open a new account or accounts with the Chargor.

18.2 If the Security Agent does not open a new account or accounts it shall nevertheless be treated as if it had done so as at the time when it received or was deemed to have received such notice.

18.3 As from such time all payments made to the Security Agent shall be credited or be treated as having been credited to such new account or accounts and shall not operate to reduce the amount of the Secured Obligations.

19 EXPENSES AND INDEMNITY

19.1 Expenses

The Chargor shall, from time to time on demand of the Security Agent, pay or reimburse the Security Agent on a full indemnity basis for all costs and expenses (including legal fees) together with any VAT or similar taxes thereon incurred by it in connection with the preparation, execution, perfection, amendment, enforcement, discharge and/or assignment of this Deed. Such costs and expenses shall form part of the Secured Obligations and shall carry interest from the date of such demand until so paid or reimbursed at the rate determined by the Security Agent.

19.2 Indemnity

The Chargor shall, notwithstanding any release or discharge of all or any part of the security created under this Deed, indemnify the Security Agent, its agents, attorneys and any Receiver against any action, proceeding, claim, loss, liability and cost which it may sustain:

19.2.1 in the exercise (or purported exercise) of any of the rights, powers or discretions vested in them by this Deed (or by law): and/or

19.2.2 in connection with or otherwise relating to this Deed or the Charged Property.

20 MISCELLANEOUS

20.1 No Deductions

All payments to be made to the Security Agent under this Deed shall be made in freely available funds and shall be made clear of and without deduction for or on account of tax. If the Chargor is required by law to make a tax deduction, the sum payable by the Chargor shall be increased to the extent necessary to ensure that, after the making of such deduction, the recipient of such sum receives and retains a net sum equal to the sum which it would have received and retained had no such deduction been made or required to be made.

20.2 Assignment and disclosure of information

The Security Agent may assign and transfer all or any of its rights and obligations under this Deed but only to the extent provided in Schedule 11 (*Role of Security Agent*) of the Facilities Agreement. The Security Agent shall (subject to the Security Agent complying with its obligations under Schedule 11 (*Role of Security Agent*) of the Facilities Agreement) be entitled to disclose such information concerning the Chargor and this Deed as the Security Agent considers appropriate to any actual or proposed direct or indirect successor or to any person to whom information may be required to be disclosed by any applicable law.

20.3 Perpetuity Period

The perpetuity period under the rule against perpetuities, if applicable to this Deed, shall be the period of 125 years from the date of this Deed.

20.4 No Liability

- 20.4.1 None of the Security Agent, its delegate(s) nominee(s) or any Receiver shall be liable for any loss by reason of (a) taking any action permitted by this Deed or (b) any neglect or default in connection with the Charged Property or (c) taking possession of or realising all or any part of the Charged Property, except in the case of gross negligence or wilful default upon its part.
- 20.4.2 The Security Agent will not be required in any manner to perform or fulfil any obligation of the Chargor, make any payment, make any enquiry as to the nature or sufficiency of any payment received by it or present or file any claim or take any action to collect or enforce the payment of any amount.
- 20.4.3 The Security Agent shall not be liable either to the Chargor or to any other person by reason of the appointment of a Receiver or for any other reason.
- 20.4.4 Neither the Security Agent nor the Receiver will be in any way liable or responsible to the Chargor for any loss or liability arising from any act, default, omission or misconduct on the part of any delegate or sub-delegate.

20.5 Partial Invalidity

If, at any time, any provision of this Deed is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions of this Deed nor the legality, validity or enforceability of such provision under the laws of any other jurisdiction shall in any way be affected or impaired. If any part of the security intended to be created by or pursuant to this Deed is invalid, unenforceable or ineffective for any reason, that shall not affect or impair any other part of the security.

20.6 Certificates

Any certificate of the Security Agent specifying any amount due from the Chargor is, in the absence of manifest error, conclusive evidence of such amount.

20.7 Release

At the end of the Security Period, the Security Agent must, at the request and cost of the Chargor, take whatever action is reasonably necessary to release the Charged Property from the security created under this Deed and re-assign any Charged Property assigned under this Deed.

21 NOTICES

Any communication to be made under or in connection with this Deed must be made in accordance with clause 35 (*Notices*) of the Facilities Agreement.

22 COUNTERPARTS

This Deed may be executed in any number of counterparts, and this has the same effect as if the signatures on the counterparts were on a single copy of this Deed.

23 GOVERNING LAW

This Deed and any non-contractual obligation arising in connection with it are governed by English law.

24 JURISDICTION

24.1 English Courts

The courts of England have exclusive jurisdiction to settle any disputes (a "Dispute") arising out of, or connected with this Deed (including a Dispute regarding the existence, validity or termination of this Deed) or any non-contractual obligation arising out of or in connection with it.

24.2 Convenient Forum

The Parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly, no Party will argue to the contrary.

24.3 Exclusive Jurisdiction

This clause 24 is for the benefit of the Secured Parties only. As a result no Secured Party shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Secured Parties may take concurrent proceedings in any number of jurisdictions.

THIS DEED has been signed on behalf of the Security Agent and EXECUTED AS A DEED by the Chargor and is delivered by them on the date specified at the beginning of this Deed.

Schedule 1 Assets

Part 1. Accounts

[Intentionally left blank]

Part 2. Real Property - Registered Land

[Intentionally left blank]

Part 3. Real Property - Unregistered Land

[Intentionally left blank]

Part 4. Intellectual Property Rights

[Intentionally left blank]

Part 5. Shares

Name and registered number of company in which shares are held	Class of shares held	Number of Shares
The Fluent Money Group Limited (company number 09774736)	Ordinary	110,000

Part 6. Material Contracts

[Intentionally left blank]

Part 7. Insurance Policies

[Intentionally left blank]

Schedule 2 Form of Notice of Assignment to Contract Counterparty

To: [Counterparty to Material Contract]

Date: [●]

Dear Sirs

We give notice that pursuant to a debenture dated [●] we have assigned to National Westminster Bank Plc (the “**Security Agent**”) all our right, title and interest in and to [details of Material Contract] (the “**Contract**”) including all moneys which may be payable in respect of the Contract.

With effect from your receipt of this notice:

- 1 all payments by you to us under or arising from the Contract should be made to us unless and until the Security Agent notifies you to the contrary stating that the security has become enforceable;
- 2 all remedies provided for in the Contract or available at law or in equity are exercisable by the Security Agent;
- 3 all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Contract and all rights to compel performance of the Contract are exercisable by the Security Agent although we shall remain liable to perform all the obligations assumed by us under the Contract;
- 4 you are authorised and instructed, without requiring further approval from us, to disclose to the Security Agent such information relating to the Contract as it may from time to time request and to send it copies of all notices issued by you under the Contract to the Security Agent at [address] marked for the attention of [addressee] as well as to us;
- 5 we may not initiate or agree to any amendment to, waive any obligation under or agree to any termination of the Contract without the prior written consent of the Security Agent.

These instructions may not be revoked or amended without the prior written consent of the Security Agent.

For the avoidance of doubt, the Security Agent, its agents, any receiver or any person will not be under any obligation or liability to you under or in respect of the Contract.

This notice is governed by English law

Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning it to the Security Agent at the address set out in paragraph 4 of this notice.

Yours faithfully

Authorised Signatory for and on behalf of Project Finland Bidco Limited

Form of Acknowledgement from Contract Counterparty

To: [National Westminster Bank Plc] (the “**Security Agent**”)

Date: [●]

Dear Sirs

Project Finland Bidco Limited

We acknowledge receipt of a notice dated [●] (the “**Notice**”) relating to the [*details of Material Contract*] (the “**Contract**”).

We:

- 1 agree to the terms set out in the Notice and to act in accordance with its terms;
- 2 confirm that we have not received any prior notice that Project Finland Bidco Limited has assigned its rights under the Contract or created any other interest (whether by way of security or otherwise) in favour of a third party; and
- 3 agree not to exercise any right to terminate the Contract or take any action to amend or supplement the Contract without the prior written consent of the Security Agent.

This letter is governed by English law.

Yours faithfully

.....

For and on behalf of

[Counterparty to Material Contract]

Schedule 3 Form of Notice of Assignment to Insurer

To: [Insurer]

Date: [•]

Dear Sirs

We refer to the [insert details of relevant Insurance Policy and policy number] (the "**Policy**").

We give notice that pursuant to a debenture dated [•] we have assigned to National Westminster Bank Plc (the "**Security Agent**") all our right, title and interest in and to the proceeds of the Policy.

With effect from your receipt of this notice we instruct you to disclose to the Security Agent, without further approval from us, such information regarding the Policy as the Security Agent may from time to time request and to send it copies of all notices issued by you under the Policy.

We will remain entitled to exercise all of our rights under the Policy and you should continue to give notices under the Policy to us unless and until you receive notice from the Security Agent to the contrary. In this event, unless the Security Agent agrees otherwise in writing:

- 1 all amounts payable to us under the Policy must be paid to the Security Agent; and
- 2 any of our rights in connection with those amounts will be exercisable by and notices must be given to the Security Agent or as it directs.

We confirm that we will remain liable under the Policy to perform all the obligations assumed by us under the Policy and the Security Agent, its agents, any receiver or any other person will not at any time be under any obligation or liability to you under or in respect of the Policy.

This letter is governed by English law.

Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning the same to the Security Agent at [address] marked for the attention of [addressee].

Yours faithfully

Authorised Signatory for and on behalf of Project Finland Bidco Limited

Form of Acknowledgement from Insurer

To: [National Westminster Bank Plc] (the “**Security Agent**”)

Date: [●]

Dear Sirs,

Project Finland Bidco Limited

We acknowledge receipt of a notice dated [●] relating to the Policy (the “**Notice**”) and confirm that we have not received notice of any previous assignments of or charges over the Policy and that we will comply with the terms of the Notice.

Yours faithfully,

for and on behalf of [*Insurer*]

Schedule 4 Form of Notice of Assignment to Account Bank

To: [Account Bank]

Date: [●]

Dear Sirs

We give notice that by a debenture dated [●], we have assigned and charged to National Westminster Bank Plc (the "**Security Agent**") all our right, title and interest in and to all sums which are now or may from time to time in the future stand to the credit of:

Account Number [●]

Account Holder [●]

together with all interest accrued or accruing thereto and the debts represented by those sums (the "**Account**").

We hereby irrevocably instruct and authorise you to:

- 1 credit to the Account all interest from time to time earned on the sums of money held in the Account;
- 2 disclose to the Security Agent such information relating to the Account and the sums in the Account as the Security Agent may, at any time and from time to time, request;
- 3 pay or release all or any part of the sums from time to time standing to the credit of the Account in accordance with the written instructions of the Security Agent; and
- 4 comply with the terms of any written notice or instructions relating to the Account or the sums standing to the credit of the Account from time to time which you may receive at any time from the Security Agent.

These instructions cannot be revoked or varied without the prior written consent of the Security Agent.

This letter is governed by English law.

Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning the same to the Security Agent at [address] marked for the attention of [addressee].

Yours faithfully

Authorised Signatory for and on behalf of Project Finland Bidco Limited

Form of Account Bank Acknowledgement

To: [National Westminster Bank Plc] (the “**Security Agent**”)

Date: [●]

Dear Sirs

Project Finland Bidco Limited

We acknowledge receipt of a notice (the “**Notice**”) in the terms set out above and confirm that we:

- 1 have not previously received notice of any previous assignments of, charges over or trusts in respect of the Account;
- 2 have noted the restrictions imposed upon the Chargor and the authority of the Security Agent in respect of the Account and will not act in such a way as to breach those restrictions or to ignore the authority of the Security Agent;
- 3 will act in accordance with the terms of the Notice; and
- 4 waive all rights of set-off, combination or consolidation which we may have at any time in respect of the Account.

This letter is governed by English law.

Yours faithfully,

(Authorised signatory)

[Account Bank]

Schedule 5 Supplemental Deed

THIS DEED is made the day of 20[•]

BETWEEN

- (1) PROJECT FINLAND BIDCO LIMITED a company incorporated in England and Wales (company number 09960083) whose registered office is at 102 Rivington House Chorley New Road, Horwich, Bolton, England, BL6 5UE (the “Chargor”); and
- (2) [NATIONAL WESTMINSTER BANK PLC] (the “Security Agent”) as agent and trustee for the Secured Parties (as defined in the Facilities Agreement).

BACKGROUND

Since the date of the Debenture (as defined below) the Chargor has [acquired/entered into/opened] the Additional [Real Property/ Material Contract/ Insurance Policies / Account/ Asset / Investments] and enters into this Supplemental Deed to supplement the security granted by it pursuant to the Debenture.

It is intended that this document take effect as a deed notwithstanding the fact that a Party may only execute it under hand.

The Parties agree as follows:

- 1 Interpretation
 - 1.1 Terms defined in the Debenture have the same meaning in this Deed unless given a different meaning in this Deed.
 - 1.2 The provisions of clause 1 (*Interpretation*) of the Debenture apply to this Deed as though they were set out in full in this Deed, except that references to the Debenture will be construed as references to this Deed.
 - 1.3 References within the Debenture to “Charged Property” shall be construed so as to extend to and include the Additional [Real Property/ Material Contract/ Insurance Policies / Account/ Asset / Investments].
 - 1.4 In this Supplemental Deed the following definitions apply:

[Additional Account	[The account at [bank], account number [•], sort code [•] in the name of the [Chargor] and all Related Rights;]
[Additional Asset	[•];]
[Additional Insurance Policies	[•];]
[Additional Intellectual Property	[•] together with the benefit of all applications and rights to use such assets and all Related Rights;]

[Additional Investments	[●] together with all Related Rights (including all rights against any trustee, fiduciary or clearance system);]
[Additional Material Contract	[●] and all Related Rights;]
[Additional Real Property	the [freehold][leasehold] property known as [●] with HM Land Registry Title Number [●] including, without limitation, all buildings, erections, fixtures or fittings from time to time situated on or forming part of such property (including any trade fixtures and fittings), and the benefit of all covenants given in respect of such property and all Related Rights;]
Debenture	the debenture dated [●] granted by the Chargor in favour of the Security Agent as continuing security for the Secured Obligations [and registered with charge code [●]; and
Secured Obligations	[●].

- 1.5 The Debenture continues and remains in full force and effect and this Supplemental Deed shall be read and construed as one with the Debenture so that all references to 'this Deed' in the Debenture shall include reference to this Supplemental Deed.
- 1.6 Unless expressly provided to the contrary in this Deed, a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or to enjoy the benefit of any term of this Deed.
- 1.7 Notwithstanding any terms of this Deed, the consent of any person who is not a Party is not required to rescind or vary this Deed at any time.
- 1.8 This Deed is a Finance Document.

2 Covenant to Pay

The Chargor covenants that it will pay and discharge the Secured Obligations to the Security Agent as and when the same are due

3 Grant of Security

- 3.1 Supplemental to clause 3 (*Grant of Security*) of the Debenture, the Chargor with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994 charges in favour of the Security Agent as continuing security for the payment and discharge of the Secured Obligations:
 - 3.1.1 [by way of first fixed charge all of its rights in respect of any amount standing to the credit of the Additional Account and the debt represented by the Additional Account;]

- 3.1.2 [by way of first fixed charge, the Additional Asset;]
- 3.1.3 [by way of fixed charge, all rights, interests and claims in the Additional Insurance Policies, other than those validly and effectively assigned under clause 3.2 below;]
- 3.1.4 [all rights, interests and claims in the Additional Material Contract other than those validly and effectively assigned under clause 3.2 below;]
- 3.1.5 [by way of legal mortgage the Additional Real Property.]
- 3.2 [The Chargor with full title guarantee assigns to the Security Agent absolutely, subject to a proviso for re-assignment on redemption to the Security Agent as continuing security for the payment and discharge of the Secured Obligations all of its rights, title, interest and benefit from time to time in and to the Additional Material Contract / Additional Insurance Policies.]

4 Perfecting Security

The Chargor shall take such action in accordance with clause 6 (*Perfection of Security*) of the Debenture in respect of the Additional [Real Property/ Material Contract/ Insurance Policies / Account/ Asset / Investments] as if the Additional [Real Property/ Material Contract/ Insurance Policies / Account/ Asset / Investments] had been Charged Property on the date of the Debenture.

5 Representations

The Chargor represents and warrants to the Security Agent as at the date of this Supplemental Deed that all of the representations and warranties set out in clause 8 (*Representations*) of the Debenture are true and accurate on the date of this Supplemental Deed by reference to the facts and circumstances existing on the date of this Supplemental Deed and as if references in those clauses to “this Deed” were to this Deed.

6 Miscellaneous

- 6.1 The provisions of clauses 20.5 (Partial Invalidity), 22 (Counterparts) and 24 (*Jurisdiction*) of the Debenture apply to this Deed as if set out in full in this letter but as though references to the Debenture were references to this Deed.
- 6.2 This Deed and any non-contractual obligations arising out of or in connection with it shall be governed by English law

THIS DEED has been signed on behalf of the Security Agent and **EXECUTED AS A DEED** by the Chargor and is delivered by them on the date specified at the beginning of this Deed

[SIGNATORIES TO SUPPLEMENTAL DEED - TO BE EXECUTED AS A DEED]

THE CHARGOR

EXECUTED as a DEED by)
PROJECT FINLAND BIDCO LIMITED)
)
acting by a director in the presence of:) Director
) Print name: Lucy Tilley
Signature of witness)
Print name (in BLOCK CAPITALS) Fabien Holler
Address:

Occupation: Company Secretary

THE SECURITY AGENT

SIGNED by)
for and on behalf of)
NATIONAL WESTMINSTER BANK PLC) Authorised signatory
) Print name:

THE CHARGOR

EXECUTED as a DEED by)
PROJECT FINLAND BIDCO LIMITED)
) _____
acting by a director in the presence of:) Director
) Print name: _____
Signature of witness _____
Print name (in BLOCK CAPITALS) _____
Address: _____

Occupation: _____

THE SECURITY AGENT

SIGNED by Mark Trainor)
for and on behalf of) _____
NATIONAL WESTMINSTER BANK PLC) Authorised signatory
) Print name: Mark Trainor _____