



Registration of a Charge

Company Name: **ELP PROPERTIES LIMITED**

Company Number: **10504914**



XB1QLRZ4

Received for filing in Electronic Format on the: **11/04/2022**

Details of Charge

Date of creation: **31/03/2022**

Charge code: **1050 4914 0007**

Persons entitled: **EUROBANK PRIVATE BANK LUXEMBOURG S.A., LONDON BRANCH**

Brief description: **103 OLD CHURCH ROAD, LONDON (E4 6ST) 22 THE AVENUE, CHINGFORD (E4 9LD). FOR MORE DETAILS PLEASE REFER TO THE INSTRUMENT - SCHEDULE 1**

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:

HILL DICKINSON LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10504914

Charge code: 1050 4914 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st March 2022 and created by ELP PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th April 2022 .

Given at Companies House, Cardiff on 14th April 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**

HILL DICKINSON

Dated 31 MARCH 2022

Debenture

between

(1) Eurobank Private Bank Luxembourg S.A.,
London Branch

and

(2) ELP Properties Limited

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THIS DEBENTURE is made on the 31st day of MARCH 2022

BETWEEN:

- (1) **EUROBANK PRIVATE BANK LUXEMBOURG S.A., LONDON BRANCH** a societe anonyme incorporated in Luxembourg with registered number RCB24724 and having a UK establishment with company number FC032486 whose address for service is 2nd Floor, Devonshire House, 1 Mayfair Place, London, W1J 8AJ (**Lender**); and
- (2) **ELP PROPERTIES LIMITED** a company incorporated in England with company registered number 10504914 whose registered office is at Fordgate House, 1 Allsop Place, London, United Kingdom, NW1 5LF (the **Chargor**).

WITNESSES as follows:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Debenture the following words and expressions shall, save where the context or the express provisions of this Debenture otherwise requires or admits, have the following respective meanings:

Assets

the whole of the property (including uncalled capital) which is or may be from time to time comprised in the property and undertaking of the Chargor.

Business Day

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

Lease

any lease, underlease, tenancy, licence or other right of occupation to which a property is from time to time subject together with any related guarantee or other security for the performance of the lessee's obligations.

Permitted Lease

a lease the terms of which are approved in writing by the Lender.

Receiver

an administrative receiver, receiver and manager or other receiver appointed pursuant to this Debenture in respect of the Chargor or over all or any of the Assets charged by this Debenture.

Secured Liabilities

all or any monies and liabilities which shall from time to time (and whether on or at any time after demand) be due, owing or incurred in whatsoever manner to the Lender by the Chargor, whether actually or contingently, and including interest, discount, commission and other lawful charges or expenses which the Lender may charge or incur in respect of any of those matters, and so that interest shall be computed and compounded as well after as before any demand made or decree obtained under or in relation to this Debenture.

Security

the Security Interests created or intended to be created by or pursuant to this Debenture.

Security Interest

a mortgage, charge, assignment, pledge, lien, standard security, assignation or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect.

1.2 Interpretation and Construction

1.2.1 In this Debenture, unless the context otherwise requires

1.2.1.1 clause headings are inserted for ease of reference only and are not to affect the interpretation of this Debenture;

1.2.1.2 references to clauses are to clauses of this Debenture;

1.2.1.3 words importing the singular shall include the plural and vice versa and words denoting any gender shall include all genders;

1.2.1.4 reference to a person are to be construed to include corporations, firms, companies, partnerships, individuals, associations, states and administrative and governmental and other entities whether or not a separate legal entity;

1.2.1.5 references to any person are to be construed to include references to that person's successors transferees and assigns whether direct or indirect;

1.2.1.6 reference to any other documents referred to in this Debenture shall be construed as a reference to such documents as amended and/or restated from time to time and be deemed to include any instruments amending, varying, supplementing, novating or replacing the terms respectively thereof from time to time; and

1.2.1.7 references to any statutory provision are to be construed as references to that statutory provision as amended supplemented re-enacted or replaced from time to time (whether before or after the date of this Debenture) and are to include any orders, regulations, instruments or other subordinated legislation made under or deriving validity from that statutory provision.

1.2.1.8 "control" of any company shall be interpreted in accordance with Section 1124 of the Corporation Tax Act 2010;

1.2.1.9 "including" shall not be construed as limiting the generality of the words preceding it;

1.2.1.10 any term or phrase defined in the Companies Act 2006 (as amended from time to time) shall bear the same meaning in this Debenture; and

1.2.2 The terms of the documents under which the Secured Liabilities arise and of any side letters between the Chargor and the Lender in relation thereto are incorporated herein to the extent required for any purported disposition of the Assets (or any of them) contained in this Debenture to be a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.

2. COVENANT TO PAY

- 2.1 The Chargor, as primary obligor and not merely as surety, covenants that it will on demand in writing pay or discharge the Secured Liabilities when the same are due and payable.
- 2.2 If the Chargor shall fail to pay any amount under this Debenture when it is due then such amount shall bear interest (after as well as before judgement and payable on demand) at the default rate payable by the Chargor to the Lender from time to time in accordance with the terms on which the Secured Liabilities have been made available from the due date until the date such amount is paid in full to the Lender.

3. CHARGING PROVISIONS

- 3.1 The Chargor with full title guarantee hereby charges to the Lender as a continuing security for the payment or discharge of the Secured Liabilities:
- 3.1.1 by way of legal mortgage all estates or interests in any freehold or leasehold property belonging to the Chargor at the date of this Debenture, including but not limited to the property specified in Schedule 1;
- 3.1.2 by way of fixed charge:-
- 3.1.2.1 all estates or interests in any freehold or leasehold property belonging to the Chargor now or at any time after the date of this Debenture together with all buildings, fixtures (including trade and tenant's fixtures), plant and machinery which are at any time on the property (not mortgaged by clause 3.1.1);
- 3.1.2.2 all present and future interests of the Chargor in or over land or the proceeds of sale of it and all present and future licences of the Chargor to enter upon or use land and the benefit of all other agreements relating to land to which it is or may become party or otherwise entitled and all fixtures (including trade and tenant's fixtures) which are at any time on the property charged under this Debenture;
- 3.1.2.3 all present and future rents and other sums due to the Chargor under any Lease;

- 3.1.2.4 all present and future plant and machinery not otherwise charged under this Clause 3 and all other present and future chattels of the Chargor (excluding any of the same for the time being forming part of the Chargor's stock in trade or work in progress);
- 3.1.2.5 all present and future stocks, shares and other securities owned (at law or in equity) by the Chargor, including but not limited to those specified in Schedule 2 and all rights and interests accruing or offered at any time in relation to them;
- 3.1.2.6 all rights and interests in and claims under all policies of insurance and assurance held or to be held by or insuring to the benefit of the Chargor, including but not limited to those specified in Schedule 3, and the benefit of all rights and claims to which the Chargor is now or may be entitled under any contracts;
- 3.1.2.7 all patents, patent applications, trade marks, trade mark applications, trading names, brand names, service marks, copyrights, rights in the nature of copyright, moral rights, inventions, design rights, registered designs, all trade secrets and know-how, computer rights, programmes, systems, tapes, disks, software, all applications for registration of any of them and other intellectual property rights held or to be held by the Chargor or in which it may have an interest and the benefit of all present and future agreements relating to the use of or licensing or exploitation of any such rights (owned by the Chargor or others) and all present and future fees, royalties or similar income derived from or incidental to any of the foregoing in any part of the world;
- 3.1.2.8 all the Chargor's goodwill and uncalled capital for the time being;
- 3.1.2.9 all present and future book and other debts and monetary claims of the Chargor whether payable now or in the future and the benefit of all present and future rights and claims of the Chargor against third parties relating to them and capable of being satisfied by the payment of money;
- 3.1.2.10 all present and future bank accounts, including but not limited to those specified in Schedule 4, cash at bank and credit balances of the Chargor with any bank or other person whatsoever and all rights relating or attaching to them (including the right to interest);
- 3.1.3 by way of floating charge all the Assets not effectively otherwise mortgaged, charged or assigned by this Clause 3.

- 3.2 The Chargor with full title guarantee hereby assigns in favour of the Lender (subject to the right of the Chargor to redeem such assignment upon payment or discharge in full of the Secured Liabilities):
- 3.2.1 all the right, title and interest of the Chargor in and to any interest rate hedging agreements entered into by any person; and
- 3.2.2 (insofar as they are capable of being assigned by way of security) all the right, title and interest of the Chargor in and to any agreement to which the Chargor is a party except to the extent that it is subject to any fixed charge created under any other provision of this Debenture.
- 3.3 To the extent that any such right, title and interest as is referred to in Clause 3.2 is not assignable or capable of assignment, the assignment thereof purported to be effected by such Clause shall operate as an assignment of any and all compensation, damages, income, profit or rent which the Chargor may derive therefrom or be awarded or entitled to in respect thereof, in each case as a continuing security for the payment or discharge in full of the Secured Liabilities.
- 3.4 Any mortgage, fixed charge or other fixed security created by the Chargor in favour of the Lender shall have priority over the floating charge created by this Debenture, except insofar as the Lender shall declare otherwise whether at or after the time of creation of such fixed security.
- 3.5 The Lender may at any time by notice to the Chargor immediately convert the floating charge created under sub-clause 3.1.3 into a fixed charge over any Assets specified in that notice and the floating charge will, without notice from the Lender, automatically be converted with immediate effect into a fixed charge:
- 3.5.1 in respect of any Assets which become subject to a fixed charge in favour of any other person;
- 3.5.2 in respect of all the Assets charged under sub-clause 3.1.3 if and when the Chargor ceases to carry on business or to be a going concern; and
- 3.5.3 in respect of all the Assets on the making of an order for the compulsory winding-up of the Chargor, on the convening of a meeting for the passing of a resolution for the voluntary winding-up of the Chargor or the taking of any steps (including, without limitation, the making of an application or the giving of any notice) by the Chargor or any other person for the appointment of an administrator in respect of the Chargor.
- 3.6 The Chargor will not without the previous written consent of the Lender:
- 3.6.1 create or attempt to create or permit to subsist any mortgage, charge, lien (other than a lien arising in the ordinary course of business by operation of law) or encumbrance on all or any of its Assets; or
- 3.6.2 sell, transfer, assign, factor, lease or otherwise dispose of or part with possession in any way of all or any of its Assets (other than any Assets the subject of a floating charge (but not any fixed charge or mortgage) on arm's length terms in the ordinary course of trading); or

- 3.6.3 in any way dispose of the equity of redemption of any such Asset or any interest in any such Asset.
- 3.7 The Chargor applies to the Chief Land Registrar for a restriction to be entered on the Register of Title of all present and future registered freehold and leasehold property of the Chargor in the following terms:
- "No disposition or charge or other security interest of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the dates of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge [insert date] in favour of Eurobank Private Bank Luxembourg S.A., London Branch referred to in the charges register or, if appropriate, signed on behalf of such proprietor by its authorised signatory".
- 3.8 Any obligation on the part of the Lender to make further advances to the Chargor is deemed to be incorporated in this Debenture and the Chargor applies to the Chief Land Registrar for a note of such obligation to be entered on the Register of Title of all present and future registered freehold and leasehold property of the Chargor.
- 3.9 The Chargor will, on receipt of a written request from the Lender, deliver to the Lender (or as it shall direct) all certificates and other documents of title to the stocks, shares and other securities referred to in sub-clause 3.1.2.5 above together with stock transfer forms in respect of the same executed in blank (except for the number and class of shares and the name of the transferor) and left undated. The Lender may at any time after the date of this Debenture, complete the instruments of transfer on behalf of the Chargor in favour of himself or such other person as he shall select.
- 3.10 The Chargor (at its own cost) will on demand in writing by the Lender execute and deliver in such form as the Lender may reasonably require:
- 3.10.1 a legal mortgage of any freehold or leasehold property of the Chargor and of any freehold or leasehold property acquired by the Chargor after the date of this Debenture;
- 3.10.2 a fixed charge or assignment in security of any Asset subject to a floating charge under sub-clause 3.1.3;
- 3.10.3 a chattel mortgage over such chattels, plant and machinery as the Lender may specify; and
- 3.10.4 a notice of any assignment of its right, title and interest to any of the agreements referred to in Clause 3.2 above;

and the Chargor will execute such other deeds, documents, agreements and instruments and will otherwise do and concur in all such other acts or things as the Lender may deem necessary for perfecting, preserving or protecting the Security created (or intended to be created) by this Debenture or for facilitating the realisation of the Assets or the exercise of any rights of the Lender hereunder.

- 3.11 The Chargor shall:

- 3.11.1 get in and realise the Chargor's book and other debts and other monies, in the ordinary course of its business and hold the proceeds of the getting in and realisation (until payment into an account in accordance with sub-clause 3.11.2 below) upon trust for the Lender; and
 - 3.11.2 pay to the Lender (or as the Lender may direct) all monies which it receives in respect of any book or other debts and other monies charged to the Lender.
- 3.12 Paragraph 14 of Schedule B1 to the Insolvency Act 1986 (incorporated by Schedule 16 to the Enterprise Act 2002) shall apply to any floating charge created pursuant to this Debenture.

4. CONTINUING SECURITY

This Security will be a continuing security for the Secured Liabilities notwithstanding any intermediate payment or settlement of all or any part of the Secured Liabilities or other matter or thing whatsoever and will be without prejudice and in addition to any other right, remedy or security of whatever sort which the Lender may hold at any time for the Secured Liabilities or any other obligation whatsoever and will not be affected by any release, reassignment or discharge of such other right remedy or security.

5. UNDERTAKINGS

- 5.1 The Chargor will:
- 5.1.1 at all times comply with the terms of this Debenture and of all agreements relating to the Secured Liabilities;
 - 5.1.2 keep the Assets in good and substantial repair and in good working order and condition, ordinary wear and tear excepted;
 - 5.1.3 preserve and maintain all intellectual property rights owned or used by the Chargor;
 - 5.1.4 comply in all material respects with the terms of all applicable laws and regulations including (without limitation) all environmental laws, legislation relating to public health, town & country planning, control and handling of hazardous substances or waste, fire precautions and health and safety at work;
 - 5.1.5 promptly notify the Lender of the acquisition by the Chargor of any estate or interest in any freehold or leasehold property;
 - 5.1.6 deposit with the Lender all deeds, certificates and documents of title relating to the Assets or any part thereof charged by this Debenture and all policies of insurance and assurance;
 - 5.1.7 promptly pay or cause to be paid and indemnify the Lender and any Receiver against all present and future rent, rates, taxes, duties, charges, assessments, impositions and outgoings whatsoever now or at any time in the future payable in respect of any of its properties (or any part thereof) or by the owner or occupier thereof;

- 5.1.8 not make any structural or material alteration to or to the user of any of its properties or do or permit to be done anything which is a "development" within the meaning of the Town and Country Planning Acts from time to time (or any orders or regulations under such Acts) or do or permit to be done any act, matter or thing where to do so would have a material and adverse effect on the value of any of its properties or on the marketability of any of such properties;
- 5.1.9 not grant any lease of, part with possession or share occupation of, the whole or any part of any of its properties or confer any licence, right or interest to occupy or grant any licence or permission to assign, under-let or part with possession of the same in any way which is likely to have a material and adverse effect upon the value of any of such properties, other than a Permitted Lease;
- 5.1.10 not vary, surrender, cancel or dispose of, or permit to be forfeit, any leasehold interest in any of its properties, other than a Permitted Lease;
- 5.1.11 observe and perform all covenants, agreements and stipulations from time to time affecting its interest in any of its properties or contained in any lease, agreement for lease or tenancy agreement under which any part of such properties may be held;
- 5.1.12 notify the Lender immediately on becoming aware of any creditor executing diligence against the Chargor or any distress or execution is levied or enforced against the Chargor or any third party debt order or freezing order is made and served on the Chargor;
- 5.1.13 notify the Lender immediately if any steps (including, without limitation, the making of any application or the giving of any notice) are taken by any person (including, without limitation, the Chargor) in relation to the administration, receivership, winding-up or dissolution of the Chargor;
- 5.1.14 not to allow any person other than itself to be registered under the Land Registration Act 1925 or Land Registration Act 2002 (as appropriate) as proprietor of any of its properties (or any part thereof) or create or permit to arise any overriding interest (as specified in Section 70(1) of the Land Registration Act 1925 or as specified in Schedule 1 or Schedule 3 to the Land Registration Act 2002) affecting any such property;
- 5.1.15 furnish to the Lender when requested so to do a Balance Sheet and Profit and Loss Account and Trading Account showing the true position of the Chargor's affairs certified by a qualified accountant and also from time to time such other information in respect of the assets and liabilities of the Chargor as the Lender may reasonably require including (but without prejudice to the generality of the foregoing) statements of the assets and liabilities of the Chargor; and
- 5.1.16 not do or cause or permit to be done anything which may in any way depreciate, jeopardise or otherwise prejudice the value or marketability of any of its Assets.

6. SECURITY PROTECTIONS

- 6.1 If the Chargor fails to keep any of the Assets in good and substantial repair and in good working order and condition or does not take out and maintain such insurances as set out above or prove to the Lender that the premiums and other moneys have been paid then the Lender may (as it thinks fit) repair and keep in repair the Assets or any of them (and for that purpose it or any of its agents may enter upon the properties of the Chargor) or take out or renew any such insurance in any sum and on terms as the Lender may think fit.
- 6.2 The Lender will be entitled to be paid the proceeds of any policy of insurance of the Chargor (other than in respect of employers' or public liability) and the Chargor will promptly irrevocably instruct any insurer of a policy to pay the proceeds of it to the Lender and undertakes to the Lender to repeat that instruction if the Lender requires.
- 6.3 All moneys received on any insurance policy of the Chargor (unless paid to the Lender in terms of sub-clause 6.2) will, as the Lender requires, be applied either in making good the loss or damage in respect of which the money is received or in or towards discharge of the Secured Liabilities.
- 6.4 The Chargor will permit any authorised representative of the Lender at all reasonable times (and subject to the rights of any occupier) to enter upon any part of the properties of the Chargor and of any other property where the Chargor may be carrying out any contract or other works and to inspect the Chargor's books of account and other books and documents and those of its subsidiaries.
- 6.5 No statutory or other power of granting or agreeing to grant or of accepting or agreeing to accept surrenders of leases or tenancies of the whole or any part of the properties charged under this Debenture will be capable of being exercised by the Chargor without the previous written consent of the Lender.
- 6.6 The Chargor shall not be entitled to part with possession (otherwise than on the determination of any lease, tenancy or licence) of any properties hereby charged, or to share the occupation thereof with any other person or persons, or to surrender or purport to surrender or permit to be forfeited the lease of any leasehold property hereby charged without the prior written consent of the Lender.
- 6.7 The obligations of the Chargor under this Debenture will not be affected by any act, omission, circumstance, matter or thing which but for this provision might operate to release or otherwise exonerate it from any of its obligations hereunder in whole or in part, including (without limitation):-
- 6.7.1 any variation, extension, discharge, compromise, dealing with, exchange or renewal of any right or remedy which the Lender may have now or in the future from or against the Chargor or any other person in respect of the Secured Liabilities;
- 6.7.2 any act or omission by the Lender or any other person in taking up, perfecting or enforcing any security or guarantee from or against the Chargor or any other person or the invalidity or unenforceability of any such security or guarantee;

- 6.7.3 any amendment, variation, restatement or supplement of or to, or novation, transfer or termination (in whole or in part) of, any document relating to the Secured Liabilities or any exercise by the Lender (in his absolute discretion) of his rights to refuse, grant, continue, vary, review, determine or increase any credit or facilities to the Chargor;
- 6.7.4 any grant of time, indulgence, waiver or concession to the Chargor or any other person;
- 6.7.5 any arrangement or compromise entered into between the Lender and the Chargor or any other person;
- 6.7.6 the administration, insolvency, bankruptcy, liquidation, winding-up, dissolution, incapacity, limitation, disability, discharge by operation of law or any change in the constitution, name and style of, the Chargor or any other person;
- 6.7.7 the invalidity, illegality, unenforceability, irregularity or frustration of the Secured Liabilities or any of the obligations of the Chargor;
- 6.7.8 any postponement, discharge, reduction, non-provability or other similar circumstance affecting any obligation of any other person resulting from any insolvency, liquidation or dissolution proceedings or from any law, regulation or order.

7. ENFORCEMENT

- 7.1 The Security shall become enforceable and the Lender may exercise all the powers conferred on mortgagees by the Law of Property Act 1925 (as varied or extended by this Debenture), all the powers conferred on the holder of a qualifying floating charge (as defined in the Insolvency Act 1986) by the Insolvency Act 1986 and all or any of the rights and powers conferred by this Debenture without further notice to the Chargor upon and at any time after the occurrence of any of the following events:
 - 7.1.1 if the Chargor has failed to pay all or any of the Secured Liabilities in accordance with Clause 2;
 - 7.1.2 any step is taken (including, without limitation, the making of an application or the giving of any notice) by the Chargor or by any other person to appoint an administrator in respect of the Chargor;
 - 7.1.3 any step is taken (including, without limitation, the making of an application or the giving of any notice) by the Chargor or any other person to wind up or dissolve the Chargor or to appoint a liquidator, trustee, receiver, administrative receiver or similar officer to the Chargor or any part of its undertaking or assets;
 - 7.1.4 the making of a request by the Chargor for the appointment of a Receiver or administrator.
- 7.2 Section 103 of the Law of Property Act 1925 will not apply to this Debenture but the statutory power of sale will as between the Lender and a purchaser from the Lender arise on and be exercisable at any time after the execution of this Debenture

provided that the Lender will not exercise the power of sale until payment of all or any part of the Secured Liabilities has been demanded or a Receiver has been appointed but this proviso will not affect a purchaser or put him upon inquiry whether such demand or appointment has been validly made.

7.3 The statutory powers of sale, leasing and accepting surrenders exercisable by the Lender under this Debenture are extended so as to authorise the Lender whether in his own name or in that of the Chargor to grant a lease or leases of the whole or any part or parts of the freehold and leasehold property of the Chargor with whatever rights relating to other parts of it and containing whatever covenants on the part of the Chargor and generally on such terms and conditions (including the payment of money to a lessee or tenant on a surrender) and whether or not at a premium as the Lender thinks fit.

7.4 Section 93 of the Law of Property Act 1925 (consolidation of mortgages) will not apply to this Debenture.

8. APPOINTMENT OF RECEIVER OR ADMINISTRATOR

8.1 At any time after the Security has become enforceable the Lender shall be and is entitled by instrument in writing to appoint any one or more persons as:-

8.1.1 a Receiver of all or any of the Assets; and/or

8.1.2 an administrator of the Chargor,

in each case in accordance with and to the extent permitted by applicable laws.

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

8.3 Any appointment over part only of the Assets charged under this Debenture will not preclude the Lender from making any subsequent appointment of a Receiver over any part of the Assets over which an appointment has not previously been made by him.

8.4 The Lender may from time to time determine the remuneration of the Receiver and may (subject to Section 45 of the Insolvency Act 1986) remove the Receiver from all or any part of the Assets of which he is the Receiver and at any time after any Receiver has vacated office or ceased to act, appoint a further Receiver over all or any part of those Assets.

8.5 The Receiver will be the agent of the Chargor (which will be solely liable for his acts, defaults and remuneration) and will have and be entitled to exercise in relation to the Chargor all the powers set out in Schedule 1 to the Insolvency Act 1986 and all the powers conferred from time to time on Receivers by statute and in particular by way of addition to but without prejudice to those powers (and those of the Lender) the Receiver will have power:

8.5.1 to sell, let or lease or concur in selling, letting or leasing and to vary the terms or determine, surrender or accept surrenders of leases or tenancies of or grant options and licences over all or any part of the Assets and so that any such sale may be made for cash payable by instalments or for shares or securities of another company and the

Receiver may promote or concur in promoting a company to purchase the Assets to be sold;

- 8.5.2 to sever any fixtures (including trade and tenant's fixtures) from the property of which they form part;
 - 8.5.3 to exercise all powers, rights and/or obligations under any contract or agreement forming part of the Assets, including, without limitation, all voting and other rights attaching to stocks, shares and other securities owned by the Chargor;
 - 8.5.4 to make and effect all repairs and improvements;
 - 8.5.5 to redeem any prior encumbrance and to settle and pass the accounts of the encumbrancer and any accounts so settled and passed will (subject to any manifest error) be conclusive and binding on the Chargor and the moneys so paid will be deemed to be an expense properly incurred by the Receiver;
 - 8.5.6 to promote the formation of a subsidiary or subsidiaries of the Chargor, including, without limitation, any such company formed for the purpose of purchasing, leasing, licensing or otherwise acquiring interests in all or any of the assets of the Chargor;
 - 8.5.7 to make any arrangement or compromise which the Lender or the Receiver may think fit;
 - 8.5.8 to make and effect all repairs, renewals, improvements, and insurances;
 - 8.5.9 to appoint managers officers and agents for any of the purposes referred to in this Clause 8 at such salaries as the Receiver may determine;
 - 8.5.10 to do all other acts and things as may be considered by the Receiver to be incidental or conducive to the above or otherwise incidental or conducive to the preservation, improvement or realisation of the Assets.
- 8.6 No purchaser or other person dealing with the Lender, any Receiver or any agent or delegate thereof shall be obliged or concerned to enquire whether the right of the Lender or any Receiver to exercise any of the powers conferred by or referred to in this Debenture has arisen or become exercisable, whether any of the Secured Liabilities remain outstanding or be concerned with notice to the contrary or whether an event has occurred to authorise the Lender or any Receiver to act or as to the propriety or validity of the exercise or purported exercise of any such power.

9. POWER OF ATTORNEY

The Chargor irrevocably and by way of security appoints the Lender (whether or not a Receiver or administrator has been appointed) and also (as a separate appointment) any Receiver or administrator severally as the attorney and attorneys of the Chargor, for the Chargor and in its name and on its behalf and as its act and deed or otherwise to execute and deliver and otherwise perfect any deed, assurance, agreement, instrument or act which may be required of the Chargor under this Debenture or may be required or deemed proper in the exercise of any rights or powers conferred on the Lender or any Receiver or administrator hereunder or otherwise for any of the purposes of this Debenture.

10. APPLICATION OF SECURITY PROCEEDS

- 10.1 Any moneys received under the powers conferred by this Debenture will, subject to the payment or repayment of any prior claims, be paid or applied in the following order of priority:-
- 10.1.1 in or towards satisfaction of all costs, charges and expenses incurred, and payments made, by the Lender and/or the Receiver or administrator including the remuneration of the Receiver or administrator;
 - 10.1.2 in or towards satisfaction of the Secured Liabilities in whatever order the Lender may require;
 - 10.1.3 as to the surplus (if any) to the person(s) entitled to it;
 - 10.1.4 provided that the Receiver or administrator may retain any moneys in his hands for so long as he thinks fit, and the Lender may, without prejudice to any other rights the Lender may have at any time and from time to time, place and keep for such time as the Lender may think prudent any moneys received, recovered or realised under or by virtue of this Debenture in an account opened by the Lender without any intermediate obligation on the part of the Lender to apply such moneys or any part of such moneys in or towards the discharge of the Secured Liabilities.
- 10.2 Subject to Clause 10.1, any moneys received or realised by the Lender from the Chargor or a Receiver under this Debenture or any administrator may be applied by the Lender to any item of account or liability or transaction in such order or manner as the Lender may determine.

11. COSTS AND EXPENSES

The Chargor shall pay or reimburse to the Lender on demand (on a full indemnity basis) all costs, charges and expenses (including legal fees) incurred or to be incurred by the Lender in the enforcement or discharge of this Debenture (including, without limitation, the costs of any proceedings in relation to this Debenture or the Secured Liabilities), which costs, charges and expenses shall form part of the Secured Liabilities.

12. SET-OFF

The Chargor agrees that the Lender may retain any monies which he may at any time hold as cover for the Secured Liabilities and the Lender may apply any part of such monies at any time and without notice to the Chargor (whether on or before or after the expiry of any fixed or minimum period for which such monies may have been deposited) in or towards payment or satisfaction of the Secured Liabilities.

13. NOTICES

- 13.1 Any communication to be made under or in connection with this Debenture shall be made in writing in the English language and, unless otherwise stated, shall be made by letter.

13.2 The address (and the department or officer, if any, for whose attention the communication is to be made) for any communication or document to be made or delivered under or in connection with this Debenture is:

13.2.1 in the case of the Chargor, its address specified above and for the purposes of Clause 13.5 below steven@fordgate.com;

13.2.2 in the case of the Lender:

Address: Eurobank Private Bank Luxembourg S.A. London Branch
2nd Floor, Devonshire House
1 Mayfair Place
London
W1J 8AJ

Attention: Mrs. Voula Zeriti,

or any substitute address in the United Kingdom or department or officer as the parties may notify to the other by not less than 5 Business Days' notice.

13.3 Any communication or document made or delivered by one person to another under or in connection with this Debenture will only be effective when it has been left at the relevant address or 2 days after being deposited in the post, postage prepaid, in an envelope addressed to it at that address.

13.4 Any communication or document to be made or delivered to the Lender will be effective only when actually received by it and then only if it is expressly marked for the attention of the department or officer specified in above (or any substitute department or officer as it shall specify for this purpose).

13.5

13.5.1 Any communication to be made between the parties under or in connection with this Debenture may be made by electronic mail or other electronic means to the extent that the parties agree that, unless and until notified to the contrary, this is to be an accepted form of communication and if the parties:-

13.5.1.1 notify each other in writing of their electronic mail address and/or any other information required to enable the sending and receipt of information by that means; and

13.5.1.2 notify each other of any change to their address or any other such information supplied by them by not less than five Business Days' notice.

13.5.2 Any electronic communication made between the parties will be effective only when actually received in readable form and, in the case of any

electronic communication made by a party to the Lender, only if it is addressed in such a manner as the Lender shall specify for this purpose.

13.5.3 Any electronic communication which becomes effective, in accordance with Clause 13.5.2 above, after 5.00 pm in the place of receipt shall be deemed only to become effective on the following Business Day.

13.6 Where the Chargor is comprised of one or more persons, notice to one person by the Lender shall constitute notice to all persons constituting the Chargor.

14. MISCELLANEOUS

14.1 If at any time any provision of this Debenture 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 nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will be in any way affected or impaired.

14.2 No failure or delay by the Lender in exercising any right or remedy under this Debenture shall operate as a waiver, and no single or partial exercise shall prevent further exercise, of any right or remedy.

14.3 The Lender will be entitled to disclose to his auditors or advisors confidential information concerning this Debenture or any arrangement made in connection with this Debenture.

14.4 Save to the extent expressly provided to the contrary in this Debenture, a person who is not a party to this Debenture may not enforce any of its terms under the Contracts (Rights of Third Parties) Act 1999.

14.5 A certificate by the Lender as to the amount of the Secured Liabilities or any part of them shall, in the absence of manifest error, be conclusive and binding on the Chargor.

14.6 This Debenture may be executed in any number of counterparts each of which when executed and delivered is an original but all the counterparts together shall constitute the same document.

15. RELEASE

If the Lender is satisfied that the Secured Liabilities have been unconditionally and irrevocably repaid or discharged in full, the Lender will at the request and cost of the Chargor take whatever action is required in order to release the Assets from the Security constituted by this Debenture.

16. GOVERNING LAW

This Debenture will be governed by and construed according to English law.

17. ENFORCEMENT

- 17.1 The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Debenture (including disputes regarding the existence, validity or termination of this Debenture or any non-contractual obligations arising out of or in connection with it) (a **Dispute**).
- 17.2 The Chargor agrees that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly they will not argue to the contrary.
- 17.3 This clause 17.3 is for the benefit of the Lender only. The Lender may take proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Lender may take concurrent proceedings in any number of jurisdictions.

SCHEDULE 1 – PROPERTY

	HM Land Registry Address	Title Number	Tenure
1.	103 Old Church Road, London (E4 6ST)	EGL175941	Freehold
2.	22 The Avenue, Chingford (E4 9LD)	EGL48886	Freehold
	24 The Avenue, London (E4 9LD)	EGL416212	Freehold
3.	36 - 36a The Avenue, London (E4 9LD)	EGL165485	Freehold
4.	33 Winchester Road, London (E4 9LH)	EGL172678	Freehold
5.	50/50a Chingford Mount Road, London (E4 9AB)	EGL263415	Freehold
6.	9, 9A, 10, 11, and 12 The Broadway, Highams Park, London (E4 9LQ)	EGL103782	Freehold
7.	34/36 Old Church Road, Chingford, London (E4 8DD)	EGL378839	Freehold
	34a Old Church Road, London (E4 8DD)	EGL437470	Leasehold
8.	404 Lea Bridge Road, London (E10 7DY)	EGL353569	Freehold
	404 Lea Bridge Road, London (E10 7DY)	EGL531740	Leasehold
9.	631 Lea Bridge Road, London (E10 6AJ)	EGL75466	Freehold
10.	607-627 (odd) Station Parade, High Road, Leyton, London (E10 6RF)	EGL511756	Leasehold
	607b High Road Leyton, London (E10 6RF)	AGL424131	Leasehold
	611b High Road Leyton, London (E10 6RF)	AGL424135	Leasehold
	613a High Road Leyton, London (E10 6RF)	AGL424136	Leasehold
	615b High Road Leyton, London (E10 6RF)	AGL424137	Leasehold
	623b High Road Leyton, London (E10 6RF)	AGL424139	Leasehold
11.	624-626 High Road Leytonstone, London (E11 3DA)	EGL95644	Freehold
12.	57 St James's Street, London (E17 7PJ)	EGL107800	Freehold
13.	79 High Street, Walthamstow, London (E17 7DB)	EGL370439	Freehold
	79 High Street, Walthamstow, London (E17 7DB)	EGL518988	Leasehold
14.	85 High Street, Walthamstow, London (E17 7DB)	EGL21347	Freehold
15.	201 High Street, Walthamstow, London (E17 7BH)	NGL133192	Freehold
16.	147-149 Hoe Street, Walthamstow, London (E17 3AL)	AGL260684	Leasehold
17.	161 Hoe Street, London (E17 3AL)	EGL91156	Freehold
18.	369 Hoe Street, London (E17 9AP)	EGL236184	Freehold
19.	16 High Road, South Woodford, London (E18 2QL)	EGL280189	Freehold
20.	63 High Road, South Woodford, London (E18 2QP)	EGL279276	Freehold

21.	237 High Road, South Woodford, London (E18 2PB)	EGL416459	Freehold
22.	239 High Road, South Woodford, London (E18 2PB)	EGL416463	Freehold
23.	129 George Lane, London (E18 1AN)	EGL36629	Freehold
24.	151/151A High Street, Barkingside, Ilford (IG6 2AR)	EGL69443	Freehold
	153 and 153a High Street, Barkingside (IG6 2AJ)	EGL125790	Freehold
25.	166 and 168 Fore Street, Edmonton, London (N18 2JB)	NGL502693	Freehold
26.	141 Avon Road, Upminster (RM14 1RQ)	EGL511413	Freehold
27.	145 Avon Road, Upminster (RM14 1RQ)	EGL511411	Freehold
28.	567 to 571 Lea Bridge Road, Leyton	EGL132510	Freehold
29.	69 Old Church Road, London (E4 6ST)	EX16040	Freehold
	71 Old Church Road, London (E4 6ST)	EX16041	Freehold
	73 Old Church Road, London (E4 6ST)	EX16042	Freehold
	75 Old Church Road, London (E4 6ST)	EX16043	Freehold
	77 Old Church Road, Chingford, London (E4 6ST)	EX16044	Freehold
	79 Old Church Road, London (E4 6ST)	EX64253	Freehold

SCHEDULE 2 – SHARES

Company	Registered number	Description of charged shares
ELP Sub 1 Limited	10552901	1 ordinary share of £1 each
ELP Sub 2 Limited	10552861	1 ordinary share of £1 each

SCHEDULE 3 – INSURANCE

Policy Number	Type of policy	Insured	Insurer
BRE125670000001	Property owners	The Chargor (with ELP Sub 1 Limited and ELP Sub 2 Limited as nominees)	Covea Insurance Plc
C2183311	Terrorism and sabotage	The Chargor (with ELP Sub 1 Limited and ELP Sub 2 Limited as nominees)	Lloyds Markets underwritten by Omnyy LLP

SCHEDULE 4 - ACCOUNTS

Account Name	Account Number	Sort Code	Account Bank
Rent Account			National Westminster Bank
Rent Receipt Account			Eurobank
Blocked Deposit Account			Eurobank
General Account			Eurobank
Loan Control Account			Eurobank
General Account			National Westminster Bank
Disposals Account			National Westminster Bank
Deposit Account			National Westminster Bank
Cure Account			National Westminster Bank
Cash Trap Account			National Westminster Bank

IN WITNESS whereof this Debenture has been executed by the Chargor and the Lender as a deed the day and year first written above.

EXECUTED as a deed by **EUROBANK PRIVATE BANK LUXEMBOURG S.A., London Branch** acting by its duly authorised signatories in the presence of:

)
)

Signature

Name

Signature

Name


Signature of witness

Name of witness


Address of witness

EXECUTED AND DELIVERED as a deed by **ELP PROPERTIES LIMITED** acting by a director in the presence of:


)
)



CHAYA RUTH MAPPER



SIMON JACOBS



Signature of director

Name of director

Signature of ~~director~~/secretary/witness

Name of ~~director~~/secretary/witness

Address of witness

IN WITNESS whereof this Debenture has been executed by the Chargor and the Lender as a deed the day and year first written above.

EXECUTED as a deed by **EUROBANK PRIVATE BANK LUXEMBOURG S.A., London Branch** acting by its duly authorised signatories in the presence of:

)
)

Signature



Name

Konstantinos STAFILOPATIS
Loans Administration Manager

Signature



Name

Evangelos KARAKOSTAS
Loans Administration Manager

Signature of witness



Name of witness

KONSTANTINOS TASSIOPOULOS

Address of witness



EXECUTED AND DELIVERED as a deed by **ELP PROPERTIES LIMITED** acting by a director in the presence of:

)
)

Signature of director

Name of director

Signature of director/secretary/witness

Name of director/secretary/witness

Address of witness