



Registration of a Charge

Company name: **GRIP UK PROPERTY INVESTMENTS LIMITED**

Company number: **10623900**



X8AJ6DXI

Received for Electronic Filing: **26/07/2019**

Details of Charge

Date of creation: **25/07/2019**

Charge code: **1062 3900 0002**

Persons entitled: **CBRE LOAN SERVICES LIMITED AS SECURITY TRUSTEE**

Brief description: **ST ANNE'S HOUSE, 49 BUCKINGHAM PLACE AND ST ANNE'S COURT, HOWARD PLACE, BRIGHTON, BN1 3PQ - TITLE NO.: ESX136748; 1 TO 62 CHURSTON CLOSE, 162-164 TULSE HILL, LONDON, SW2 3BX - TITLE NO.: SGL267753;**

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: **ASHURST LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10623900

Charge code: 1062 3900 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 25th July 2019 and created by GRIP UK PROPERTY INVESTMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th July 2019 .

Given at Companies House, Cardiff on 29th July 2019

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



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

EXECUTION VERSION

Security Agreement

GRIP UK Property Investments Limited

and

CBRE Loan Services Limited

25 July

2019

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THIS DEED is made on

25 July

2019

BETWEEN:

- (1) **GRIP UK PROPERTY INVESTMENTS LIMITED** registered in England and Wales (registered number 10623900) having its registered office at Citygate, St. James Boulevard, Newcastle upon Tyne, NE1 4JE ("**GRIP UK**"); and
- (2) **CBRE LOAN SERVICES LIMITED** (the "**Security Agent**") as security trustee for the Secured Parties (as defined in the Note Facility Agreement defined below).

RECITALS

- (A) The Chargors enter into this Deed in connection with the Note Facility Agreement (as defined below).
- (B) It is intended that this document takes effect as a deed notwithstanding the fact that a party may only execute this document under hand.

THE PARTIES AGREE AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Deed:

"**Act**" means the Law of Property Act 1925;

"**Chargors**" means GRIP UK and each company which grants security over its assets in favour of the Security Agent by executing a Security Agreement Accession Deed;

"**Development Document**" means:

- (a) the Construction Documents together with any other building contracts, sub-contracts, appointments, collateral warranties, guarantees and other contracts entered into or to be entered into by a Chargor;
- (b) any agreement listed in any Security Agreement Accession Deed; and
- (c) any other agreement designated as a Development Document by the relevant Chargor and the Security Agent;

"**Enforcement Event**" means the occurrence of an Event of Default which is continuing in respect of which notice has been issued by the Security Agent under clause 26.21 (Acceleration) of the Note Facility Agreement;

"**Investments**" means:

- (a) all shares in any member of the Group (other than itself) owned by a Chargor or held by any nominee or trustee on its behalf; and
- (b) all other shares, stocks, debentures, bonds or other securities or investments owned by a Chargor or held by any nominee or trustee on its behalf;

"**Mortgaged Property**" means all freehold or leasehold property included in the definition of Security Asset;

"Note Facility Agreement" means the note facility agreement dated on or around the date of this Deed between (among others) GRIP UK, the Original Noteholder, the Note Agent and the Security Agent;

"Party" means a party to this Deed;

"Receiver" means a receiver or receiver and manager or administrative receiver, in each case appointed under this Deed;

"Relevant Contract" means:

- (a) a Property Management Agreement;
- (b) an agreement relating to the purchase of a Property by the relevant Chargor;
- (c) a Subordinated Debt Document;
- (d) the Acquisition Documents;
- (e) the Distribution Documents;
- (f) each Property Warranty;
- (g) the Acknowledgment of Assumption of Intragroup Debt;
- (h) any agreement listed in any Security Agreement Accession Deed; and
- (i) any other agreement designated as a Relevant Contract by the relevant Chargor and the Security Agent;

"Secured Liabilities" means all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or in any other capacity whatsoever) of each Transaction Obligor to any Secured Party under each Finance Document;

"Security Agreement Accession Deed" means a deed executed by an Additional Guarantor substantially in the form set out in schedule 7 (Form of Security Agreement Accession Deed);

"Security Asset" means any asset of a Chargor which is, or is expressed to be, subject to any Security created by this Deed;

"Security Period" means the period beginning on the date of this Deed and ending on the date on which all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full;

"Service Charge Account" means any account maintained and designated as such by a Chargor in accordance with paragraph (b) of clause 19.1 of the Note Facility Agreement and includes any replacement of such account;

"Sinking Fund Account" means any account maintained and designated as such by a Chargor in accordance with paragraph (b) of clause 19.1 of the Note Facility Agreement and includes any replacement of such account; and

"Tenant Deposit Account" means any account maintained and designated as such by a Chargor in accordance with paragraph (b) of clause 19.1 of the Note Facility Agreement and includes any replacement of such account.

1.2 Construction

- (a) Capitalised terms defined in the Note Facility Agreement have the same meaning in this Deed unless expressly defined in this Deed.
- (b) The provisions of clause 1.2 (Construction) of the Note Facility Agreement apply to this Deed as though they were set out in full in this Deed except that references to the Note Facility Agreement will be construed as references to this Deed.
- (c) Unless a contrary indication appears, a reference in this Deed to:
 - (i) a Finance Document or Transaction Document or any other agreement or instrument is a reference to that Finance Document or Transaction Document or other agreement or instrument as amended, increased as to the Principal Amount Outstanding of the Notes Issued, novated, supplemented, extended (whether of maturity or otherwise) or restated, in each case, however fundamental and of whatsoever nature, and whether or not more onerous or replaced by another Finance Document, Transaction Document or other agreement or instrument;
 - (ii) any **"rights"** in respect of an asset includes:
 - (A) all amounts and proceeds paid or payable;
 - (B) all rights to make any demand or claim; and
 - (C) all powers, remedies, causes of action, security, guarantees and indemnities,in each case in respect of or derived from that asset;
 - (iii) any **"share", "stock", "debenture", "bond" or "other security" or "investment"** includes:
 - (A) any dividend, interest or other distribution paid or payable;
 - (B) any right, money or property accruing or offered at any time by way of redemption, substitution, exchange, bonus or preference, under option rights or otherwise,in each case in respect of that share, stock, debenture, bond or other security or investment; and
 - (iv) the term **"this Security"** means any Security created by this Deed.
- (d) Any covenant of a Chargor under this Deed (other than a payment obligation which has been discharged) remains in force during the Security Period.
- (e) The terms of the other Finance Documents and of any other agreement or instrument between any Parties in relation to any Finance Document are incorporated in this Deed to the extent required to ensure that any purported disposition, or any agreement for the disposition, of any freehold or leasehold property contained in this Deed is a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.
- (f) If the Security Agent considers that an amount paid to a Secured Party under a Finance Document is capable of being avoided or otherwise set aside on the liquidation or administration of the payer or otherwise, then that amount will not be considered to have been irrevocably paid for the purposes of this Deed.

- (g) Unless the context otherwise requires, a reference to a Security Asset includes the proceeds of any disposal of that Security Asset.

1.3 Third party rights

- (a) Unless expressly provided to the contrary in a Finance Document, a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 (the "**Third Parties Act**") to enforce or to enjoy the benefit of any term of this Deed.
- (b) Notwithstanding any term of any Finance Document, the consent of any person who is not a Party is not required to rescind or vary this Deed at any time.
- (c) Any Receiver or any person described in paragraph (b) of clause 30.11 (Exclusion of liability) of the Note Facility Agreement may, subject to this clause 1.3 (Third party rights) and the Third Parties Act, rely on any clause of this Deed which expressly confers rights on it.

2. CREATION OF SECURITY

2.1 General

- (a) Each Chargor must pay or discharge the Secured Liabilities in the manner provided for in the Finance Documents.
- (b) All the security created under this Deed:
 - (i) is created in favour of the Security Agent;
 - (ii) is created over present and future assets of the relevant Chargor;
 - (iii) is security for the payment of all the Secured Liabilities; and
 - (iv) is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.
- (c) The Security Agent holds the benefit of this Deed and this Security on trust for the Secured Parties.

2.2 Land

- (a) Each Chargor charges:
 - (i) by way of a first legal mortgage all estates or interests in any freehold or leasehold property now owned by it; this includes the real property (if any) specified in schedule 1 (Real Property); and
 - (ii) (to the extent that they are not the subject of a mortgage under paragraph (i) above) by way of a first fixed charge all estates or interests in any freehold or leasehold property now or subsequently owned by it.
- (b) A reference in this clause 2 to a mortgage or charge of any freehold or leasehold property includes:
 - (i) all buildings, fixtures, fittings and fixed plant and machinery on that property; and
 - (ii) the benefit of any covenants for title given or entered into by any predecessor in title of any Chargor in respect of that property or any moneys paid or payable in respect of those covenants.

2.3 **Investments**

Each Chargor charges by way of a first fixed charge its interest in all its Investments.

2.4 **Plant and machinery**

To the extent that they are not the subject of a mortgage or a first fixed charge under clause 2.2 (Land), each Chargor charges by way of a first fixed charge all plant and machinery owned by the relevant Chargor and its interest in any plant or machinery in its possession.

2.5 **Credit balances**

- (a) Each Chargor charges by way of a first fixed charge all of its rights in respect of any Account other than the General Account, any amount standing to the credit of any Account other than the General Account and the debt represented by it.
- (b) Each Chargor charges by way of a first fixed charge all of its rights in respect of such General Account, any amount standing to the credit of the General Account and the debt represented by it.
- (c) Each Chargor charges by way of a first fixed charge all of its rights in respect of any account it has with any person other than the accounts referred to in paragraphs (a) and (b) above, any amount standing to the credit of any such account and the debt represented by it (other than in respect of any Service Charge Account, any Sinking Fund Account or any Tenant Deposit Account).

2.6 **Book debts etc.**

Each Chargor charges by way of a first fixed charge:

- (a) all of its Subordinated Debt;
- (b) all of its book and other debts;
- (c) all other moneys due and owing to it; and
- (d) the benefit of all rights in relation to any item under paragraphs (a) to (c) above.

2.7 **Insurances**

- (a) Each Chargor assigns absolutely, subject to a proviso for re-assignment on redemption, all of its rights under any contract or policy of insurance taken out by it or on its behalf or in which it has an interest, including but not limited to, the Search Insurance, the Title Insurance and any insurance policy taken out by it pursuant to clause 25.10 (Insurances) of the Note Facility Agreement (together, the "**Insurance Rights**").
- (b) To the extent that they have not been effectively assigned under paragraph (a) above, each Chargor charges by way of a first fixed charge all of its Insurance Rights.

2.8 **Other contracts**

- (a) Each Chargor:
 - (i) assigns absolutely, subject to a proviso for re-assignment on redemption, all of its rights:

- (A) under each Lease Document;
 - (B) in respect of all Rental Income;
 - (C) under any guarantee of Rental Income contained in or relating to any Lease Document;
 - (D) under each Relevant Contract;
 - (E) as a beneficiary of any trust created by a Property Manager as trustee in favour of the relevant Chargor as beneficiary pursuant to the terms of any Duty of Care Agreement; and
 - (F) under any document, agreement or instrument to which it and any nominee or trustee is party in respect of an Investment; and
- (ii) charges by way of a first fixed charge all of its rights under any other document, agreement or instrument to which it is a party except to the extent that it is subject to any fixed security created under any other term of this clause 2.
- (b) To the extent that they have not been effectively assigned under paragraph (a)(i) above, each Chargor charges by way of a first fixed charge all of its rights listed under paragraph (a)(i) above.

2.9 Miscellaneous

Each Chargor charges by way of first fixed charge:

- (a) its goodwill;
- (b) the benefit of any Authorisation (statutory or otherwise) held in connection with its use of any Security Asset;
- (c) the right to recover and receive compensation which may be payable to it in respect of any Authorisation referred to in paragraph (b) above;
- (d) its uncalled capital; and
- (e) the benefit of all rights in relation to any item under paragraphs (a) to (d) above.

2.10 Development Documents

Each Chargor charges by way of first fixed charge its interest in any Development Document to which it is party.

2.11 Fixed Security

Clauses 2.2 to 2.10 (inclusive) shall be construed as creating a separate and distinct mortgage, fixed charge or security assignment over each relevant asset within any particular class of assets specified in this deed. Any failure to create effective fixed security (for whatever reason) over an asset shall not affect the fixed nature of the security on any other asset, whether within the same class of assets or not.

2.12 Floating charge

- (a) Each Chargor charges by way of a first floating charge all its assets not otherwise effectively mortgaged, charged or assigned by way of fixed mortgage, fixed charge or assignment under this clause 2.

- (b) Except as provided below, the Security Agent may by notice to any Chargor convert the floating charge created by this clause 2.12 (Floating charge) into a fixed charge as regards any of the assets specified in that notice if:
 - (i) an Enforcement Event has occurred; or
 - (ii) the Security Agent considers those assets to be in danger of being seized or sold under any form of distress, attachment, execution or other legal process or to be otherwise in jeopardy.
- (c) The floating charge created by this clause 2.12 (Floating charge) may not be converted into a fixed charge solely by reason of:
 - (i) the obtaining of a moratorium; or
 - (ii) anything done with a view to obtaining a moratorium,
 under section 1A of the Insolvency Act 1986.
- (d) The floating charge created by this clause 2.12 (Floating charge) will (in addition to the circumstances when this may occur under the general law) automatically convert into a fixed charge over all of any Chargor's assets if an administrator is appointed or the Security Agent receives notice of an intention to appoint an administrator, in each case, in respect of that Chargor or its assets.
- (e) The floating charge created by this clause 2.12 (Floating charge) is a **"qualifying floating charge"** for the purpose of paragraph 14 of schedule B1 to the Insolvency Act 1986.

3. **RESTRICTIONS ON DEALINGS**

3.1 **Security**

Except as expressly allowed under the Note Facility Agreement or this Deed, no Chargor may create or permit to subsist any Security on any Security Asset.

3.2 **Disposals**

Except as expressly allowed under the Note Facility Agreement or this Deed, no Chargor may enter into a single transaction or a series of transactions (whether related or not and whether voluntary or involuntary) to dispose of all or any part of any Security Asset.

4. **LAND**

4.1 **Notices to tenants**

Each Chargor must:

- (a) promptly serve a notice of assignment, substantially in the form of part 1 of schedule 2 (Forms of Letter for Occupational Tenants), on each tenant of a Corporate Lease as at the date of this Deed or any Security Agreement Accession Deed;
- (b) promptly following execution of any other Corporate Lease entered into after the date of this Deed, serve a notice of assignment, substantially in the form of part 1 of schedule 2 (Forms of Letter for Occupational Tenants), on each tenant of a Corporate Lease;

- (c) on the written request of the Security Agent and at any time after the occurrence of an Enforcement Event, serve a notice of assignment, substantially in the form of part 1 of schedule 2 (Forms of Letter for Occupational Tenants), on each tenant of the Mortgaged Property; and
- (d) use reasonable endeavours to ensure that each such tenant acknowledges that notice, substantially in the form of part 2 of schedule 2 (Forms of Letter for Occupational Tenants).

4.2 Acquisitions

If any Chargor acquires any freehold or leasehold property in England and Wales in accordance with the Note Facility Agreement after the date of this Deed that Chargor must:

- (a) notify the Security Agent immediately;
- (b) immediately on request by the Security Agent and at the cost of the relevant Chargor, execute and deliver to the Security Agent a legal mortgage over that property in favour of the Security Agent substantially in the form of schedule 7; and
- (c)
 - (i) if the title to that freehold or leasehold property is registered at the Land Registry or required to be so registered, give the Land Registry written notice of this Security; and
 - (ii) if applicable, ensure that this Security is correctly noted against that title in the title register at the Land Registry.

4.3 Land Registry

Each Chargor consents to a restriction in the following terms being entered into on the Register of Title relating to any Mortgaged Property in which it has an interest registered at the Land Registry:

"No disposition 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 entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [●] in favour of [●] referred to in the charges register or their conveyancer. (Standard Form P)".

4.4 Deposit of title deeds

Each Chargor must promptly (and in any event within two Business Days):

- (a) deposit with the Security Agent all deeds and documents necessary to show good and marketable title to any property referred to in clause 4.2 (Acquisitions) (the "Title Documents");
- (b) procure that the Title Documents are held at the applicable Land Registry to the order of the Security Agent; or
- (c) procure that the Title Documents are held to the order of the Note Agent by a firm of solicitors approved by the Security Agent for that purpose.

5. INVESTMENTS

5.1 Deposit

Each Chargor must promptly (and in any event within two Business Days):

- (a) deposit with the Security Agent, or as the Security Agent may direct, all certificates and other documents of title or evidence of ownership in relation to its Investments; and
- (b) execute and deliver to the Security Agent all share transfers and other documents which may be requested by the Security Agent in order to enable the Security Agent or its nominees to be registered as the owner of or otherwise obtain a legal title to its Investments.

5.2 Calls

- (a) Each Chargor must pay all calls or other payments due and payable in respect of any of its Investments in accordance with the Note Facility Agreement.
- (b) If any Chargor fails to do so, the Security Agent may pay the calls or other payments in respect of any of that Chargor's Investments on behalf of that Chargor. The relevant Chargor must immediately on request reimburse the Security Agent for any payment made by the Security Agent under this clause 5.2.

5.3 Other obligations in respect of Investments

- (a) Each Chargor must promptly (and in any event within two Business Days) send a copy to the Security Agent of, and comply with all reasonable requests for, information which is within its knowledge and which are made under any law or regulation or any similar provision contained in any articles of association or other constitutional document, or by any listing or other authority, relating to any of its Investments. If it fails to do so, the Security Agent may elect to provide such information as it may have on behalf of the relevant Chargor.
- (b) Each Chargor must comply with all other conditions and obligations assumed by it in respect of any of its Investments.
- (c) The Security Agent is not obliged to:
 - (i) perform any obligation of a Chargor;
 - (ii) make any payment;
 - (iii) make any enquiry as to the nature or sufficiency of any payment received by it or a Chargor; or
 - (iv) present or file any claim or take any other action to collect or enforce the payment of any amount to which it may be entitled under this Deed,in respect of any of its Investments.

5.4 Voting rights

- (a) Before the occurrence of an Enforcement Event:
 - (i) the voting rights, powers and other rights in respect of its Investments will be exercised:

- (A) by the relevant Chargor; or
- (B) if exercisable by the Security Agent, in any manner which the relevant Chargor may direct the Security Agent in writing; and
- (ii) all dividends, distributions or other income paid or payable in relation to any of its Investments in accordance with the Note Facility Agreement must be paid into the General Account.
- (b) Each Chargor must, within three Business Days of written demand, indemnify the Security Agent against any loss or liability incurred by the Security Agent as a consequence of the Security Agent acting in respect of any of its Investments as permitted by this Deed on the direction of the relevant Chargor, other than by reason of the Security Agent's gross negligence or wilful misconduct.
- (c) After the occurrence of an Enforcement Event, the Security Agent may exercise (in the name of the relevant Chargor and without any further consent or authority on the part of that Chargor) any voting rights and any powers or rights which may be exercised by the legal or beneficial owner of any Investment, any person who is the holder of any Investment or otherwise.

6. ACCOUNTS

6.1 General

In this clause 6 "**Account Bank**" means a person with whom an Account is maintained under the Note Facility Agreement.

6.2 Book debts and receipts

- (a) Each Chargor must get in and realise any:
 - (i) Rental Income and other amounts due from tenants or any other occupiers of the Mortgaged Property in which it has an interest; and
 - (ii) book and other debts and other moneys due and owing to it,
 in the ordinary course of its business and hold the proceeds of the getting in and realisation (until payment into an Account if required in accordance with paragraph (b) below) on trust for the Security Agent.
- (b) Each Chargor must, except to the extent that the Security Agent otherwise agrees, pay all the proceeds of the getting in and realisation into an Account in accordance with the Note Facility Agreement.

6.3 Notices of charge

Each Chargor must:

- (a) promptly (and in any event within two Business Days) serve a notice of charge, substantially in the form of part 1 of schedule 3 (Forms of Letter for Account Bank), on each Account Bank; and
- (b) use reasonable endeavours to ensure that each Account Bank acknowledges the notice, substantially in the form of part 2 of schedule 3 (Forms of Letter for Account Bank).

7. INSURANCES

Each Chargor must:

- (a) promptly (and in any event within two Business Days) serve a notice of assignment, substantially in the form of part 1 of schedule 4 (Forms of Letter for Insurers), on each counterparty to an Insurance; and
- (b) use reasonable endeavours to ensure that such counterparty acknowledges that notice, substantially in the form of part 2 of schedule 4 (Forms of Letter for Insurers).

8. OTHER CONTRACTS

Each Chargor must, at the request of the Security Agent:

- (a) promptly (and in any event within two Business Days) serve a notice of assignment or charge (as applicable), substantially in the form of part 1 of schedule 5 (Forms of Letter for Other Contracts), on each counterparty to a contract listed in clause 2.8 (Other contracts); and
- (b) use reasonable endeavours to ensure that each such party acknowledges that notice, substantially in the form of part 2 of schedule 5 (Forms of Letter for Other Contracts).

9. WHEN SECURITY BECOMES ENFORCEABLE

9.1 Enforcement Event

This Security will become immediately enforceable if an Enforcement Event has occurred.

9.2 Discretion

After the occurrence of an Enforcement Event, the Security Agent may enforce all or any part of this Security in any manner it sees fit or as instructed in accordance with the Note Facility Agreement.

9.3 Statutory powers

The power of sale and other powers conferred by section 101 of the Act, as amended by this Deed, will be immediately exercisable at any time after the occurrence of an Enforcement Event.

10. ENFORCEMENT OF SECURITY

10.1 General

- (a) For the purposes of all powers implied by statute, the Secured Liabilities are deemed to have become due and payable on the date of this Deed.
- (b) Section 103 of the Act (restricting the power of sale) and section 93 of the Act (restricting the right of consolidation) do not apply to this Security.
- (c) The statutory powers of leasing conferred on the Security Agent are extended so as to authorise the Security Agent to lease, make agreements for leases, accept surrenders of leases and grant options as the Security Agent may think fit and without the need to comply with any provision of section 99 or section 100 of the Act.

10.2 No liability as mortgagee in possession

Neither the Security Agent nor any Receiver will be liable, by reason of entering into possession of a Security Asset, to account as mortgagee in possession or for any loss on realisation or for any default or omission for which a mortgagee in possession might be liable, save in circumstances where such loss or realisation is caused by the Security Agent's or the Receiver's (as applicable) gross negligence or wilful misconduct.

10.3 Privileges

The Security Agent and each Receiver is entitled to all the rights, powers, privileges and immunities conferred by the Act on mortgagees and receivers duly appointed under the Act, except that section 103 of the Act does not apply.

10.4 Protection of third parties

No person (including a purchaser) dealing with the Security Agent or a Receiver or its or his/her agents will be concerned to enquire:

- (a) whether the Secured Liabilities have become payable;
- (b) whether any power which the Security Agent or a Receiver is purporting to exercise has become exercisable or is being properly exercised;
- (c) whether any money remains due under the Finance Documents; or
- (d) how any money paid to the Security Agent or to that Receiver is to be applied.

10.5 Redemption of prior mortgages

- (a) At any time after the occurrence of an Enforcement Event, the Security Agent may:
 - (i) redeem any prior Security against any Security Asset; and/or
 - (ii) procure the transfer of that Security to itself; and/or
 - (iii) settle and pass the accounts of the prior mortgagee, chargee or encumbrancer; any accounts so settled and passed will be, in the absence of manifest error, conclusive and binding on any Chargor.
- (b) The Chargors (or any of them) must pay to the Security Agent, within three Business Days of written demand, the costs and expenses incurred by the Security Agent in connection with any such redemption and/or transfer, including the payment of any principal or interest.

10.6 Contingencies

If this Security is enforced at a time when no amount is due under the Finance Documents but at a time when amounts may or will become due, the Security Agent (or a Receiver) may pay the proceeds of any recoveries effected by it into a suspense account or other account selected by it.

10.7 Financial collateral

- (a) To the extent that the Security Assets constitute "financial collateral" and this Deed and the obligations of any Chargor under this Deed constitute a "security financial collateral arrangement" (in each case, for the purpose of and as defined in the Financial Collateral Arrangements (No. 2) Regulations 2003), the Security Agent will have the right after the occurrence of an Enforcement Event to appropriate all

or any part of that financial collateral in or towards the satisfaction of the Secured Liabilities.

(b) Where any financial collateral is appropriated:

- (i) if it is listed or traded on a recognised exchange, its value will be taken as being the value at which it could have been sold on the exchange on the date of appropriation; or
- (ii) in any other case, its value will be such amount as the Security Agent reasonably determines having taken into account advice obtained by it from an independent commercial property adviser, investment bank or accountancy firm of national standing selected by it,

and each Finance Party will give credit for the proportion of the value of the financial collateral appropriated to its use.

11. PROTECTION OF SECURITY

11.1 Waiver of Defences

The obligations of each Chargor under this Deed will not be affected by an act, omission, matter or thing which, but for this provision, would reduce, release or prejudice any of its obligations under this Deed (without limitation and whether or not known to it or any Secured Party) including:

- (a) any time, waiver or consent granted to, or composition with, any person;
- (b) the release of any person under the terms of any composition or arrangement;
- (c) 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;
- (d) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of any other person;
- (e) 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;
- (f) any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or security; or
- (g) any insolvency or similar proceedings.

11.2 Non-competition

Until all amounts which may be or become payable in respect of the Secured Liabilities have been irrevocably paid in full and unless the Security Agent otherwise directs, no Chargor will exercise any rights which it may have by reason of performance by it of its obligations under this Deed or by reason of any amounts being payable, or liability arising under this Deed:

- (a) to claim any right of indemnity or contribution in respect of any payment made or other satisfaction of that Chargor's liability under this Deed;
- (b) to take the benefit (whether by way of subrogation or otherwise) of any rights of the Secured Parties under the Finance Documents; and/or

- (c) to claim or prove as a creditor of any Obligor in competition with any Secured Party.

Each Chargor shall hold any benefit, payment or distribution received by it contrary to this clause 11.2 (Non-competition) on trust for the Secured Parties and shall promptly pay or transfer the same to the Security Agent or as the Security Agent may direct for application in accordance with clause 14 (Application of Proceeds).

11.3 Release of Right of Contribution

If any Chargor (a "**Retiring Chargor**") ceases to be a Chargor in accordance with the terms of the Finance Documents for the purpose of any sale or other disposal of that Chargor, then on the date such Chargor ceases to be a Chargor:

- (a) that Chargor is released by each other Chargor from any liability (whether past, present or future and whether actual or contingent) to make a contribution to any other Chargor arising by reason of the performance by any other Chargor of its obligations under the Finance Documents; and
- (b) each other Chargor waives any rights it may have by reason of the performance of its obligations under the Finance Documents to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Secured Parties under any Finance Document or of any other security taken pursuant to, or in connection with, any Finance Document where such rights or security are granted by or in relation to the assets of the Retiring Chargor.

12. RECEIVER

12.1 Appointment of Receiver

- (a) Except as provided below, the Security Agent may appoint any one or more persons to be a Receiver of all or any part of the Security Assets if:
 - (i) an Enforcement Event has occurred; or
 - (ii) a Chargor so requests to the Security Agent at any time.
- (b) Any appointment under paragraph (a) above may be by deed, under seal or in writing under its hand.
- (c) 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 Act) does not apply to this Deed.
- (d) 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 section 1A of the Insolvency Act 1986.
- (e) The Security Agent may not appoint an administrative receiver (as defined in section 29(2) of the Insolvency Act 1986) over the Security Assets if the Security Agent is prohibited from so doing by section 72A of the Insolvency Act 1986 and no exception to the prohibition on appointing an administrative receiver applies.

12.2 Removal

The Security Agent may by writing under its hand (subject to any requirement for an order of the court in the case of an administrative receiver) remove any Receiver appointed by it and may, whenever it thinks fit, appoint a new Receiver in the place of any Receiver whose appointment may for any reason have terminated.

12.3 Remuneration

The Security Agent may fix the remuneration of any Receiver appointed by it and the maximum rate specified in section 109(6) of the Act will not apply.

12.4 Agent of the Chargors

- (a) A Receiver will be deemed to be the agent of the relevant Chargor for all purposes and accordingly will be deemed to be in the same position as a Receiver duly appointed by a mortgagee under the Act. The relevant Chargor alone is responsible for any contracts, engagements, acts, omissions, defaults and losses of a Receiver and for any liabilities incurred by a Receiver.
- (b) No Secured Party will incur any liability (either to the Chargors or any of them or to any other person) by reason of the appointment of a Receiver or for any other reason.

12.5 Relationship with Security Agent

To the fullest extent allowed by law, any right, power or discretion conferred by this Deed (either expressly or impliedly) or by law on a Receiver may after an Enforcement Event has occurred be exercised by the Security Agent in relation to any Security Asset without first appointing a Receiver and notwithstanding the appointment of a Receiver.

13. POWERS OF RECEIVER

13.1 General

- (a) A Receiver has all of the rights, powers and discretions set out below in this clause 13 in addition to those conferred on it by any law. This includes:
 - (i) in the case of an administrative receiver, all the rights, powers and discretions conferred on an administrative receiver under the Insolvency Act 1986; and
 - (ii) otherwise, all the rights, powers and discretions conferred on a receiver (or a receiver and manager) under the Act and the Insolvency Act 1986.
- (b) If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing him/her states otherwise) exercise all of the powers conferred on a Receiver under this Deed individually and to the exclusion of any other Receiver.

13.2 Possession

A Receiver may take immediate possession of, get in and realise any Security Asset.

13.3 Carry on business

A Receiver may carry on any business of the relevant Chargor in any manner he/she thinks fit.

13.4 Employees

- (a) A Receiver may appoint and discharge managers, officers, agents, accountants, servants, workmen and others for the purposes of this Deed upon such terms as to remuneration or otherwise as he/she thinks fit.
- (b) A Receiver may discharge any person appointed by the relevant Chargor.

13.5 Borrow money

A Receiver may raise and borrow money either unsecured or on the security of any Security Asset either in priority to this Security or otherwise and generally on any terms and for whatever purpose which he/she thinks fit.

13.6 Sale of assets

- (a) A Receiver may sell, exchange, convert into money and realise any Security Asset by public auction or private contract and generally in any manner and on any terms which he/she thinks fit.
- (b) The consideration for any such transaction may consist of cash or non-cash consideration and any such consideration may be payable in a lump sum or by instalments spread over any period which he/she thinks fit.
- (c) Fixtures, other than landlord's fixtures, may be severed and sold separately from the property containing them without the consent of the relevant Chargor.

13.7 Leases

A Receiver may let any Security Asset for any term and at any rent (with or without a premium) which he/she thinks fit and may accept a surrender of any lease or tenancy of any Security Asset on any terms which he/she thinks fit (including the payment of money to a lessee or tenant on a surrender).

13.8 Compromise

A Receiver may settle, adjust, refer to arbitration, compromise and arrange any claim, account, dispute, question or demand with or by any person who is or claims to be a creditor of the relevant Chargor or relating in any way to any Security Asset.

13.9 Legal actions

A Receiver may bring, prosecute, enforce, defend and abandon any action, suit or proceedings in relation to any Security Asset which he/she thinks fit.

13.10 Receipts

A Receiver may give a valid receipt for any moneys and execute any assurance or thing which may be proper or desirable for realising any Security Asset.

13.11 Subsidiaries

A Receiver may form a Subsidiary of the relevant Chargor and transfer to that Subsidiary any Security Asset.

13.12 Delegation

A Receiver may delegate his/her powers in accordance with this Deed.

13.13 Lending

A Receiver may lend money or advance credit to any person.

13.14 Protection of assets

A Receiver may:

- (a) effect any repair or insurance and do any other act which the relevant Chargor might do in the ordinary conduct of its business to protect or improve any Security Asset;
- (b) commence and/or complete any building operation; and
- (c) apply for and maintain any planning permission, building regulation approval or any other Authorisation,

in each case as he/she thinks fit.

13.15 Other powers

A Receiver may:

- (a) do all other acts and things which he/she may consider necessary or desirable for realising any Security Asset or incidental or conducive to any of the rights, powers or discretions conferred on a Receiver under or by virtue of this Deed or law;
- (b) exercise in relation to any Security Asset all the powers, authorities and things which he/she would be capable of exercising if he/she were the absolute beneficial owner of that Security Asset; and
- (c) use the name of the relevant Chargor for any of the above purposes.

14. APPLICATION OF PROCEEDS

All amounts from time to time received or recovered by the Security Agent or any Receiver pursuant to the terms of this Deed or in connection with the realisation or enforcement of all or part of this Security will be held by the Security Agent and applied in accordance with the Note Facility Agreement. This clause 14:

- (a) is subject to the payment of any claims having priority over this Security; and
- (b) does not prejudice the right of any Secured Party to recover any shortfall from any Chargor.

15. DELEGATION

15.1 Power of Attorney

The Security Agent or any Receiver may, at any time, delegate by power of attorney or otherwise to any person for any period all or any right, power, authority or discretion exercisable by it under this Deed.

15.2 Terms

Any such delegation may be made upon any terms and conditions (including the power to sub-delegate) and subject to any restrictions that the Security Agent or that Receiver (as the case may be) may, in its discretion, think fit in the interests of the Secured Parties.

15.3 Liability

Neither the Security Agent nor any Receiver shall be bound to supervise, or be in any way responsible for any damages, costs or losses incurred by reason of any misconduct, omission or default on the part of, any such delegate or sub-delegate.

16. FURTHER ASSURANCES

- (a) Each Chargor must promptly, at its own expense, take whatever action the Security Agent or a Receiver may:
 - (i) reasonably require for creating, perfecting or protecting any security over any Security Asset;
 - (ii) reasonably require to confer on the Security Agent, Security over any property and assets of that Obligor located in any jurisdiction equivalent or similar to the Security intended to be conferred by or pursuant to the Security Documents; and/or
 - (iii) require for facilitating the realisation of any Security Asset, or the exercise of any right, power or discretion exercisable, by the Security Agent or any Receiver or any of their respective delegates or sub-delegates in respect of any Security Asset.
- (b) The action that may be required under paragraph (a) above includes:
 - (i) the execution of any mortgage, charge, transfer, conveyance, assignment or assurance of any asset, whether to the Security Agent or to its nominees; or
 - (ii) the giving of any notice, order or direction and the making of any filing or registration,

which, in any such case, the Security Agent may consider necessary.

17. POWER OF ATTORNEY

Each Chargor, by way of security, irrevocably and severally appoints the Security Agent, each Receiver and any of their respective delegates or sub-delegates to be its attorney with the full power and authority of the relevant Chargor to execute, deliver and perfect all deeds, instruments and other documents in its name and otherwise on its behalf and to do or cause to be done all acts and things, in each case which may be required or which any attorney may in its absolute discretion deem necessary for carrying out any obligation of that Chargor under or pursuant to this Deed or generally for enabling the Security Agent or any Receiver to exercise the respective powers conferred on them under this Deed or by law. Each Chargor ratifies and confirms whatever any attorney does or purports to do under its appointment under this clause 17.

18. MISCELLANEOUS

18.1 Continuing Security

This Security is a continuing security and will extend to the ultimate balance of the Secured Liabilities regardless of any intermediate payment or discharge in whole or in part.

18.2 Tacking

The Original Noteholder must perform its obligations under the Note Facility Agreement (including any obligation to make available further advances).

18.3 New Accounts

- (a) If any subsequent charge or other interest affects any Security Asset, a Secured Party may open a new account with the relevant Chargor.

- (b) If that Secured Party does not open a new account, it will nevertheless be treated as if it had done so at the time when it received or was deemed to have received notice of that charge or other interest.
- (c) As from that time all payments made to that Secured Party will be credited or be treated as having been credited to the new account and will not operate to reduce any Secured Liability.

18.4 Time deposits

Without prejudice to any right of set-off any Secured Party may have under any other Finance Document or otherwise, if any time deposit matures on any account a Chargor has with any Secured Party within the Security Period when:

- (a) an Enforcement Event has occurred; and
- (b) no Secured Liability is due and payable,

that time deposit will automatically be renewed for any further maturity which that Secured Party considers appropriate.

18.5 Notice to Chargors

This Deed constitutes notice in writing to each Chargor of any charge or assignment of a debt owed by that Chargor to any Transaction Obligor and contained in any other Security Document.

18.6 Consent of Chargors

Each Chargor consents to the accession to this Deed of additional Chargors and agrees that any such accession will in no way prejudice the Security granted by it, or affect the covenants given by it, in this Deed.

19. RELEASE

At the end of the Security Period, the Finance Parties must, at the request and cost of each Chargor, take whatever action is necessary or desirable to release its Security Assets from this Security.

20. GOVERNING LAW

This Deed and any non-contractual obligations arising out of or in connection with it are governed by English law.

21. SECURITY AGENT PROVISIONS

- 21.1 The Security Agent executes this Deed as security agent in the exercise of the powers and authority conferred and vested in it under this Deed and any other Finance Document for and on behalf of the Secured Parties for whom it acts. It will exercise its powers and authority under this Deed in the manner provided for in this Deed and, in so acting, the Security Agent shall have the protections, immunities, rights, powers, authorisations, indemnities and benefits conferred on it under and by this Deed and the other Finance Documents.
- 21.2 The Security Agent shall not owe any fiduciary duties to any party to this Deed or any of their directors, employees, agents, or affiliates.
- 21.3 Notwithstanding any other provision of this Deed, in acting under and in accordance with this Deed, the Security Agent is entitled to seek instructions from the Secured Parties in

accordance with the provisions of this Deed and at any time, and where it so acts or refrains from acting on the instructions of a Secured Party or Secured Parties entitled to give it instructions, the Security Agent shall not incur any liability to any person for so acting or refraining from acting.

THIS DEED has been executed and delivered as a deed on the date stated at the beginning of this Deed.

SCHEDULE 1

Real Property

Owner	Address of Initial Property	Title Number(s)
GRIP UK Property Investments Limited	St Anne's House, 49 Buckingham Place and St Anne's Court, Howard Place, Brighton, BN1 3PQ	ESX136748
GRIP UK Property Investments Limited	1 to 62 Churston Close, 162-164 Tulse Hill, London, SW2 3BX	SGL267753

SCHEDULE 2

Forms of Letter for Occupational Tenants

Part 1 - Notice to Occupational Tenant

To: **[Occupational tenant]**

Copy: **[Security Agent]** (as Security Agent as defined below)

[Date]

Dear Sirs,

Re: **[Property address]**

Security Agreement dated [●] between [Chargor] and [Security Agent] (the "Security Agreement")

We refer to the lease dated [●] and made between [●] and [●] (the "**Lease**").

This letter constitutes notice to you that under the Security Agreement we have assigned absolutely (subject to a proviso for re-assignment on redemption) to **[Security Agent]** (as trustee for the Secured Parties as referred to in the Security Agreement, the "**Security Agent**") all our rights under the Lease.

We confirm that:

1. we will remain liable under the Lease to perform all the obligations assumed by us under the Lease; and
2. none of the Security Agent, its agents, any receiver or any other person will at any time be under any obligation or liability to you under or in respect of the Lease.

All our rights, powers and discretions under the Lease will be exercisable by, and all notices must be given to, the Security Agent or as it directs.

We irrevocably instruct and authorise you to pay all rent and all other moneys payable by you under the Lease to our account [●] at [●], Account No. [●], Sort Code [●] (the "**Account**").

The instructions in this letter apply until you receive notice from the Security Agent to the contrary and notwithstanding any previous instructions given by us.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Please confirm your agreement to the above by signing the attached acknowledgement and returning it to the Security Agent at **[address]** with a copy to us.

Yours faithfully,

.....
(Authorised Signatory)
[Chargor]

Part 2 - Acknowledgement of Occupational Tenant

To: **[Security Agent]** (as Security Agent)

Attention: **[●]**

[Date]

Dear Sirs,

Re: **[Property address]**

Security Agreement dated [●] between [Chargor] and [Security Agent] (the "Security Agreement")

We confirm receipt from **[Chargor]** (the "**Chargor**") of a notice dated **[●]** (the "**Notice**") in relation to the Lease (as defined in the Notice).

We confirm that we:

1. accept the instructions contained in the Notice and agree to comply with the Notice;
2. have not received any notice of any prior security over the Lease or that any third party has or will have any right or interest in, or has made or will be making any claim or demand or taking any action in respect of, the rights of the Chargor under or in respect of the Lease;
3. must pay all rent and all other moneys payable by us under the Lease into the Account (as defined in the Notice); and
4. must continue to pay those moneys into the Account (as defined in the Notice) until we receive your written instructions to the contrary.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Yours faithfully,

For

[Occupational tenant]

SCHEDULE 3

Forms of Letter for Account Bank

Part 1 - Notice to Account Bank

To: **[Account Bank]**

Copy: **[Security Agent]** (as Security Agent as defined below)

[Date]

Dear Sirs,

Security Agreement dated [●] between [Chargor] and [Security Agent] (the "Security Agreement")

This letter constitutes notice to you that under the Security Agreement we have charged (by way of a first fixed charge) in favour of **[Security Agent]** (as trustee for the Secured Parties as referred to in the Security Agreement, the "**Security Agent**") all our rights in respect of any account, and any amount standing to the credit of any account, maintained by us with you other than any Service Charge Account, any Sinking Fund Account or any Tenant Deposit Account (the "**Accounts**").

We irrevocably instruct and authorise you to:

1. disclose to the Security Agent any information relating to any Account requested from you by the Security Agent;
2. comply with the terms of any written notice or instruction relating to any Account received by you from the Security Agent;
3. hold all sums standing to the credit of any Account to the order of the Security Agent; and
4. in respect of any Account other than our account with [●] (account number [●], sort code [●]) (the "**General Account**"), pay or release any sum standing to the credit of any such Account in accordance with the written instructions of the Security Agent.

We are not permitted to withdraw any amount from any Account other than the General Account without the prior written consent of the Security Agent.

In respect of the General Account, we are permitted to withdraw any amount from the General Account for any purpose unless and until you receive a notice from the Security Agent to the contrary stating that we are no longer permitted to withdraw any amount from the General Account without its consent. If and from the date on which you receive any such notice, we will not be permitted to withdraw any amount from the General Account without the prior written consent of the Security Agent.

We acknowledge that you may comply with the instructions in this letter without any further permission from us.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

Notwithstanding anything to the contrary in this notice:

1. you shall not be bound to enquire whether the right of any person (including, but not limited to, the Security Agent) to withdraw any monies from the Accounts has arisen or be concerned with (A) the propriety or regularity of the exercise of that right or (B) notice to

the contrary or (C) to be responsible for the application of any monies received by such person (including, but not limited to, the Security Agent); and

2. you shall have no liability for having acted on instructions from any person (including, but not limited to, the Security Agent) which on their face appear to be genuine, and which comply with the latest bank mandate held by us or relevant electronic banking system procedures in the case of an electronic instruction; and
3. your right to exercise any right of combination of accounts, set-off or lien over any monies standing to the credit of the Accounts in priority to the Security Agent, shall continue to apply in relation to our standard bank charges and fees provided to the Chargor.
4. you shall not be deemed to be a trustee for us or the Security Agent of the Accounts.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Please confirm your agreement to the above by sending the attached acknowledgement to the Security Agent at [**address**] with a copy to us.

Yours faithfully,

.....
(Authorised Signatory)
[**Chargor**]

Part 2 - Acknowledgement of Account Bank

To: **[Security Agent]** (as Security Agent)

Copy: **[Chargor]**

[Date]

Dear Sirs,

Security Agreement dated [●] between [Chargor] and [Security Agent] (the "Security Agreement")

We confirm receipt from **[Chargor]** (the **Chargor**) of a notice dated [●] (the **"Notice"**) of a charge upon the terms of the Security Agreement over all the rights of the Chargor to any amount standing to the credit of any of the Chargor's accounts with us other than any Service Charge Account, any Sinking Fund Account or any Tenant Deposit Account (the **"Accounts"**).

We confirm that we:

1. accept the instructions contained in the Notice and agree to comply with the Notice;
2. have not received notice of any prior security over, or the interest of any third party in, any Account;
3. have neither claimed nor exercised, nor will claim or exercise, any security interest, set-off, counter-claim or other right in respect of any Account;
4. will not permit any amount to be withdrawn from any Account other than the General Account (as defined in the Notice) without your prior written consent; and
5. will comply with any notice we may receive from the Security Agent in respect of the General Account.

The Accounts maintained with us are:

[Specify accounts and account numbers]

Our acknowledgement of the notice is subject to the following conditions:-

1. we shall not be bound to enquire whether the right of any person (including, but not limited to, the Security Agent) to withdraw any monies from the Accounts has arisen or be concerned with (A) the propriety or regularity of the exercise of that right or (B) notice to the contrary or (C) to be responsible for the application of any monies received by such person (including, but not limited to, the Security Agent);
2. we shall have no liability for having acted on instructions from any person (including, but not limited to, the Security Agent) which on their face appear to be genuine, and which comply with the latest bank mandate held by us or relevant electronic banking system procedures in the case of an electronic instruction;
3. our agreement in this Acknowledgement not to exercise any right of combination of accounts, set-off or lien over any monies standing to the credit of the Accounts in priority to the Security Agent shall not apply in relation to our standard bank charges and fees provided to the Chargor; and
4. we shall not be deemed to be a trustee for the Chargor or the Security Agent of the Accounts.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Yours faithfully,

.....
(Authorised signatory)
[Account Bank]

SCHEDULE 4

Forms of Letter for Insurers

Part 1 - Notice to Insurer

To: **[Insurer]**

Copy: **[Security Agent]** (as Security Agent as defined below)

[Date]

Dear Sirs,

Security Agreement dated [●] between [Chargor] and [Security Agent] (the Security Agreement)

This letter constitutes notice to you that under the Security Agreement we have assigned absolutely, subject to a proviso for re-assignment on redemption, to **[Security Agent]** (as trustee for the Secured Parties as referred to in the Security Agreement, the "**Security Agent**") all our rights in respect of **[insert details of contract of insurance]** (the "**Insurance**").

We confirm that:

1. we will remain liable under the Insurance to perform all the obligations assumed by us under the Insurance; and
2. none of the Security Agent, its agents, any receiver or any other person will at any time be under any obligation or liability to you under or in respect of the Insurance (unless, and to the extent, otherwise expressly provided for in the Insurance).

We will also remain entitled to exercise all our rights, powers and discretions under the Insurance, and you should continue to give notices and make payments under the Insurance to us (unless, and to the extent, otherwise expressly provided for in the Insurance or in any insurer letter you may have issued to the Security Agent in respect of the Insurance), unless and until you receive notice from the Security Agent to the contrary stating that an Enforcement Event has occurred. In this event, all the rights, powers and discretions will be exercisable by, and notices must be given and payments must be made to, the Security Agent or as it directs (unless, and to the extent, otherwise expressly provided for in the Insurance or in any insurer letter you may have issued to the Security Agent in respect of the Insurance).

We irrevocably instruct and authorise you to disclose to the Security Agent any information relating to the Insurance requested from you by the Security Agent.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Please acknowledge receipt of this letter by sending the attached acknowledgement to the Security Agent at [address] with a copy to us.

Yours faithfully,

.....
(Authorised signatory)
[Chargor]

Part 2 - Acknowledgement of Insurer

To: [**Security Agent**] (as Security Agent)

Copy: [**Chargor**]

[**Date**]

Dear Sirs,

Security Agreement dated [●] between [Chargor] and [Security Agent] (the Security Agreement)

We confirm receipt from [**Chargor**] (the "**Chargor**") of a notice dated [●] (the "**Notice**") of an assignment on the terms of the Security Agreement of all the Chargor's rights in respect of [**insert details of the contract of insurance**] (the "**Insurance**").

We confirm that we:

1. accept the instructions contained in the Notice and agree to comply with the Notice; and
2. will give notices and make payments under the Insurance as directed in the Notice.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Yours faithfully,

.....
(Authorised signatory)
[**Insurer**]

SCHEDULE 5

Forms of Letter for Other Contracts

Part 1 - Notice to Counterparty

To: **[Contract Counterparty]**

Copy: **[Security Agent]** (as Security Agent as defined below)

[Date]

Dear Sirs,

Security Agreement dated [●] between [Chargor] and [Security Agent] (the "Security Agreement")

This letter constitutes notice to you that under the Security Agreement we have [assigned absolutely, subject to a proviso for re-assignment on redemption,]/[charged by way of a first fixed charge]¹ to [Security Agent] (as trustee for the Secured Parties as referred to in the Security Agreement, the "**Security Agent**") all our rights in respect of **[insert details of contract]** (the "**Contract**").

We confirm that:

1. we will remain liable under the Contract to perform all the obligations assumed by us under the Contract; and
2. none of the Security Agent, its agents, any receiver or any other person will at any time be under any obligation or liability to you under or in respect of the Contract.

We will also remain entitled to exercise all our rights, powers and discretions under the Contract, and you should continue to give notices and make payments under the Contract to us, unless and until you receive notice from the Security Agent to the contrary stating that an Enforcement Event has occurred. In this event, all the rights, powers and discretions will be exercisable by, and notices must be given and payments must be made to, the Security Agent or as it directs.

We irrevocably instruct and authorise you to disclose to the Security Agent any information relating to the Contract requested from you by the Security Agent.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Please acknowledge receipt of this letter by sending the attached acknowledgement to the Security Agent at [address] with a copy to us.

Yours faithfully,

.....
(Authorised signatory)
[Chargor]

¹ Delete as applicable.

Part 2 - Acknowledgement of Counterparty

To: **[Security Agent]** (as Security Agent)

Copy: **[Chargor]**

[Date]

Dear Sirs,

Security Agreement dated [●] between [Chargor] and [Security Agent] (the "Security Agreement")

We confirm receipt from **[Chargor]** (the "**Chargor**") of a notice dated [●] (the "**Notice**") of [an assignment]/[fixed charge]² on the terms of the Security Agreement of all the Chargor's rights in respect of [insert details of the contract] (the "**Contract**").

We confirm that we:

1. accept the instructions contained in the Notice and agree to comply with the Notice; and
2. will give notices and make payments under the Contract as directed in the Notice.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Yours faithfully,

.....
(Authorised signatory)
[Contract counterparty]

² Delete as applicable.

SCHEDULE 6

Form of Supplemental Security Agreement

Supplemental Security Agreement

●

and

CBRE Loan Services Limited

2019

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THIS DEED is made on

[●] 20[●]

BETWEEN:

- (1) [●] registered in [●] (registered number [●]) having its registered office at [●] (the "Chargor"); and
- (2) **CBRE LOAN SERVICES LIMITED** (the "Security Agent") as security trustee for the Secured Parties.

RECITALS

- (A) Under a Security Agreement dated [●] 2019 (the "**Original Security Agreement**") between the Chargor and the Security Agent, the Chargor charged by way of first legal mortgage, first mortgage, first fixed charge and assignment by way of security certain of its assets as security for, amongst other things, the present and future obligations and liabilities of each Obligor under the Finance Documents (as amended or supplemented).
- (B) In accordance with clause 4.2 (Acquisitions) of the Original Security Agreement, the Chargor has acquired an additional Property and, accordingly, the Chargor has agreed to enter into this Deed in connection with the Original Security Agreement.
- (C) This Deed is supplemental to the Original Security Agreement.
- (D) It is intended that this document takes effect as a deed notwithstanding the fact that a party may only execute this document under hand.

THE PARTIES AGREE AS FOLLOWS:

1. INTERPRETATION

1.1 Definitions

- (a) In this Deed, "**Secured Liabilities**" has the meaning given to that term in the Original Security Agreement.
- (b) Capitalised terms defined in the Original Security Agreement have, unless expressly defined in this Deed, the same meaning in this Deed.

1.2 Construction

- (a) The provisions of clause 1.2 (Construction) of the Original Security Agreement apply to this Deed as though they were set out in full in this Deed except that references to the Original Security Agreement will be construed as references to this Deed.
- (b) Unless a contrary indication appears, a reference in this Deed to:
 - (i) a Finance Document or Transaction Document or any other agreement or instrument is a reference to that Finance Document or Transaction Document or other agreement or instrument as amended, increased as to the Principal Amount Outstanding of the Notes issued, novated, supplemented, extended (whether of maturity or otherwise) or restated, in each case, however fundamental and of whatsoever nature, and whether or not more onerous or replaced by another Finance Document, Transaction Document or other agreement or instrument;
 - (ii) the term "**this Security**" means any Security created by this Deed; and

- (iii) a mortgage or charge of any Investment or any share, stock, debenture, bond or other security includes:
 - (A) any dividend, distribution or interest paid or payable in relation to it; and
 - (B) any right, money or property accruing or offered at any time in relation to it by way of redemption, substitution, exchange, bonus or preference, under option rights or otherwise.
- (c) Any covenant of the Chargor under this Deed (other than a payment obligation) remains in force during the Security Period.
- (d) The terms of the other Finance Documents and of any side letters between any Parties in relation to any Finance Document are incorporated in this Deed to the extent required to ensure that any purported disposition of any freehold or leasehold property contained in this Deed is a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.
- (e) If the Security Agent considers, on the instructions of the Majority Noteholders, that an amount paid to a Secured Party under a Finance Document is capable of being avoided or otherwise set aside on the liquidation or administration of the payer or otherwise, then that amount will not be considered to have been irrevocably paid for the purposes of this Deed.
- (f) Unless the context otherwise requires, a reference to a Security Asset includes:
 - (i) the proceeds of any disposal of that Security Asset; and
 - (ii) any present and future asset of that type.

1.3 Third party rights

- (a) Unless expressly provided to the contrary in a Finance Document, a person who is not a Party has no right under the Third Parties Act to enforce or to enjoy the benefit of any term of this Deed.
- (b) Notwithstanding any term of any Finance Document, the consent of any person who is not a party to this Deed is not required to rescind or vary this Deed at any time.
- (c) Any Receiver may enforce and enjoy the benefit of any clause which expressly confers rights on it, subject to paragraph (b) above and the provisions of the Third Parties Act.

2. CREATION OF SECURITY

2.1 General

- (a) All the security created under this Deed:
 - (i) is created in favour of the Security Agent;
 - (ii) is created over present and future assets of the Chargor;
 - (iii) is security for the payment of all the Secured Liabilities; and
 - (iv) is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.

- (b) The Security Agent holds the benefit of this Deed on trust for the Secured Parties.

2.2 Land

- (a) The Chargor charges by way of a first legal mortgage the property specified in the schedule under the heading "Real Property".
- (b) A reference in this clause to a mortgage or charge of any freehold or leasehold property includes:
 - (i) all buildings, fixtures, fittings and fixed plant and machinery on that property; and
 - (ii) the benefit of any covenants for title given or entered into by any predecessor in title of the Chargor in respect of that property or any moneys paid or payable in respect of those covenants.

2.3 Confirmation

The Chargor confirms that, as security for the payment of the Secured Liabilities:

- (a) it has charged in favour of the Security Agent by way of first fixed charge the assets relating to the property specified in the schedule and referred to in clauses 2.3 (Investments) to 2.6 (Book debts etc.) (inclusive), clause 2.9 (Miscellaneous) and clause 2.10 (Development Documents) of the Original Security Agreement; and
- (b) it has assigned to the Security Agent by way of security the assets relating to the property specified in the schedule and referred to in clauses 2.7 (Insurances) and 2.8 (Other contracts) of the Original Security Agreement.

3. INCORPORATION

The provisions of clause 3 (Restrictions on Dealings) to 19 (Release) (inclusive) (other than clause 4.3 (Land Registry)) of the Original Security Agreement are deemed to be incorporated into this Deed with all necessary modifications as if they were set out in full in this Deed.

4. H.M. LAND REGISTRY

The Chargor consents to a restriction in the following terms being entered into on the Register of Title relating to any Mortgaged Property registered at H.M. Land Registry:

"No disposition 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 entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [●] in favour of [●] referred to in the charges register or their conveyancer. (Standard Form P)".

5. CONTINUATION

- 5.1 Except insofar as supplemented by this Deed, the Original Security Agreement will remain in full force and effect.
- 5.2 References in the Original Security Agreement to "**this Deed**" and expressions of similar import are deemed to be references to the Original Security Agreement as amended by this Deed and to this Deed.

6. **COUNTERPARTS**

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

7. **GOVERNING LAW**

This Deed and any non-contractual obligations arising out of or in connection with it are governed by English law.

8. **ENFORCEMENT**

8.1 The English courts have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute relating to the existence, validity or termination of this Deed or any non-contractual obligation arising out of or in connection with this Deed) (a "**Dispute**").

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

8.3 This clause 8 is for the benefit of the Secured Parties only. As a result, to the extent allowed by law:

- (a) no Secured Party will be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction; and
- (b) to the extent allowed by law the Secured Parties may take concurrent proceedings in any number of jurisdictions.

IN WITNESS whereof this deed has been entered into as a deed on the date stated at the beginning of this Deed.

SIGNATORIES TO THE SUPPLEMENTAL SECURITY AGREEMENT

Executed as a deed by)
[●] acting by [*insert name of director*]:)
)
)

Signature of director

Signature of witness

Name of witness

Address of witness

Occupation of witness

Signed by)
)
for and on behalf of **CBRE LOAN**)
SERVICES LIMITED:)

SCHEDULE 7

Security Agreement Accession Deed

[CONSIDER WHETHER ANY NECESSARY FILINGS ARE REQUIRED UPON ENTRY INTO THIS DEED]

THIS SECURITY AGREEMENT ACCESSION DEED is made on ●

BETWEEN:

- (1) ● (a company incorporated in [●] with registered number ●) (the "**New Chargor**"); and
- (2) **CBRE LOAN SERVICES LIMITED** (the "**Security Agent**") as security trustee for the Secured Parties.

RECITAL:

This Deed is supplemental to a security agreement dated ● between, among others, the Chargors named therein and the Security Agent, as previously supplemented and amended by earlier Security Agreement Accession Deeds (if any) (the "**Security Agreement**").

NOW THIS DEED WITNESSES as follows:

1. INTERPRETATION

1.1 Definitions

Unless otherwise defined in this Deed, terms defined in the Security Agreement have the same meaning when used in this Deed.

In this Deed:

"**Relevant Contract**" means:

- (a) [●]; and
- (b) any other agreement designated as a Relevant Contract by the New Chargor and the Security Agent including any agreement specified in schedule 2 (Relevant Contracts).

1.2 Construction

Clause 1.2 (Construction) of the Security Agreement will be deemed to be set out in full in this Deed, but as if references in that clause to the Security Agreement were references to this Deed.

2. ACCESSION OF NEW CHARGOR

2.1 Accession

The New Chargor agrees to be a Chargor for the purposes of the Security Agreement with immediate effect and agrees to be bound by all of the terms of the Security Agreement as if it had originally been a party to it as a Chargor.

2.2 General

The New Chargor must pay or discharge the Secured Liabilities in the manner provided for in the Finance Documents.

2.3 Land

(a) The New Chargor charges:

- (i) by way of a first legal mortgage all estates, rights and interests in any freehold or leasehold property now owned by it; including the real property (if any) specified in schedule 1 (Real Property); and
- (ii) (to the extent that they are not the subject of a mortgage under paragraph (i) above) by way of a first fixed charge all estates, rights and interests in any freehold or leasehold property now or subsequently owned by it.

(b) A reference in this clause 2.3 to a mortgage or charge of any freehold or leasehold property includes:

- (i) all buildings, fixtures, fittings and fixed plant and machinery on that property; and
- (ii) the benefit of any covenants for title given or entered into by any predecessor in title of the New Chargor in respect of that property or any moneys paid or payable in respect of those covenants.

2.4 Investments

The New Chargor charges by way of a first fixed charge its rights and interest in all its Investments.

2.5 Plant and Machinery

To the extent that they are not the subject of a mortgage or a first fixed charge under clause 2.3 (Land), the New Chargor charges by way of a first fixed charge all plant and machinery owned by the New Chargor and its rights and interest in any plant or machinery in its possession.

2.6 Credit Balances

The New Chargor charges by way of a first fixed charge all of its rights in respect of any account it has with any person, any amount standing to the credit of any such account and the debt represented by it.

2.7 Book Debts, etc.

The New Chargor charges by way of a first fixed charge:

- (a) all of its Subordinated Debt;
- (b) all of its book and other debts;
- (c) all other moneys due and owing to it; and
- (d) the benefit of all rights in relation to any item under paragraphs (a) to (c) above.

2.8 Insurances

- (a) The New Chargor assigns absolutely, subject to a proviso for reassignment on redemption, all of its rights under any contract or policy of insurance taken out by it or in which it has an interest, including but not limited to, the Search Insurance, the Title Insurance and any insurance policy taken out by it pursuant to clause 25.10 (Insurances) of the Note Facility Agreement (together, the **"Insurance Rights"**).
- (a) To the extent that they have not been effectively assigned under paragraph (a) above, the New Chargor charges by way of a first fixed charge all of its Insurances Rights.

2.9 Other Contracts

- (a) The New Chargor:
 - (i) assigns absolutely, subject to a proviso for reassignment on redemption, all of its rights:
 - (A) under each Lease Document;
 - (B) in respect of all Rental Income;
 - (C) under any guarantee of Rental Income contained in or relating to any Lease Document;
 - (D) under each Relevant Contract; and
 - (E) under any document, agreement or instrument to which it and any nominee or trustee is party in respect of an Investment; and
 - (ii) charges by way of a first fixed charge all of its rights under any other document, agreement or instrument to which it is a party except to the extent that it is subject to any fixed security created under any other term of this clause 2 or any other Security Document.
- (b) To the extent that they have not been effectively assigned under paragraph (a)(i) above, the New Chargor charges by way of a first fixed charge all of its rights listed under paragraph (a)(i) above.

2.10 Development Documents

Each Chargor charges by way of first fixed charge its interest in any Development Document to which it is party.

2.11 Miscellaneous

The New Chargor charges by way of first fixed charge:

- (a) its goodwill;
- (b) the benefit of any Authorisation (statutory or otherwise) held in connection with its use of any Security Asset;
- (c) the right to recover and receive compensation which may be payable to it in respect of any Authorisation referred to in paragraph (b) above;
- (d) its uncalled capitals; and

- (e) the benefit of all rights in relation to any item under paragraphs (a) to (e) above.

2.12 Floating Charge

- (a) The New Chargor charges by way of a first floating charge all its assets not otherwise effectively mortgaged, charged or assigned by way of fixed mortgage, fixed charge or assignment under this clause 2.
- (b) Except as provided below, the Security Agent may by notice to the New Chargor convert the floating charge created by this clause 2.12 (Floating Charge) into a fixed charge as regards any of the New Chargor's assets specified in that notice if:
 - (i) an Enforcement Event has occurred; or
 - (ii) the Security Agent considers those assets to be in danger of being seized or sold under any form of distress, attachment, execution or other legal process or to be otherwise in jeopardy.
- (c) The floating charge created by this clause 2.12 (Floating Charge) may not be converted into a fixed charge solely by reason of:
 - (i) the obtaining of a moratorium; or
 - (ii) anything done with a view to obtaining a moratorium,under section 1A of the Insolvency Act 1986.
- (d) The floating charge created by this clause 2.12 (Floating Charge) will (in addition to the circumstances when this may occur under the general law) automatically convert into a fixed charge over all of the New Chargor's assets if an administrator is appointed or the Security Agent receives notice of an intention to appoint an administrator.
- (e) The floating charge created by this clause 2.12 (Floating Charge) is a qualifying floating charge for the purpose of paragraph 14 of Schedule B1 to the Insolvency Act 1986.

3. INCORPORATION INTO SECURITY AGREEMENT

The Security Agreement and this Deed shall be read together as one instrument on the basis that references in the security agreement to "**this Deed**" will be deemed to include this Deed.

4. GOVERNING LAW

This Deed and any non-contractual obligations arising out of or in connection with it are governed by English law.

THIS DEED has been executed and delivered as a deed on the date stated at the beginning of this Deed.

SCHEDULE 1

Real Property

[●]

SCHEDULE 2

Relevant Contract[s]

SCHEDULE 3

Development Document[s]

SCHEDULE 4

Intellectual Property

SIGNATORIES TO THE SECURITY AGREEMENT ACCESSION DEED

Executed as a deed by)
[●] acting by [*insert name of director*]:)
)
)

Signature of director

Signature of witness

Name of witness

Address of witness

.....

.....

Occupation of witness

Signed by)
)
for and on behalf of **CBRE LOAN**)
SERVICES LIMITED:)

SIGNATORIES TO THE SECURITY AGREEMENT

Chargor

Executed as a deed by)
GRIP UK PROPERTY INVESTMENTS)
LIMITED acting by :)
)

Signature of director

Signature of witness

Name of witness

Address of witness

Occupation of witness

Harriet Ainsworth

Womble Bond Dickinson (UK) LLP
4 More London Riverside
London
SE1 2AU

Security Agent

Signed for and on behalf of **CBRE LOAN**)
SERVICES LIMITED:)
)
)

.....
Name:

.....
Name:

Notice Details

Address: CBRE Loan Services Limited, Henrietta House, Henrietta Place, London W1G 0NB

Email: Sagar.Patel@cbre.com/ Dipali.Khagram@cbre.com

Attention: Sagar Patel / Dipali Khagram