



**Registration of a Charge**

Company Name: **MAHSRO LIMITED**

Company Number: **10913376**



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Received for filing in Electronic Format on the: **17/07/2023**

**Details of Charge**

Date of creation: **14/07/2023**

Charge code: **1091 3376 0003**

Persons entitled: **OCTOPUS ADMINISTRATIVE SERVICES LIMITED**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 19 RIVERMOUNT GARDENS,  
GUILDFORD GU2 4DN REGISTERED AT THE LAND REGISTRY WITH TITLE  
NUMBER SY458947**

**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 THE ELECTRONIC COPY INSTRUMENT DELIVERED  
AS PART OF THIS APPLICATION FOR REGISTRATION IS A  
CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **WEIGHTMANS LLP**



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

Company number: 10913376

Charge code: 1091 3376 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th July 2023 and created by MAHSRO LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th July 2023 .

Given at Companies House, Cardiff on 19th July 2023

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**

**Dated**

14 July

**2023**

**Mahsro Limited**

**and**

**Octopus Administrative Services Limited**

**Debenture**

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## Debenture

Dated 14 July

2023

### Between:

- (1) **MAHSRO LIMITED** (a private limited company incorporated in England and Wales with registered number 10913376) whose registered address is 135 High Street, Godalming, Surrey GU7 1AF as chargor (the **Chargor**) and
- (2) **OCTOPUS ADMINISTRATIVE SERVICES LIMITED** (a private limited company incorporated in England and Wales with registered number 03974202) whose registered address is 6<sup>th</sup> Floor, 33 Holborn, London EC1N 2HT (the **"Security Trustee"**)).

### Now This Debenture Witnesses as follows:

#### 1. Definitions and Interpretation

- 1.1 In this Debenture the following terms shall have the following meanings:

**Assigned Account** means the accounts listed in Schedule 1 (part b) (Assigned Accounts) and shall include all monies standing to the credit of each of such accounts from time to time, all indebtedness represented by such accounts, any sub account of such accounts, any replacement account of such accounts and any other account that may from time to time be agreed by the Security Trustee and the Chargor to be an Assigned Account or as may be designated as an Assigned Account by the Security Trustee in accordance with this Debenture

**Charged Property** the property assets and income of the Chargor mortgaged assigned or charged to the Security Trustee (whether by way of legal mortgage assignment fixed or floating charge) by or pursuant to this Debenture and each and every part thereof

|                           |  |
|---------------------------|--|
| <b>Encumbrance</b>        | any mortgage charge assignment for the purpose of security pledge lien rights of set-off arrangements for retention of title or hypothecation or trust arrangement for the purpose of or which has the effect of granting security or other security interest of any kind whatsoever or any agreement whether expressed to be conditional or otherwise to create any of the same but excluding all security interests hereunder or any agreement to sell or otherwise dispose of any asset on terms whereby such asset is or may be leased to or re-acquired or acquired by the Chargor  |
| <b>Environment</b>        | all or any of the following media: air (including air within buildings or other structures and whether above or below ground) land (including buildings and other structures or erections in on or under it and any soil and anything below the surface of land) land covered with water and water (including sea ground and surface water)  |
| <b>Environmental Laws</b> | <p>all statutes treaties and conventions directives regulations and all codes of practice or conduct circulars and guidance notes having legal or judicial import or effect whether of a criminal civil or administrative nature and the rules of common law relating to or concerning</p> <ul style="list-style-type: none"> <li>(a) pollution or contamination of the Environment</li> <li>(b) harm whether actual or potential to mankind and human senses living organisms and ecological systems</li> <li>(c) the generation manufacture processing distribution use (including abuse) treatment storage disposal transport or handling of Hazardous Materials</li> </ul> |

- (d) the emission leak, release or discharge into the Environment of noise vibration dust fumes gas odours smoke steam effluvia heat light radiation (of any kind) infection electricity or any Hazardous Materials and any matter or thing capable of constituting a nuisance or an actionable tort of any kind in respect of such matters

|   |   |
|---|---|
| <b>Finance Document</b>                 | has the meaning attributed to it in the Loan Agreement  |
| <b>Financial Collateral</b>             | has the meaning attributed to it in the Financial Collateral Arrangements   |
| <b>Financial Collateral Regulations</b> | the Financial Collateral Arrangements (no.2) Regulations 2003 ( <i>S/2003/3226</i> )  |
| <b>Hazardous Materials</b>              | any element or substance whether natural or artificial, and whether consisting of gas liquid solid or vapour whether on its own or in any combination with any other element or substance which is listed identified defined or determined by any Environmental Law to be to have been or to be capable of being or becoming harmful to mankind or any living organism or damaging to the Environment |
| <b>Holding Company</b>                  | has the meaning attributed to "parent undertaking" by section 1162 of the Companies Act 2006  |
| <b>Insurances</b>                       | means all contracts and policies of insurance or assurance in which the Chargor listed in Schedule 1 part (c) and all contracts and policies of insurance or assurance in which the Chargor has an interest and all claims and rebates of premium under any such policy   |
| <b>Loan Agreement</b>                   | the loan agreement dated on or about the date hereof and made between (inter alia) (1) the Chargor and (2) the Security Trustee   |



|  |   |
|--|---|
| <b>Notice of Assignment</b>                      | means a notice of assignment and charge in substantially the form set out in Schedule 3 (part 1) (Form of Notice of Assignment of Insurance), Schedule 3 (part 2) (Form of Notice of Assignment of Assigned Accounts), Schedule 3 (part 3) (Form of Notice of Assignment of Specific Contract) or in such form as may be specified by the Security Trustee                      |
| <b>Notification Event</b>                        | has the meaning attributed to it in the Loan Agreement  |
| <b>Planning Acts</b>                             | the Planning Acts as defined in section 336 of the Town and Country Planning Act 1990   |
| <b>Receiver</b>                                  | a receiver appointed pursuant to the provisions of this Debenture or pursuant to any applicable law and such expression shall include without limitation a receiver and manager or to the extent permissible by law an administrative receiver  |
| <b>Security Financial Collateral Arrangement</b> | has the meaning attributed to it in the Financial Collateral Regulations  |
| <b>Secured Obligations</b>                       | all present and future monies obligations and liabilities owed by the Chargor to the Security Trustee whether actual or contingent and whether owed jointly or severally as principal or surety and/or in any other capacity together with all interest (including without limitation default interest) accruing in respect of such monies or liabilities and fees and expenses |
| <b>Specific Contract</b>                         | means the Specific Contracts listed in Schedule 1 (part d) and all income payable to the Chargor in connection therewith and each other document, agreement, contract, letting agreement or deed entered into by the Chargor from time to time and all income payable to the Chargor in connection therewith  |

**Subsidiary and  
Subsidiaries**

has the meaning ascribed to "subsidiary undertaking" by section 1162 of the Companies Act 2006 and **Subsidiaries** shall be construed accordingly

1.2 Clause Headings

Clause headings are for convenience of reference only and shall not affect the construction of this Debenture

1.3 In this Debenture (unless otherwise provided):

1.3.1 references to Clauses and Schedules are to be construed as references to the Clauses of and Schedules to this Debenture as amended or varied from time to time and references to sub-Clauses shall unless otherwise specifically stated be construed as references to the sub-Clauses of the Clause in which the reference appears

1.3.2 references to this Debenture (or to any specified provisions of this Debenture) or any other document shall be construed as references to this Debenture that provision or that document as in force for the time being and as amended varied novated or supplemented from time to time in accordance with its terms or as the case may be with the agreement of the relevant parties

1.3.3 words importing the singular shall include the plural and vice versa

1.3.4 references to a person shall be construed so as to include that person's assigns transferees or successors in title and shall be construed as including references to an individual firm partnership joint venture company corporation unincorporated body of persons or any state or any agency thereof

1.3.5 references to any statute or statutory provision include any statute or statutory provision which amends extends consolidates or replaces the same or which has been amended extended consolidated or replaced by the same and shall include any orders regulations instruments or other subordinate legislation made under the relevant statute

1.3.6 references to liability or liabilities are to be construed to include all liabilities and obligations whether actual contingent present or future and whether incurred solely or jointly or as principal or surety

- 1.3.7 the words **other** and **otherwise** shall not be construed *ejusdem generis* with any foregoing words where a wider construction is possible and
- 1.3.8 the words **including** and **in particular** shall be construed as being by way of illustration or emphasis only and shall not be construed as nor shall they take effect as limiting the generality of any foregoing words
- 1.4 If the Security Trustee considers that an amount paid by the Chargor in respect of the Secured Obligations is capable of being avoided or otherwise set aside on the liquidation or administration of the Chargor or otherwise then that amount shall not be considered to have been irrevocably paid for the purposes of this Debenture

## **2. Covenant to Pay**

The Chargor covenants with the Security Trustee that it will on demand pay and discharge the Secured Obligations when due to the Security Trustee

## **3. Mortgages Fixed Charges and Floating Charges**

- 3.1 The Chargor with full title guarantee hereby charges as continuing security for the payment of the Secured Obligations in favour of the Security Trustee:
- 3.1.1 by way of legal mortgage all estates or interests in the freehold leasehold and other immoveable property described in Schedule 1 part A) and the proceeds of sale thereof and all buildings and trade and other fixtures on any such property belonging to or charged to the Chargor (the **Legally Mortgaged Property**)
- 3.1.2 by way of fixed charge all estates or interests in any freehold leasehold and other immoveable property now or at any time during the continuance of this security belonging to the Chargor (other than the Legally Mortgaged Property) and all licences now or hereafter held by the Chargor to enter upon or use land and the benefit of all other agreements relating to land to which the Chargor is or may become a party or otherwise entitled and all buildings and trade and other fixtures from time to time on any such property belonging to or charged to the Chargor and the proceeds of sale thereof

- 3.1.3 by way of fixed charge all plant machinery vehicles computers and office and other equipment owned by the Chargor both present and future (the **Equipment**)
- 3.1.4 by way of fixed charge all present and future book and other debts and monetary claims now or at any time hereafter due or owing to the Chargor (the **Debts**) and all moneys which the Chargor receives in respect thereof together with all rights relating thereto including any security and remedies therefor
- 3.1.5 by way of fixed charge all stocks shares debentures bonds notes and loan capital of:
- (a) any Subsidiary and
- (b) any other body corporate
- and all rights to subscribe for redeem convert other securities into or otherwise acquire any of the same which may now or hereafter belong to the Chargor together with all dividends interest and other income and all other rights of whatsoever kind deriving from or incidental to any of the foregoing (the **Securities**)
- 3.1.6 by way of fixed charge the goodwill of the Chargor and its uncalled capital now or at any time hereafter in existence
- 3.1.7 by way of fixed charge all copyrights patents patent applications licences trade marks tradenames know-how and inventions or other rights of every kind deriving therefrom now or at any time hereafter belonging to the Chargor and all fees royalties and other rights of every kind deriving from such copyrights patents trade marks tradenames know-how and inventions
- 3.1.8 by way of assignment (a) the Chargor's interest in Insurances effected in respect of (and including income from) the Charged Property other than third party and public liability policies and all moneys or proceeds paid or payable to the Chargor under or in respect of the same subject to re-assignment on redemption, (b) the Specific Contracts and (3) the Assigned Accounts; and
- 3.1.9 by way of floating charge the whole of the Chargor's undertaking and all its property assets and rights whatsoever and wheresoever present and future other than any property or assets from time to time or for the time

being effectively mortgaged assigned or charged to the Security Trustee by way of fixed charge by this Clause 3.1 (hereinafter collectively referred to as the **Floating Charge Property**)

- 3.2 The security constituted by or pursuant to this Debenture shall be in addition to and shall be independent of every bill note guarantee mortgage pledge or other security which the Security Trustee may at any time hold in respect of any of the Secured Obligations and it is hereby declared that no prior security held by the Security Trustee over the Charged Property or any part thereof shall merge in the security created hereby or pursuant hereto
- 3.3 Paragraph 14 of Schedule B1 to the Insolvency Act 1986 (incorporated by Schedule 16 of the Enterprise Act 2002 shall apply to any floating charge created pursuant to this Debenture
- 3.4 the Chargor shall deliver to the Security Trustee (or procure the delivery of) and shall serve on recipients Notices of Assignment duly executed by, or on behalf of, the Chargor:-
  - 3.4.1 in respect of any Specific Contract in existence at the date of this Debenture, on the date of this Deed and promptly upon entering into any further Specific Contract after the date of this Debenture;
  - 3.4.2 in respect of the Insurances, on the date of this Debenture, promptly upon the renewal of the Insurances and promptly upon purchasing any further Insurance after the date of this Debenture;
  - 3.4.3 in respect of each Assigned Account, on the date of this Debenture and promptly upon the designation at any time by the Security Trustee of any Account as an Assigned Account in accordance with this Debenture; and
  - 3.4.4 in respect of any other asset which is the subject of an assignment pursuant to Clause 3, promptly upon the request of the Security Agent from time to time,
  - 3.4.5 and, in each case, the Chargor shall procure that each Notice of Assignment is acknowledged (in substantially the same forms as set out in this Debenture) by the party to whom such Notice of Assignment is addressed on the date of this Debenture or on such later date as may be agreed by the Security Trustee in writing from time to time.

#### **4. Negative Pledge**

The Chargor hereby covenants that without the prior written consent of the Security Trustee it shall not nor shall it agree or purport to:

- 4.1 create or permit to subsist any Encumbrance whether in any such case ranking in priority to or *pari passu* with or after the security created by this Debenture or
- 4.2 sell, discount, factor, transfer, lease, lend or otherwise dispose of whether by means of one or a number of transactions related or not and whether at one time or over a period of time the whole or any part of its undertaking or assets other than Floating Charge Property in the ordinary course of trading by the Chargor and on arm's length terms

#### **5. Further Assurance**

- 5.1 The Chargor shall at the request of the Security Trustee and at the expense of the Chargor forthwith do all acts and things and execute in favour of the Security Trustee or as it may direct such further or other legal assignments transfers mortgages charges securities and other deeds and documents as the Security Trustee may require in such form as the Security Trustee may require in order to:
  - 5.1.1 perfect or improve the security intended to be conferred on the Security Trustee by or pursuant to this Debenture or
  - 5.1.2 facilitate the realisation of all or any of the Charged Property and exercise all of the rights and powers conferred on the Security Trustee any Receiver any administrator or any delegate for the purpose of such realisation or in connection with such realisation
- 5.2 The obligations of the Chargor under this Clause 5 shall be in addition to and not in substitution for the covenants for further assurance deemed to be included herein by virtue of the Law of Property (Miscellaneous Provisions) Act 1994
- 5.3 The Chargor shall immediately after the execution of this Debenture (or upon becoming possessed thereof at any time hereafter) deposit with the Security Trustee all deeds certificates and other documents constituting or evidencing title to its real property comprised within the Charged

Property or any part thereof and to any of the assets and rights charged under Clause 3.1.2

- 5.4 The Chargor hereby applies to the Chief Land Registrar for the registration against the registered titles of the Legally Mortgaged Property specified in Schedule 1 part A of the following restriction in the following terms:

"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor of the Debenture dated in favour of Octopus Administrative Services Limited (the **Security Trustee**) referred to in the charges register"

## **6. Debts**

- 6.1 The Chargor shall collect in the Debts and shall upon receipt of specific written instructions from the Security Trustee (which may only be issued if in the proper opinion of the Security Trustee a Notification Event has occurred) pay into such account as the Security Trustee may direct in the names of the Chargor and the Security Trustee or into such other account as the Security Trustee may direct all moneys which the Chargor may receive in respect of the Debts. The Chargor shall not be entitled to withdraw any moneys so received from any such account without the consent of the Security Trustee
- 6.2 The Chargor shall not without the prior consent in writing of the Security Trustee sell, factor, discount or otherwise charge or assign the Debts in favour of any other person or purport to do so
- 6.3 The Chargor shall if called upon to do so by the Security Trustee from time to time:
- 6.3.1 execute a legal assignment of the Debts to the Security Trustee in a form approved by the Security Trustee
  - 6.3.2 give notice of assignment to each debtor from which any of the Debts is due and
  - 6.3.3 take such other steps as the Security Trustee may require to perfect that legal assignment

are let or intended to be let) the rental income therefrom to be insured and to be kept insured in such insurance office on a full reinstatement basis including without limitation site clearance, professional fees, VAT, subsidence (or in such amounts as the Security Trustee may require from time to time) and against such risks as the Security Trustee may require from time to time but otherwise in such insurance office of repute as shall have been selected by the Chargor or with Lloyd's underwriters on the equivalent basis as insurances are maintained by prudent companies carrying on businesses comparable with that of the Chargor and on a comparable scale as regards the property and assets insured, the insured risks and the classes of risk to be covered and the amount of the insurance cover

- 8.1.2 cause the interest of the Security Trustee in all parts of the Charged Property that are for the time being insured otherwise than in the joint names of the Security Trustee and the Chargor to be noted by endorsement on the policy or policies of insurance relating thereto
- 8.1.3 procure that all policies of insurance shall contain:
  - (a) a standard mortgagee clause whereby such insurance shall not be vitiated or avoided as against a mortgagee in the event or as a result of any misrepresentation act or neglect or failure to make disclosure on the part of the insured party or any circumstances beyond the control of the insured party and
  - (b) terms providing that it shall not be invalidated so far as the Security Trustee is concerned for failure to pay any premium due without the insurer first giving to the Security Trustee not less than fourteen (14) days' written notice
- 8.1.4 duly and punctually pay all premiums and other moneys due and payable under all such insurances as aforesaid and promptly upon request by the Security Trustee produce to the Security Trustee the premium receipts or other evidence of the payment thereof and
- 8.1.5 on demand by the Security Trustee, deposit all policies and other contracts of insurance relating to the Charged Property or any part thereof with the Security Trustee or produce the same to the Security Trustee for inspection and notify the Security Trustee of renewals made and material variations or cancellation of policies made or to the knowledge of the Chargor threatened or pending



## **7. Conversion of Floating Charge and Automatic Crystallisation**

7.1 If at any time:

7.1.1 there is a Notification Event or potential Notification Event and/or

7.1.2 the Security Trustee properly believes that any assets of the Chargor are in danger of being seized or sold under any form of distress execution or other similar process,

then without prejudice to the provisions of Clause 7.2 the Security Trustee may by notice in writing to the Chargor convert the floating charge created by this Debenture into a fixed charge in relation to the assets specified in such notice (which assets need not be exclusively those assets which are in danger of seizure or sale) and the Security Trustee shall further be entitled (but not bound) to take possession of or appoint a Receiver of such assets

7.2 If the Chargor charges pledges or otherwise encumbers (whether by way of fixed or floating security) any of the property assets and income comprising the Floating Charge Property or attempts so to do without the prior consent in writing of the Security Trustee or if any creditor or other person levies any distress execution sequestration or other process against any of the said property assets and income then in the absence of any notice or other action by the Security Trustee pursuant to Clause 7.1 the floating charge hereby created shall automatically operate as a fixed charge forthwith upon the occurrence of such event

## **8. Insurance**

8.1 The Chargor shall at all times during the subsistence of the security constituted by or pursuant to this Debenture comply with all covenants undertakings and conditions as to insurance of any part of the Charged Property imposed by the terms of any lease agreement for lease or any tenancy under which the Chargor derives its estate or interest therein or to which such estate or interest is subject and subject to the foregoing and so far as is not inconsistent with the said terms the Chargor shall at all such times:

8.1.1 cause all buildings trade and other fixtures and all plant machinery vehicles computers and office and other equipment and all stock-in-trade forming part of the Charged Property and (if any of the buildings

- 8.2 The Chargor will not do or permit to be done anything which may make void or voidable any aforesaid insurances
- 8.3 If default shall be made by the Chargor in complying with Clause 8.1 the Security Trustee may but shall be not obliged to, effect or renew any such insurance as is mentioned in that Clause either in its own name or in its name and that of the Chargor jointly or in the name of the Chargor with an endorsement of the Security Trustee's interest. The monies expended by the Security Trustee on so effecting or renewing any such insurance shall be reimbursed by the Chargor to the Security Trustee on demand and until so reimbursed shall carry interest at the rate referred to in Clause 9.2
- 8.4 All claims and moneys received or receivable under any such insurances as aforesaid shall (subject to the rights and claims of any lessor or landlord of any part of the Charged Property) at the direction of the Security Trustee be applied either in making good the loss or damage in respect of which the same has been received or in or towards the discharge of the Secured Obligations

## **9. Undertakings by the Chargor**

- 9.1 The Chargor hereby undertakes with the Security Trustee that it will at all times while there shall subsist any security constituted by or pursuant to this Debenture:
- 9.1.1 keep all buildings trade and other fixtures fixed and other plant and machinery forming part of the Charged Property in good and substantial repair and permit the Security Trustee its officers employees and agents free access at all reasonable times to view the state and condition thereof provided that the Security Trustee shall have given the Chargor reasonable prior notice of its desire to exercise its rights under this Clause 9.1.1 and requested access accordingly
- 9.1.2 not without the prior written consent of the Security Trustee sell, assign, mortgage, charge, transfer title to or otherwise dispose of any part of the Equipment nor lease, hire or otherwise part with possession (except in the ordinary course of maintenance) or operational control of any part of the Equipment or any interest therein
- 9.1.3 permit any person appointed by the Security Trustee without the Security Trustee becoming liable to account as mortgagee in possession to enter

upon and inspect the state of the Charged Property on reasonable notice and at reasonable times

- 9.1.4 do all things which the Security Trustee acting reasonably may require in order to protect the Security Trustee's interest in the Equipment against the claims of any other person and if so requested by the Security Trustee affix to any item comprised in the Equipment in a prominent position a durable nameplate containing the following words:

"This item is the subject of a first fixed charge in favour of Octopus Administrative Services Limited dated [insert date if applicable]"

and the Chargor shall not remove or obscure such nameplates and shall not permit such nameplates to be removed or obscured

- 9.1.5 preserve maintain and renew as and when necessary all copyrights licences patents trade marks and other rights required in connection with its business and to conduct its business in such a way as not to endanger or lead to the curtailment forfeiture or suspension of any such copyrights, licences, patents, trade marks or other rights and the benefit of all licences relating to the above or cause any penalty or disqualification

- 9.1.6 not do or cause or permit to be done anything which may be reasonably expected to depreciate, jeopardise or otherwise prejudice the value to the Security Trustee of the Charged Property nor incur any expenditure or liability of an exceptional or unusual nature without the prior written consent of the Security Trustee

- 9.1.7 observe and perform all covenants and stipulations from time to time affecting the Charged Property or the mode of user or enjoyment of the same including all Environmental Laws and not without the prior consent in writing of the Security Trustee enter into any onerous or restrictive obligations affecting any such property or make any structural or material alteration thereto or do or suffer to be done on any such property anything which is a "development" as defined in section 55 of the Town and Country Planning Act 1990 nor apply for planning permission or consent under the Planning Acts nor do or suffer or omit to be done any act matter or thing whereby:

- (a) any provision of any Act of Parliament, order or regulation

(b) any agreement or other instrument to which the Chargor is a party or is subject or by which it or any of its property is bound and

(c) the Chargor's Memorandum and Articles of Association,

from time to time in force is or are infringed

9.1.8 not without the prior written consent of the Security Trustee change the use or uses to which the Charged Property is now put

9.1.9 observe and perform all covenants reserved by or contained in any lease agreement for lease or tenancy agreement under which any part of the Charged Property may be held and not without the prior written consent of the Security Trustee vary surrender cancel assign or otherwise dispose of or permit to be forfeited any leasehold interest forming part of the Charged Property or agree any rent review

9.1.10 not without the prior written consent of the Security Trustee part with possession of the whole or any part of or confer on any other person any right or licence to occupy or grant any licence to assign or sub-let any land or buildings forming part of the Charged Property

9.1.11

(a) not without the prior written consent of the Security Trustee allow any person other than itself to be registered under the Land Registration Act 2002 as proprietor of the Charged Property or any part thereof or create or permit to be created any interest affecting such property which falls within any of the following provisions namely: section 11(4) (c) or section 90 or any of the paragraphs in either Schedule 1 or Schedule 3 or Schedule 12 of the Land Registration Act 2002

(b) The costs incurred by the Security Trustee of lodging from time to time a caution against registration under the Land Registration Act 2002 or registering a land charge under the Land Charges Act 1972 in connection with the protection of its interests in any of the Charged Property shall be an expense properly incurred in relation to this security

(c) not apply or consent to the application by any third party to the Chief Land Registrar to make an entry on the register of the titles of the

or Clause 24.3) it shall pay interest on the overdue amount from the due date to the date of actual payment calculated by reference to an interest period which shall be selected by the Security Trustee at its discretion, at the Default Interest Rate (as defined in the Loan Agreement)

## **10. Powers of the Security Trustee**

- 10.1 At any time after the Security Trustee shall have served notice on the Chargor demanding payment or discharge by the Chargor of all or any of the Secured Obligations in whole or in part or if requested by the Chargor and without prejudice to any other right or remedy of the Security Trustee the security constituted by this Debenture shall be enforceable and the Security Trustee may exercise without further notice and without any of the restrictions contained in section 103 of the Law of Property Act 1925 whether or not it shall have appointed a Receiver all the powers conferred on mortgagees by the Law of Property Act 1925 and all the powers and discretions conferred by this Debenture
- 10.2 The statutory powers of leasing, letting, entering into agreements for leases or lettings and accepting and agreeing to accept surrenders of leases conferred by sections 99 and 100 of the Law of Property Act 1925 shall not be exercisable by the Chargor in relation to any part of the Charged Property without the prior written consent of the Security Trustee. In addition to such statutory powers the Security Trustee shall have power after serving the notice referred to in Clause 10.1 to lease or make agreements for leases at a premium or otherwise and accept surrenders of leases and generally without any restriction on the kinds of leases and agreements for leases that the Security Trustee may make and generally without the necessity for the Security Trustee to comply with any restrictions imposed by or the other provisions of the said sections 99 and 100. The Security Trustee may delegate such powers to any person and no such delegation shall preclude the subsequent exercise of such powers by the Security Trustee itself or preclude the Security Trustee from making a subsequent delegation thereof to some other person and any such delegation may be revoked
- 10.3 The restriction on the right of consolidating mortgage securities contained in section 93 of the Law of Property Act 1925 shall not apply to this Debenture

Charged Property or any part thereof as the case may be without the written consent of the Security Trustee

- (d) The Chargor consents to the entry in the registers applicable to the Charged Property or any part thereof at the Land Registry of an agreed notice under section 34 of the Land Registration Act 2002 to protect the interests of the Security Trustee under this security

- 9.1.12 indemnify the Security Trustee (and as a separate covenant any Receiver or Receivers appointed by it) against all existing and future rents, taxes, rates, duties, fees, renewal fees, charges, assessments, impositions and outgoings whatsoever (whether imposed by deed or statute or otherwise and whether in the nature of capital or revenue and even though of a wholly novel character) which now or at any time during the continuance of the security constituted by or pursuant to this Debenture are properly payable in respect of the Charged Property or any part thereof or by the owner or occupier thereof
- 9.1.13 supply to the Security Trustee such accounts or other information concerning the assets liabilities and affairs of the Chargor and any Holding Company of the Chargor and any Subsidiary of the Chargor as the Security Trustee may from time to time require
- 9.1.14 give (immediately after receiving or becoming aware of the same) full particulars of any notice direction order or proposal made given or issued by any local or public authority which is served on or given to the Chargor or of which the Chargor becomes otherwise aware (including without limitation any notice or direction pursuant to the Planning Acts) and (if the Security Trustee requires) contest or appeal any such notice direction order or proposal and take all necessary steps without delay to comply with or make objections or representations as to the same
- 9.1.15 notify the Security Trustee immediately upon the acquisition by the Chargor of any freehold or leasehold property and
- 9.1.16 not without the prior written consent of the Security Trustee make any election in relation to the Charged Property that any supply made by the Chargor in relation to it shall not be an exempt supply for the purposes of the Value Added Tax Act 1994
- 9.2 If the Chargor fails to pay any amount payable under this Debenture on the due date (including for the avoidance of doubt without limitation any sum due to the Security Trustee or any Receiver pursuant to Clause 9.1

- 10.4 So far as permitted by law neither the Security Trustee nor any Receiver shall by reason of it or any Receiver entering into possession of any part of the Charged Property when entitled so to do be liable to account as mortgagee in possession or be liable for any loss or realisation or for any default or omission for which a mortgagee in possession might be liable

## **11. Appointment of Receiver or Administrator**

- 11.1 At any time and from time to time after the Security Trustee shall have served notice on the Chargor demanding the payment or discharge by the Chargor of all or any of the Secured Obligations or if requested by the Chargor or after the application to the court for an administration order in relation to the Chargor under the Insolvency Act 1986 the Security Trustee may (a) appoint one or more persons to be a Receiver or Receivers of the Charged Property or any part thereof and/or (b) appoint an administrator of the Chargor
- 11.2 Subject to section 45 of the Insolvency Act 1986 the Security Trustee may (i) remove any Receiver previously appointed hereunder and (ii) appoint another person or other persons as Receiver or Receivers either in the place of a Receiver so removed or who has otherwise ceased to act or to act jointly with a Receiver or Receivers previously appointed hereunder
- 11.3 If at any time and by virtue of any such appointment(s) any two or more persons shall hold office as Receivers of the same assets or income such Receivers may act jointly and/or severally so that each one of such Receivers shall be entitled (unless the contrary shall be stated in any of the deed(s) or other instrument(s) appointing them) to exercise all the powers and discretions hereby conferred on Receivers individually and to the exclusion of the other or others of them
- 11.4 Every such appointment or removal and every delegation, appointment or removal by the Security Trustee in the exercise of any right to delegate its powers or to remove delegates herein contained may be made in writing under the hand of any manager or other officer of the Security Trustee
- 11.5 Every Receiver shall have:
- 11.5.1 all the powers conferred by the Law of Property Act 1925 on mortgagees in possession and receivers appointed under that Act

- 11.5.2 all the powers specified in Schedule 1 to the Insolvency Act 1986 (whether or not such Receiver is an administrative receiver within the meaning of the said Act)
- 11.5.3 all the powers of the Security Trustee hereunder and
- 11.5.4 all the powers set out in Schedule 2
- 11.6 In making any sale or other disposal of any of the Charged Property in the exercise of their respective powers the Receiver or the Security Trustee may accept as and by way of consideration for such sale or other disposal cash, shares, loan capital or other obligations including without limitation consideration fluctuating according to or dependent upon profit or turnover and consideration the amount whereof is to be determined by a third party. Any such consideration may be receivable in a lump sum or by instalments
- 11.7 All moneys received by the Security Trustee or any Receiver appointed under this Debenture shall be applied (subject always to the provisions of the Enterprise Act 2002) in the following order: (1) in the payment of the costs charges and expenses of and incidental to the Receiver's appointment and the payment of his remuneration; (2) in the payment and discharge of any outgoings paid and liabilities incurred by the Receiver in the exercise of any of the powers of the Receiver; (3) in providing for the matters (other than the remuneration of the Receiver) specified in the first three paragraphs of section 109(8) of the Law of Property Act 1925; (4) in or towards payment of any debts or claims which are required by law to be paid in preference to the Secured Obligations but only to the extent to which such debts or claims have such preference; (5) in or towards the satisfaction of the Secured Obligations in such order as the Security Trustee may conclusively determine; and (6) any surplus shall be paid to the Chargor or other person entitled thereto. The provisions of this Clause 11.7 and Clause 11.9 below shall take effect as and by way of variation and extension to the provisions of the said section 109(8) which provisions as so varied and extended shall be deemed incorporated herein
- 11.8 Every Receiver shall be the agent of the Chargor and the Chargor shall be solely responsible for his acts and defaults and for the payment of his remuneration



- 11.9 Every Receiver shall be entitled to remuneration for his services at a rate to be fixed by agreement between him and the Security Trustee (or failing such agreement to be conclusively fixed by the Security Trustee) commensurate with the work and responsibilities involved upon the basis of charging from time to time adopted in accordance with his current practice or the current practice of his firm and without being limited to the maximum rate specified in section 109(6) of the Law of Property Act 1925

## **12. Power of Attorney**

- 12.1 The Chargor hereby irrevocably appoints the following namely:

- 12.1.1 the Security Trustee

- 12.1.2 each and every person to whom the Security Trustee shall from time to time have delegated the exercise of the power of attorney conferred by this Clause 12 and

- 12.1.3 any Receiver appointed hereunder and for the time being holding office as such

jointly and also severally to be its attorney or attorneys and in its name and otherwise on its behalf to do all acts and things and to sign, seal, execute, deliver perfect and do all deeds, instruments, documents, acts and things which may be necessary or desirable: (i) for carrying out any obligation imposed on the Chargor by or pursuant to this Debenture (including but not limited to the obligations of the Chargor under Clause 5 and the statutory covenant referred to in Clause 5.2); (ii) for carrying any sale, lease or other dealing by the Security Trustee or such Receiver into effect; (iii) for conveying or transferring any legal estate or other interest in land or other property or otherwise howsoever; (iv) for getting in the Charged Property; and (v) generally for enabling the Security Trustee and the Receiver to exercise the respective powers conferred on them by or pursuant to this Debenture or by law. The Security Trustee shall have full power to delegate the power conferred on it by this Clause 12, but no such delegation shall preclude the subsequent exercise of such power by the Security Trustee itself or preclude the Security Trustee from making a subsequent delegation thereof to some other person and any such delegation may be revoked by the Security Trustee at any time

12.2 The power of attorney hereby granted is as regards to the Security Trustee, its delegates and any such Receiver (and as the Chargor hereby acknowledges) granted irrevocably and for value as part of the security constituted by this Debenture to secure proprietary interests in and the performance of obligations owed to the respective donees within the meaning of the Powers of Attorney Act 1971

12.3 The Chargor agrees to ratify and confirm anything such attorney shall lawfully and properly do or purport to do by virtue of Clause 12.1 and all monies expended by any such attorney shall be deemed to be expenses incurred by the Security Trustee under this Debenture

### **13. Protection of Purchasers**

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

### **14. Consolidation of Accounts and Set-Off**

In addition to any general lien or similar rights to which it may be entitled by operation of law the Security Trustee shall have the right at any time and without notice to the Chargor to combine or consolidate all or any of the Chargor's then existing accounts with and liabilities to the Security Trustee and to set off or transfer any sum or sums standing to the credit of any one or more of such accounts in or towards satisfaction of any of the liabilities of the Chargor to the Security Trustee on any other account or in any other respect. The liabilities referred to in this Clause 14 may be actual contingent primary collateral several or joint liabilities and the accounts sums and liabilities referred to in this Clause 14 may be denominated in any currency

### **15. Prior Charges**

15.1 If there is any Encumbrance over any of the property charged by this Debenture which ranks in priority to this Debenture and any proceedings

or steps taken to exercise or enforce any powers or remedies conferred by such prior Encumbrance the Security Trustee or any Receiver appointed under this Debenture may redeem such prior Encumbrance or procure its transfer to itself and may settle and pass the accounts of any prior mortgage charge or encumbrance

- 15.2 Any account so settled and passed shall be conclusive and binding on the Chargor and all the principal, interest, costs, charges and expenses of and incidental to such redemption or transfer shall be secured on the property by this Debenture and all the powers conferred by any prior Encumbrance upon the Encumbrancer or any receiver thereunder shall be exercised by the Security Trustee or Receiver in the like manner as if the same were expressly included in this Debenture

## **16. Financial Collateral Regulations**

To the extent that the Charged Property constitutes Financial Collateral and this Debenture and the obligations of the Chargor hereunder constitute a Security Financial Collateral Arrangement the Security Trustee shall have the right at any time after the security constituted by this Debenture has become enforceable to appropriate all or any of that Charged Property in or towards the payment and/or discharge of the Secured Obligations in such order as the Security Trustee in its absolute discretion may from time to time determine. The value of any Charged Property appropriated in accordance with this Clause 16 shall be the price of that Charged Property at the time the right of appropriation is exercised as listed on any recognised market index or determined by such other method as the Security Trustee may select (including independent valuation). The Chargor agrees that the methods of valuation provided for in this Clause 16 are commercially reasonable for the purposes of the Financial Collateral Regulations

## **17. Currency**

For the purpose of or pending the discharge of any of the Secured Obligations the Security Trustee may in its sole discretion convert any moneys received recovered or realised in any currency under this Debenture (including the proceeds of any previous conversion under this Clause 17) from their existing currency of denomination into any other currency at such rate or rates of exchange and at such time as the Security Trustee thinks fit

## **18. Application**

The Chargor shall have no rights in respect of the application by the Security Trustee of any sums received recovered or realised by the Security Trustee under this Debenture

## **19. Notices**

19.1 Without prejudice to any other method of service of notices and communications provided by law any notice or communication under this Debenture shall be in writing, signed by any manager or officer of the Security Trustee or of any branch thereof and may be served personally or may be sent by post or by facsimile at the address of the Chargor given above or as at such known address as the Chargor shall have notified the Security Trustee in writing

19.2 If such notice or communication is given by the Security Trustee such notice or communication shall be deemed to have been received if sent by facsimile with a confirmed receipt of transmission from the receiving machine on the Business Day on which transmitted or the following Business Day if transmitted after the normal business hours of the Chargor; if a written notice is lodged by hand on the Business Day of actual delivery or the following Business Day if delivered after the normal business hours of the Chargor; and if posted on the second (2<sup>nd</sup>) Business Day following the day on which it was properly despatched by first class mail postage prepaid

19.3 Any notice given to the Security Trustee shall be deemed to have been given only on actual receipt

## **20. New Accounts**

If the Security Trustee receives or is deemed to be affected by notice whether actual or constructive of any subsequent charge or other interest affecting any part of the Charged Property and/or the proceeds of sale thereof then the Security Trustee may open a new account or accounts with the Chargor. If the Security Trustee does not open a new account or accounts it shall nevertheless be treated as if it had done so at the time when the notice was or was deemed to be received and as from that time all payments made to the Security Trustee shall be credited or be

treated as having been credited to the new account or accounts and shall not operate to reduce the amount for which this Debenture is security

**21. Continuing Security**

The security constituted by this Debenture shall be continuing and shall not be considered as satisfied or discharged by any intermediate payment or settlement of the whole or any part of the Secured Obligations or any other matter or thing whatsoever and shall be binding until all the Secured Obligations have been unconditionally and irrevocably paid and discharged in full to the satisfaction of the Security Trustee and the Security Trustee has ceased to have any obligation whether actual or contingent to make any credit or accommodation available to the Chargor

**22. Assignment**

22.1 This Debenture is freely assignable or transferable by the Security Trustee. The Chargor may not assign any of its rights and may not transfer any of its obligations under this Debenture or enter into any transaction which would result in any of those rights or obligations passing to another party.

22.2 The Security Trustee may disclose to any person to whom it is proposing to transfer or assign or has transferred or assigned this Debenture any information about the Chargor

**23. Avoidance of Payments and Retention of Security**

23.1 Any release, discharge or settlement between the Chargor and the Security Trustee shall be conditional upon no security disposition assurance or payment to the Security Trustee by the Chargor or any other person being void set aside or ordered to be refunded pursuant to any enactment or law relating to bankruptcy, liquidation or insolvency or for any reason whatever and if such condition shall not be fulfilled the Security Trustee shall be entitled to enforce this Debenture subsequently as if such release discharge or settlement had not occurred and any such payment had not been made. The Security Trustee shall be entitled to concede or compromise any claim that any such security disposition

assurance or payment is liable to avoidance or repayment without prejudice to its rights hereunder

**24. Remedies Cumulative etc.**

24.1 The rights, powers and remedies provided in this Debenture are cumulative and are not nor are they to be construed as exclusive of any rights powers or remedies provided by law or otherwise

24.2 No failure on the part of the Security Trustee to exercise or delay on its part in exercising any of its respective rights powers and remedies provided by this Debenture or by law (collectively the **Rights**) shall operate as a waiver thereof nor shall any single or partial waiver of any of the Rights preclude any further or other exercise of that one of the Rights concerned or the exercise of any other of the Rights

24.3 The Chargor hereby agrees to indemnify the Security Trustee and any Receiver against all losses, actions, claims, costs, charges, expenses and liabilities incurred by the Security Trustee and by any Receiver (including any substitute delegate attorney as aforesaid) in relation to this Debenture or the Secured Obligations (including without limitation the costs, charges and expenses incurred in the carrying of this Debenture into effect or in the exercise of any of the rights remedies and powers conferred hereby or in the perfection or enforcement of the security constituted hereby or pursuant hereto or in the perfection or enforcement of any other security for or guarantee in respect of the Secured Obligations) or occasioned by any breach by the Chargor of any of its covenants or obligations under this Debenture

**25. Provisions Severable**

Every provision contained in this Debenture shall be severable and distinct from every other such provision and if at any time any one or more of such provisions is or becomes invalid illegal or unenforceable the validity legality and enforceability of the remaining such provisions shall not in any way be affected thereby

**26. The Security Trustee's Discretion and Enforcement Costs**

26.1 Any liberty or power which may be exercised or any determination which may be made hereunder by the Security Trustee may be exercised or

made in the absolute and unfettered discretion of the Security Trustee which shall not be under any obligation to give reasons therefor

26.2 The Chargor hereby covenants and agrees that it will on demand pay to the Security Trustee such amounts as the Security Trustee may from time to time require to compensate the Security Trustee for its internal management and administrative costs and expenses incurred in connection with the enforcement of this Debenture and the recovery of the Secured Obligations

26.3 A certificate by an officer of the Security Trustee (i) as to the amount required under Clause 26.2 and (ii) as to any sums payable to the Security Trustee hereunder shall (save in the case of manifest error) be conclusive and binding upon the Chargor for all purposes

## **27. Amendments**

No amendment or waiver of any provision of this Debenture and no consent to any departure by the Chargor therefrom shall in any event be effective unless the same shall be in writing and signed or approved in writing by the Security Trustee and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it was given

## **28. Third Party Rights**

28.1.1 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 Debenture.

28.1.2 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 Debenture at any time.

28.1.3 Any Receiver may enforce and enjoy the benefit of any Clause which expressly confers rights on it, subject to clause 28.1.2 above and the provisions of the Third Parties Act.

**29. Law and Jurisdiction**

- 29.1 This Debenture is governed by and shall be construed in accordance with English law
- 29.2 The Chargor irrevocably agrees for the exclusive benefit of the Security Trustee that the courts of England shall have jurisdiction to hear and determine any suit action or proceeding and to settle any dispute which may arise out of or in connection with this Debenture and for such purposes irrevocably submits to the jurisdiction of such courts
- 29.3 Nothing contained in this Clause 29 shall limit the right of the Security Trustee to take proceedings against the Chargor in any other court of competent jurisdiction nor shall the taking of any such proceedings in one or more jurisdictions preclude the taking of proceedings in any other jurisdiction whether concurrently or not (unless precluded by applicable law)
- 29.4 The Chargor irrevocably waives any objection which it may have now or in the future to the courts of England being nominated for the purpose of this Clause 29 on the ground of venue or otherwise and agrees not to claim that any such court is not a convenient or appropriate forum

**In Witness** whereof the Chargor has executed this Debenture as a deed and the Security Trustee has executed this Debenture under hand with the intention it be delivered the day and year first before written



### Schedule 1 (part B)– Bank Accounts

| Account Name | Account Number | Sort Code |
|--------------|----------------|-----------|
|              |                |           |
|              |                |           |
|              |                |           |
|              |                |           |
|              |                |           |

## Schedule 1 (part A) – The Legally Mortgaged Property

The Legally Mortgaged Property

Title No.

|    |  |          |
|----|--|----------|
| 1. | The freehold property known as 19 Rivermount Gardens,<br>Guildford GU2 4DN | SY458947 |
|----|--|----------|

## Schedule 1 (part C) Insurances

## **Schedule 1 (part D) – Specific Contracts**

## **Schedule 2 – Additional Powers of LPA Receiver**

Such a Receiver shall have power:

- 1       to enter into, take possession of, collect and get in the Charged Property, to manage the same and to collect and get in all moneys or proceeds in any way arising from the Charged Property or any deed document right or entitlement affecting the Charged Property whether directly or indirectly
- 2       to sell, exchange, surrender, deal with, convert into money and realise the Charged Property or any estate or interest therein and convey assign or transfer the same subject to such exceptions, reservations and covenants as the Security Trustee or any Receiver may consider necessary or expedient and for the purposes of realisation to convey, assign or transfer the same to any person with or without consideration or exchange such for shares or other property. Plant machinery and other fixtures may be severed and sold separately from the premises containing them
- 3       to apportion any rent and/or the performance of any obligations
- 4       to acquire, renew, extend, grant, vary or otherwise deal with such easements, rights, privileges and/or licences as the Security Trustee or a Receiver considers expedient
- 5       to grant without restriction any lease or tenancy for any term whether commencing at once or at any future date at any or no rent and with or without any premium and generally on such terms as the Security Trustee or any Receiver may consider expedient
- 6       to accept the surrender of any lease or tenancy whether or not for the purpose of enabling a new lease to be granted
- 7       to give an effectual receipt for any premium payable on any grant or surrender of any lease
- 8       to exercise observe and perform for and on behalf of the Chargor any or all of the powers, obligations or duties conferred or imposed on any owner or occupier of property (whether as landlord and/or tenant) at common law or by statute (including but not limited to the Landlord and Tenant Acts 1927 to 1988, the Rent Act 1977, the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation

Areas) Act 1990, the Planning (Hazardous Substances) Act 1990, the Public Health Act 1936, the Control of Pollution Act 1974, the Water Act 1989 and the Environmental Protection Act 1990)

- 9 to initiate, oppose, negotiate, participate in, compromise or conclude any review or revision of any rent payable in respect of any lease or tenancy
- 10 to exercise (whether on the Chargor's behalf or otherwise) any option or right of election available in law to the Chargor or the Security Trustee or any Receiver to waive exemption so that the supplies shall be supplies chargeable or taxable for VAT purposes at the standard or other applicable rate of tax
- 11 to sign, seal, execute, deliver, complete and perfect all notices and documents as are thought fit by the Security Trustee or the Receiver for exercising, observing and performing any of the powers, obligations or duties conferred or imposed on the Chargor hereby or by any statute in respect of the Charged Property
- 12 to give receipts for any compensation moneys payable to or by a landlord or tenant
- 13 to promote, incorporate, manage and wind up either alone or with others any company either for the purposes of taking a conveyance or transfer or assignment or lease of or other interest in the Charged Property and/or of undertaking works thereon and/or of providing services to the occupiers thereof in any case where it is desirable or convenient to do so and/or in connection with or for the furtherance of all or any of the powers herein contained as the Security Trustee or the Receiver may consider expedient
- 14 to construct or complete any building (whether or not the same is in accordance with the development planned or being carried on at the Legally Mortgaged Property) and any roads, access ways and services and generally to develop the Legally Mortgaged Property in such manner as the Security Trustee or the Receiver may consider expedient
- 15 to carry out any work involving furnishing or fitting out or the installation or provision of any plant machinery equipment or service
- 16 to utilise any moneys at any time or from time to time received for the purposes of financing any expenditure at any time or from time to time

incurred in connection with or incidental to the exercise of any of the powers herein contained in advance of any other payments

- 17 to continue commence or undertake any business (whether or not previously carried on by the Chargor)
- 18 to borrow or raise or secure the payment of money which may be required for the exercise of any of the powers set out in this Schedule 2 in such manner including the creation of new mortgages or charges (whether or not having priority to this Debenture) as may be considered expedient
- 19 to obtain, renew, extend, amend or otherwise deal with such permissions, consents and/or licences for the benefit of or otherwise connected with or ancillary to the Charged Property or the use or development of any business comprised therein as the Security Trustee or the Receiver may consider necessary or desirable
- 20 to agree any variation, modification or determination of any existing deeds or agreements and enter into make or obtain any new agreements deeds or bonds which may be necessary or desirable
- 21 to employ staff, solicitors, architects, surveyors, quantity surveyors, estate agents, insurance brokers, contractors, builders, workmen, security staff, watchmen, building managers and others and purchase all proper stock materials and other items as the Security Trustee or the Receiver may consider expedient
- 22 to dedicate any part or parts of the Legally Mortgaged Property as a highway where to do so is desirable in order that the Legally Mortgaged Property may more conveniently be developed
- 23 to make any change or arrangement as to boundaries with adjoining owners and neighbours so as to resolve any dispute or to facilitate development
- 24 to effect and maintain insurance policies (whether against fire and other physical risks, loss of rent or third party or public liability or structural or latent defect or for other indemnity or otherwise) and to make, prove, negotiate, adjust or enforce any claim on any such policy whether effected by the Chargor or the Security Trustee or the Receiver
- 25 to take, defend, appeal or otherwise join in any proceedings (including any arbitration or determination of any issue or dispute by an

independent expert) concerning or incidental to the Charged Property or to any of the foregoing powers

- 26 to make any arrangement or compromise or enter into any contracts which may be thought expedient in the interest of the Security Trustee and
- 27 to do all such other acts and things as the Security Trustee or the Receiver may consider necessary or desirable for the management, development or realisation of all or any part or parts of the Charged Property and/or acts and things incidental or ancillary to the foregoing powers and the exercise thereof



### Schedule 3 – Notices

#### FORM OF NOTICE OF ASSIGNMENT OF INSURANCE

To: [Insurer]

Date:

Dear Sirs,

We give you notice that we have assigned and charged to pursuant to a debenture entered into by us in favour of the Security Trustee dated [ ] 20 (the "Debenture") all our right, title and interest in and to the proceeds of [insert details of relevant insurance policy] (the "Policy").

With effect from the date of receipt of this notice, we instruct you to:

promptly inform the Security Trustee, without further approval from us. of any default in the payment of any premium or failure to renew the Policy;

advise the Security Trustee promptly of any proposed cancellation of the Policy and in any event at least 45 days before the cancellation is due to take place;

if the insurance cover under the Policy is to be reduced or any insured risks are to be restricted, advise the Security Agent at least 45 days before the reduction or restriction is due to take effect; and

disclose to the Security Trustee, without further approval from us. such information regarding the Policy as the Security Trustee may from time to time request and to send it copies of all notices issued by you under the Policy.

Following the Security Trustee's notification to you that the security created by the Debenture has become enforceable:-

all payments and claims under or arising from the Policy are to be made to the Security Agent to such account (or to its order) as it may specify in writing from time to time;

all remedies provided for in the Policy or available at law or in equity are to be exercisable by the Security Trustee; and

all rights to compel the performance of the Policy are to be exercisable by the Security Trustee.

For and on behalf of

[Name of insurer]

**FORM OF NOTICE OF ASSIGNMENT OF ASSIGNED ACCOUNTS**

To: [Account Bank]

Date:

Dear Sirs

Notice of assignment

We hereby give notice that by a debenture dated [ . ] made between [ ] Limited (the Chargor) (Company Number [ ]) (1) Octopus Administrative Services Limited (the "Security Trustee") (2) (the "Debenture"), the Chargor assigned to the Security Trustee all its rights, title and interest present and future over the following account opened by it with you:

Account

Account number

[\*] Account

Sort Code:

(the Account) as security for the obligations more particularly referred to in the Debenture.

The Chargor hereby gives you notice that pursuant to the Debenture, it has, with full title guarantee assigned (and, to the extent not validly or effectively assigned, charged by way of fixed charge) to the Security Trustee all its rights, title and interest in and to all amounts standing to the credit of the Account including from time to time together with all entitlements to Account interest and other rights and benefits accruing to or arising in connection therewith (the Account Funds).

In connection therewith and by way of security for its obligations to the Security Trustee the Chargor hereby irrevocably and unconditionally instructs and authorises you (notwithstanding any previous instructions whatsoever which it may have given you to the contrary) on further notice from the Security Trustee:-

1. to disclose to the Security Trustee without any reference to or further authority from the Chargor and without any enquiry by you as to the justification for such disclosure, such information relating to the Account

With effect from your receipt of this notice all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Policy (including all rights to compel performance) belong to and are exercisable by the Security Trustee.

The authority and instructions contained in this notice cannot be revoked or varied by us without the prior written consent of the Security Trustee.

By countersigning this letter, you confirm that:-

you have not received notice of any previous assignments or charges of or over any of the rights, title and interests and benefits referred to in this notice;

no amendment or termination of the Policy shall be effective unless you have given the Security Trustee 45 days written notice of it or, if it is not possible to comply with such notification to the Security Trustee in accordance with the provisions of the Policy, the notice will be provided to the Security Trustee in relation to such termination as soon as possible; and

you will not, without the Security Trustee's prior written consent, exercise any right of set-off or counterclaim in relation to any amounts owed under or in connection with the Policy.

This notice, and any dispute or claim arising out of or in connection with it, shall be governed by and construed in accordance with English law.

Please accept this notice by signing the enclosed acknowledgement and returning it to

Yours faithfully

for and on behalf of

[ ]

Acknowledged and agreed:

Funds and the debt represented thereby as the Security Agent may, at any time and from time to time, request you to disclose to it;

2. to comply with the terms of any written notice, statement or instructions in any way relating or purporting to relate to the Account Funds or the debt represented thereby which you receive at any time and from time to time from the Security Trustee or without any reference to or further authority from the Chargor and without any enquiry by you as to the jurisdiction for such notice, statement or instructions or the validity thereof;
3. to accept all instructions from the Security Trustee in connection with any payments from or withdrawals from the Account, at any time and from time to time, and to comply with all such instructions without any reference to or further authority from the Chargor and without any enquiry by you as to the jurisdiction for such notice, statement or instructions or the validity thereof;

With effect from the date of receipt of this notice:—

1. all moneys standing to the credit of the Account are to be held to the order of the Security Agent; and
2. all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Account belong to the Security Agent.

The instructions and authorisations which are contained in this letter will remain in full force and effect until the Security Agent gives you notice in writing revoking them. The instructions and authorisations given by the Chargor are irrevocable and may not be revoked by the Chargor.

In consideration of your accepting the instructions and authorisations which are contained in this letter the Chargor will at all times indemnify you and keep you indemnified from and against all actions, suits, proceedings, claims, demands, liabilities, damages, costs, expenses, losses and charges whatsoever in relation to or arising out of your acting on or complying with such instructions and authorisations and the Chargor will pay or reimburse to you on demand the amount of all losses, costs and expenses whatsoever suffered or incurred from time to time by you under or by reason or in consequence of you acting or complying with such instructions and authorisations.

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

will acquire any right or interest whatsoever in the Account Funds or any part thereof we will as soon as is reasonably practical give written notice of the terms thereof to both the Security Trustee and the Chargor.

We have made the acknowledgements and confirmations and have given the undertakings set out in this letter in the knowledge that they are required by the Security Trustee in connection with the security which has been constituted by the Chargor in favour of the Security Agent under the Debenture (as defined in the Notice).

We shall comply with all instructions received from the Security Trustee from time to time with respect to the conduct of the Accounts provided that:

all instructions are received in accordance with the terms and conditions which apply from time to time to the Accounts and/or electronic banking system;

all instructions must be received by 2pm if they are to be complied with on the same business day. Instructions received outside such hours will be complied with on the next business day following such receipt;

all instructions are given in compliance with the mandate entered into by the Security Trustee and/or the Chargor (as applicable) stipulating who may give instructions to us; and

to the extent that an instruction is given which would in our opinion cause an Account to become overdrawn, we will transfer the cleared balance in that Account only.

The expressions defined or used in the Notice will, unless the context otherwise requires, have the same meanings in this letter.

This letter and any non-contractual obligations arising out of or in connection with it shall be governed by, and construed in accordance, with English law.

Yours faithfully

Duly authorised signatory for and on behalf of  
[name of account bank]

Would you please acknowledge receipt of this letter and your acceptance of the instructions and authorisations contained in it by sending a letter addressed to us in the form attached hereto.

Yours faithfully

Authorised Signatory  
for and on behalf of

Dated

Dear Sirs

**Acknowledgement of notice**

Account number [ ] (the "Account")

We hereby acknowledge receipt of a notice of assignment (a copy of which is attached hereto) dated [ ] and addressed to us by [ ] (the "Chargor") (the "Notice") and hereby accept the instructions and authorisations contained therein and undertake to act in accordance and comply with the terms thereof.

We hereby acknowledge and confirm to each of the Chargor and the Security Trustee that we have not, as at the date hereof, received any notice that any third party has or will have any right or interest whatsoever in or has made or will be making any claim or demand or taking any action whatsoever against the Account Funds (as defined in the Notice) or the debt represented thereby or any part thereof.

We hereby acknowledge and confirm to each of the Chargor and the Security Trustee that we will not make any claim or demand or exercise any rights of counterclaim, rights of set-off or any other equities whatsoever against the Chargor in respect of the Account Funds or the debt represented thereby or any part thereof save for fees and charges payable to us for the operation of the Accounts.

We agree that in the event of us receiving notice at any time that any person or entity other than the Chargor or the Security Trustee claims to have or claims it

## FORM OF NOTICE OF ASSIGNMENT OF SPECIFIC CONTRACT

To:

Date:

Dear Sirs,

[DESCRIPTION OF RELEVANT ASSIGNED CONTRACT] (THE "CONTRACT")

We give you notice that we have entered into a debenture dated [DATE] in favour of Octopus Administrative Services Limited (the "Security Trustee") (the "Debenture").

We give you notice that, pursuant to the terms of the Debenture, we have assigned (and, to the extent not validly or effectively assigned, we have charged by way of fixed charge) to the Security Trustee by way of security all of our rights, title and interest from time to time in; and the full benefit of, the Contract and all rights, title and interest in any amounts payable to us under the Contract, including any claims for damages in respect of any breach of the Contract.

Following the Security Trustee's notification to you that the security created by the Debenture has become enforceable:-

all payments to be made to us under or arising from the Contract should be made to the Security Trustee or to its order as it may specify in writing from time to time;

all remedies provided for in the Contract or available at law or in equity are exercisable by the Security Trustee;

you are authorised and instructed, without further approval from us, to comply with

- your obligations (including without limitation your payment obligations) under the Contract in accordance with the written instructions of the Security Trustee from time to time (and to hold the money for any such payments to the Security Trustee's order pending receipt of written instructions from the Security Trustee); and

subject to paragraph 4 below, you shall allow the Security Trustee to perform all the obligations assumed by us under the Contract.



You shall not be released from your obligations under the Contract without the prior written consent of the Security Trustee.

We shall remain liable to perform all our obligations under the Contract and the Security Agent shall be under no obligation of any kind whatsoever in respect of the Contract.

You must not, without the Security Agent's prior written consent:

amend, novate, supplement, restate or replace the Contract;  
agree to any waiver or release of any of your obligations under the Contract; or

exercise any right of set-off or counterclaim in relation to any amounts owed under or in connection with the Contract.

With effect from the date of receipt of this notice, we irrevocably and unconditionally instruct and authorise you, without requiring further approval from us, to:

promptly disclose to the Security Trustee such information relating to the Contract as the Security Trustee may at any time request including, without limitation, all information, accounts and records in your possession or control that may be necessary or of assistance to enable the Security Trustee to verify the amount of all payments made or payable under the Contract by you or the performance by you of all your obligations under the Contract; and

provide the Security Agent with copies of all notices given or received under the Contract promptly after they are given or received.

The authority and instructions contained in this notice cannot be revoked or varied by us without the prior written consent of the Security Trustee.

By countersigning this letter, you confirm that-  
you have not received notice of any previous assignments or charges of or over any of the rights, title and interests and benefits referred to in this notice; and

no amendment, waiver or release of any of rights, interests and benefits referred to in this notice shall be effective without the prior written consent of the Security Trustee.

This notice, and any dispute or claim arising out of or in connection with it, shall be governed by and construed in accordance with English law.

Please accept this notice by signing the enclosed acknowledgement and returning it to.

Yours faithfully,

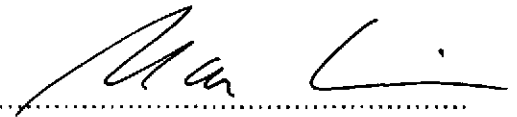
for and on behalf of  
[                    ]


Acknowledged:

For and on behalf of

(Name of contract counterparty)

Executed as a deed by  
Mahsro Limited acting by a director  
in the presence of:

)   
) .....  
) Director  
)

Witness signature.....  
Name of Witness...ANDREAS GRANDITSCH  
Address of Witness.....  
Occupation...SOLICITOR

Emin-Read Solicitors  
42 Crown Road  
St Margarets  
TW1 3EH

Executed as a deed by  
Octopus Administrative Services Limited  
acting by an attorney  
in the presence of:

)  
) .....  
) Attorney  
)

Witness signature.....  
Name of Witness.....  
Address of Witness.....  
Occupation.....