



Registration of a Charge

Company name: **BOMBAY DEVELOPMENT LIMITED**

Company number: **11263206**



X7G62611

Received for Electronic Filing: **08/10/2018**

Details of Charge

Date of creation: **04/10/2018**

Charge code: **1126 3206 0001**

Persons entitled: **S.S.L INVESTMENT LIMITED**

Brief description: **THE MORTGAGED PROPERTY, AS DESCRIBED IN SCHEDULE 1 OF THE CHARGE INSTRUMENT, BEING: LAND LYING TO THE EAST OF BOMBAY STREET, LONDON SE16 3UX (TITLE NUMBER 97530). 12 BOMBAY STREET, LONDON SE16 3UX (TITLE NUMBER SGL329534). 10 BOMBAY STREET, LONDON SE16 3UX (TITLE NUMBER SGL331359). LAND AT THE BACK OF 2, 4, 6 AND 8 BOMBAY STREET, LONDON SE16 3UX (TITLE NUMBER LN8627). 4, 6 AND 8 BOMBAY STREET, LONDON SE16 3UX (TITLE NUMBER LN11168). AND ALL ESTATES OR INTERESTS IN ANY FREEHOLD OR LEASEHOLD PROPERTY NOW OR IN THE FUTURE BELONGING TO IT.**

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: **TROWERS & HAMLINS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11263206

Charge code: 1126 3206 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 4th October 2018 and created by BOMBAY DEVELOPMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 8th October 2018 .

Given at Companies House, Cardiff on 10th October 2018

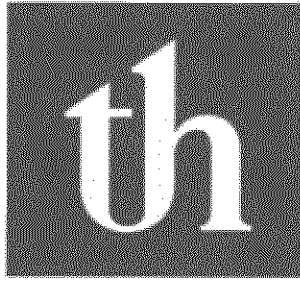
The above information was communicated by electronic means and authenticated
by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



dated

4 October

2018

Bombay Development Limited

(as Chargor)

and

S.S.L Investment Limited

(as Lender)

Debenture

(for Bilateral Loan)

(To: The Chief Land Registrar. Note: This Debenture contains (in clause 5.1) the consent of the Chargor to the lodgement at the Land Registry of an application by or on behalf of the Lender to enter a restriction in the Proprietorship Register and (in clause 5.3.3) the consent of the Chargor to the lodgement at the Land Registry of an application by or on behalf of the Lender to enter a notice on the Charges Register.)

Trowers & Hamlins LLP
3 Bunhill Row
London
EC1Y 8YZ
t +44 (0)20 7423 8000
f +44 (0)20 7423 8001
www.trowers.com
Execution version

Contents	Page
1 Definitions and interpretation	1
2 Payment of Secured Liabilities	6
3 Security	7
4 Conversion of the Floating Charge	9
5 The Land Registry and further advances	10
6 Further assurance	11
7 Negative pledge and disposal restrictions	12
8 Representations and warranties	13
9 General undertakings	15
10 Mortgaged Property	16
11 Insurance	18
12 Assigned Contracts	20
13 Account and Debts	20
14 Securities	21
15 Intellectual Property	23
16 Deposit of title deeds	23
17 Power to remedy	23
18 Enforcement of Security	23
19 Extension and variation of the Law of Property Act 1925	25
20 Appointment of Receiver	26
21 Powers of Receiver	27
22 Protection of purchasers	28
23 Power of attorney	28
24 Effectiveness of Security	29
25 Release of Security	30
26 Subsequent Security Interests	30
27 Assignment	31
28 Expenses, stamp taxes and indemnity	31
29 Payments free of deduction	32
30 Discretion and delegation	32
31 Perpetuity period	32
32 Counterparts	32
33 Certification	32
35 Set off	33
36 Payment of monies	33
37 Notices	33
38 Governing law and jurisdiction	35
Schedule 1 - Mortgaged Property	36

Schedule 2 - Assigned Contracts	37
Schedule 3	38
Part I - Form of notice of assignment of an Assigned Contract	38
Schedule 3	39
Part II - Form of acknowledgement of notice of assignment of an Assigned Contract	39
Schedule 4	40
Part I - Form of notice of fixed charge	40
Schedule 4	42
Part II - Acknowledgement of notice of fixed charge	42
Schedule 5	43
Part I - Form of notice to tenants under Occupational Lease Documents	43
Schedule 5	44
Part II - Form of acknowledgement from tenants under Occupational Lease Documents	44
Schedule 6	45
Part I - Form of notice of assignment of Insurances	45
Schedule 6	46
Part II - Form of acknowledgement of assignment of Insurances	46

Deed

dated 4 October 2018

Parties

- (1) **Bombay Development Limited** registered as a company limited by shares under the laws of England and Wales with registration number 11263206 whose registered office is at 7 Oliver Business Park, 7 Oliver Road, London NW10 7JB (the **Chargor**); and
- (2) **S.S.L Investment Limited** a company incorporated in England and Wales (company number 11368454) whose registered office is at 3 Bunhill Row, London EC1Y 8YZ (the **Lender**).

Introduction

- (A) The Lender has agreed to make loan facilities available to the Chargor in accordance with the terms of the Facility Agreement (as defined below).
- (B) It is a condition precedent to the granting of the loan facilities under the Facility Agreement that the Chargor enters into this Deed to provide security to the Lender for the purposes and on the terms as described below.
- (C) It is intended by the parties to this document that it will take effect as a deed.

Agreed terms

1 Definitions and interpretation

1.1 Definitions

In this Deed, unless the context otherwise requires:

Account means any account opened in the name of the Borrower with such number as may be notified by the Lender to the Borrower from time to time and includes any renumbering, redesignation or replacement of that account or sub-account of that account and **Accounts** will be construed accordingly;

Administrator has the meaning given to it by paragraph 1 of Schedule B1 to the Insolvency Act 1986 (incorporated by Schedule 16 to the Enterprise Act 2002);

Assigned Contracts means the agreements and deeds listed in Schedule 2;

Certificate of Title means any report on or a certificate of title relating to the Mortgaged Property provided to the Lender by the Chargor (or on its behalf);

Collateral Rights means all rights, powers and remedies of the Lender provided by or pursuant to this Deed or by law;

CREST means the electronic settlement system for UK and Irish securities operated by Euroclear UK & Ireland Limited or any successor system for the time being;

Dangerous Substances means any substance or waste (as defined in the Environmental Protection Act 1990) which is capable of causing harm to man or any living organism supported by the Environment or damaging the Environment or public health or welfare;

Debts means all book and other debts of the Chargor, all other monies due and owing to the Chargor and the benefit of all rights, securities or guarantees in respect of such book and other debts;

Development means the development of 18 one and two bedroom apartments and ground and first floor commercial units at the Mortgaged Property;

Environment means the environment as defined in Section 1(2) of the Environmental Protection Act 1990;

Environmental Audit means a full risk assessment of the Security Assets to ascertain the nature and extent of any harm or detriment caused to, or the risk of any possible harm or detriment which may be caused to the Environment by any activity, including soil, air or water testing of the Security Assets and any other property;

Environmental Law means any applicable common or statutory law, regulation, standard or code having the force of law, any code of practice, circular, guidance note, judgment or decision of any court or tribunal relating to the protection of human health and safety, the workplace or the Environment;

Environmental Licence means a licence, permit, certificate of registration, consent, or approval, including any conditions which attach thereto, which relates to or affects the Security Assets and which is required by an Environmental Law;

Event of Default has the meaning given to it in the Facility Agreement;

Facility Agreement means the facility agreement dated on or about the date of this Deed between the Chargor and the Lender under which the Lender has agreed to make available certain loan facilities to the Chargor;

Finance Documents means the Facility Agreement, this Deed and any other document designated in writing as a Finance Document by the Lender;

Financial Collateral shall have the meaning given to that expression in the Financial Collateral Regulations;

Financial Collateral Regulations means the Financial Collateral Arrangements (No 2) Regulations 2003 (SI 2003/3226);

Fixtures includes all buildings, erections and structures at any time on or in the course of construction on the Mortgaged Property and includes all fixtures, fittings, plant, materials, machinery, equipment, installations and apparatus now and from time to time in or on the Mortgaged Property;

Floating Charge Assets means the assets charged pursuant to clause 3.3;

Insurances means all contracts and policies of insurance of whatever nature which are from time to time taken out by or with the authority or on behalf of the Chargor in relation to the Security Assets or any part of them;

Insured Risks means fire, storm, tempest, flood, earthquake, lightning, explosion, impact, aircraft and other aerial devices and articles dropped from them, riot, civil commotion, malicious damage, landslip, subsidence, burst pipes, environmental pollution, terrorist acts and other such risks as the Lender may, from time to time, require including demolition and site clearance costs and expenses and architects', surveyors' and other professional fees and all other incidental expenses;

Intellectual Property means claims and intellectual property rights including all patents, patent applications, trade marks and service marks (whether registered or not), trade mark applications, service mark applications, trade names, registered designs, design rights, copyrights, computer programmes, know-how and trade secrets and all other industrial or intangible property or rights and all licences, agreements and ancillary and connected rights relating to intellectual and intangible property now or from time to time after the date of this deed owned by the Chargor;

Mortgaged Property means all the freehold and leasehold property specified in Schedule 1 and any other freehold or, as the case may be, leasehold property which is the subject of a Security Interest under this Deed;

Occupational Lease Document means any tenancy or licence to occupy or any agreement for any of the same from time to time granted or entered into by the Chargor in respect of any part of the Mortgaged Property and any licence, consent or approval given thereunder;

Planning Acts means the **consolidating Acts** as defined in the Planning (Consequential Provisions) Act 1990 together with the Planning and Compensation Act 1991, the Planning and Compulsory Purchase Act 2004, the Planning Act 2008 and the Localism Act 2011 and all applicable laws, orders, regulations, instruments, by laws, instructions and standards, whether national, regional or local, including any subordinate legislation relating to town and country planning and to the use and/or occupation of a Mortgaged Property;

Receiver means a receiver or receiver and manager of the whole or any part of the Security Assets;

Related Rights means, in relation to any asset which comprises the Security Assets:

- (a) the proceeds of sale of any part of that asset;
- (b) all rights under any licence, agreement for sale or agreement for lease in respect of that asset;
- (c) all rights, covenants, easements, benefits, claims, contracts, warranties, remedies, security, indemnities or covenants for title in respect of that asset; and
- (d) any monies and proceeds paid or payable in respect of that asset;

Rent means all amounts payable to or for the benefit of the Chargor by way of rent or licence fee, service charge, dilapidations, ground rent and rent charge in respect of any part of the Mortgaged Property whether under an Occupational Lease Document or otherwise and all other monies payable to or for the benefit of the Chargor in respect of the occupation or use of any part of the Mortgaged Property;

Secured Liabilities means all present and future monies, obligations and liabilities now or hereafter due owing or incurred to the Lender by the Chargor under the terms of any Finance Document (including, without limitation, under any amendments, supplements or restatements of any of the Finance Documents or in relation to any new or increased advances or utilisations);

Securities means all shares, stock, warrants, debentures, and other securities present and future (certificated or uncertificated) or units in an account of balance (whether held in the name of the Chargor or by a nominee) of the Chargor and all income and rights deriving from or attaching to the same;

Security means the security constituted by or pursuant to this Deed;

Security Assets means all the assets, rights, property and undertaking of the Chargor from time to time mortgaged, charged, assigned or agreed to be assigned to, the Lender by the Chargor under this Deed including, without limitation, the Mortgaged Property;

Security Financial Collateral Arrangement shall have the meaning given to that expression in the Financial Collateral Regulations;

Security Interest means any mortgage, pledge, lien, charge, security assignment, right of set off, hypothecation or security interest or any other agreement or arrangement having the effect of conferring security (including, for the avoidance of doubt, a floating charge) or any other type of preferential arrangement (including, without limitation, title transfer or retention of title) having a similar effect;

Security Period means the period beginning on the date hereof and ending on the date upon which the Lender is satisfied that all the Secured Liabilities have been irrevocably and unconditionally paid and discharged in full and no further Secured Liabilities are capable of being outstanding;

Sterling means the lawful currency of the United Kingdom;

Tax includes any form of taxation, levy, duty, charge, contribution or impost of whatever nature (including any applicable fine, penalty, surcharge or interest) imposed by any government authority, body or official (whether central, local, state or federal) anywhere in the world competent to impose any of them; and

Valuation means any valuation relating to the Mortgaged Property supplied to the Lender by the Chargor (or on its behalf).

1.2 Interpretation

In this Deed, unless the context otherwise requires, a reference to:

assets includes present and future properties, undertakings, revenues, rights and benefits of every description;

an **authorisation** includes an authorisation, consent, approval, resolution, licence, exemption, filing or registration;

the **Chargor** or the **Lender** includes a reference to its respective successors, permitted assigns and permitted transferees;

a **person** includes a permitted body corporate, unincorporated association and partnership, in each case, whether or not having a separate legal personality;

a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, intergovernmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation;

one gender shall include a reference to other genders; an individual will be treated as including corporations and vice versa; words importing the singular will be treated as including the plural and vice versa and words importing the whole will be treated as including a reference to any part, in each case except where the context specifically requires otherwise;

this Deed or to any provision of this Deed or any other document (including, without limitation any of the Finance Documents) is a reference to it as amended, restated, supplemented, varied or novated from time to time;

the words **include** or **including** (or any similar term) are not to be construed as implying any limitation and general words introduced by the word **other** (or any similar term) will not be given a restrictive meaning by reason of the fact that they are preceded or followed by words indicating a particular class of acts, matters or things;

a statute, a statutory provision, enactment or an EC Directive or subordinate legislation is a reference to any amendment, modification, extension, consolidation, replacement or re-enactment of any such statute, statutory provision, enactment or EC Directive, whether before or after the date of this Deed;

the making of an administration order shall be treated as including a reference to the appointment of an Administrator under paragraph 14 (by the holder of a qualifying floating charge in respect of the Chargor's property) or paragraph 22 (by the Chargor or the directors of the Chargor) of Schedule B1 to the Insolvency Act 1986; and

the making of an application for an administration order by petition shall be treated as including a reference to making an administration application to the court under Schedule B1 to the Insolvency Act 1986, appointing an Administrator under paragraphs 14 or 22 of that Schedule, or giving notice under paragraphs 15 or 26 of that Schedule of intention to appoint an Administrator.

1.3 Facility Agreement

1.3.1 Words and expressions defined in the Facility Agreement will have the same meanings when used in this Deed, unless the context otherwise requires. In the case of inconsistency, definitions set out in the Facility Agreement will prevail.

1.3.2 In the event of any inconsistency, ambiguity or discrepancy between the provisions of the Facility Agreement and the provisions of this Deed, then the provisions of the Facility Agreement shall prevail.

1.4 Headings

The clause, paragraph and Schedule headings and the table of contents are inserted for ease of reference only and will not affect construction.

1.5 Law of Property (Miscellaneous Provisions) Act 1989

For the purposes of Rule 68 of the Land Registration Rules 2003 (as amended) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 will be extended by the provisions of this Deed.

1.6 Nature of security over Mortgaged Property

A reference in this Deed to a **charge or mortgage of or over the Mortgaged Property** includes:

1.6.1 all buildings and Fixtures and fittings (including trade and tenant's Fixtures and fittings) and fixed plant and machinery which are situated on or form part of the Mortgaged Property at any time; and

1.6.2 all Related Rights.

1.7 Third party rights

A person who is not a party to this Deed has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce, or to enjoy, any term of this Deed.

1.8 Qualifying floating charge

This Deed contains a qualifying floating charge which gives the Lender the power to appoint an Administrator of the Chargor and paragraph 14 of schedule B1 to the Insolvency Act 1986 applies to the floating charge created by clause 3.3 of this Deed.

1.9 Avoidance of payments

If the Lender considers an amount paid by the Chargor in respect of the Secured Liabilities is capable of being avoided or otherwise set aside on the insolvency, liquidation or administration of the Chargor or otherwise set aside, that amount shall not have been irrevocably and unconditionally paid for the purposes of this Deed.

2 Payment of Secured Liabilities

2.1 Covenant to pay

The Chargor covenants with the Lender that it will, on demand, pay and discharge the Secured Liabilities as and when they fall due for payment in the manner provided in the relevant Finance Document.

3 **Security**

3.1 **Fixed charges**

The Chargor hereby charges in favour of the Lender with full title guarantee as continuing security for the payment and discharge of the Secured Liabilities:

- 3.1.1 (a) by way of a fixed legal mortgage the Mortgaged Property;
- (b) by way of a fixed legal mortgage all estates or interests in any freehold or leasehold property (except any assets specified in clause 3.1.1(a)) now or in the future belonging to it;
- 3.1.2 by way of fixed charge:
- (a) the benefit of all present and future licences, consents and authorisations (statutory or otherwise) held or utilised by the Chargor in connection with the Security Assets or the use of any of the Security Assets and all rights in connection with them;
- (b) the benefit of all other contracts, guarantees, appointments, covenants and warranties relating to the Mortgaged Property and other documents to which the Chargor is a party or which are in its favour or of which it has the benefit relating to letting, development, sale, purchase, use or the operation of the Mortgaged Property or any part of it or otherwise relating to the Mortgaged Property;
- (c) all furniture, furnishings, tools, vehicles, computers, computer software and hardware and office and other equipment and other chattels belonging to the Chargor and not regularly disposed in the ordinary course of business together with the benefit of all contracts, licences and warranties relating to the same;
- (d) all Fixtures;
- (e) all monies from time to time standing to the credit of the Account(s);
- (f) the Securities;
- (g) the Debts and the proceeds of payment or realisation of each of them until payment of such proceeds into the Accounts in accordance with clause 13;
- (h) all choses in action and the Intellectual Property;
- (i) all present and future goodwill, uncalled and called but unpaid capital of the Chargor;
- (j) all its rights and interests in and claims under the Insurances issued in relation to the Security Assets;
- (k) all negotiable instruments at any time drawn, issued or endorsed in favour of or held by or on behalf of, the Chargor, including any such

instruments which at any time have been deposited with the Lender (whether or not endorsed by the Lender);

- (l) the benefit of any interest rate swap, currency swap, cap or collar arrangement, future, option, forward rate agreement or other derivative instrument (howsoever described) or any other agreement with the Lender or any third party for protecting or hedging any of the Secured Liabilities at any time; and
- (m) insofar as the legal mortgages referred to in clause 3.1.1 or any of the assignments referred to in clause 3.2 shall for any reason be ineffective as a legal mortgage or an assignment, the assets referred to in those clauses.

3.2 Assignments

The Chargor hereby assigns and agrees to assign by way of security to the Lender with full title guarantee for the payment and discharge of the Secured Liabilities all the Chargor's right, title and interest in, to and under each of the following present and future assets:

- 3.2.1 the benefit of each of the Assigned Contracts and the benefit of any guarantee or security for the performance of each Assigned Contract;
- 3.2.2 all its rights and interests in the Rent and the benefit of any guarantee or security in respect of the Rent;
- 3.2.3 all its rights and interests in and claims under the Insurances;
- 3.2.4 all rights and claims in relation to any Mortgaged Property including, without limitation, all rights and claims against any lessees, tenants, sub-lessees, sub-tenants, licensees or occupiers of the Mortgaged Property from time to time and all guarantors and sureties for the obligations of such persons (whether under the Occupational Lease Documents or otherwise).
- 3.2.5 the benefit of all contracts, deeds, undertakings, agreements, rights, warranties, securities, covenants, guarantees, bonds and indemnities of any nature now or at any time enjoyed or held by the Chargor and relating to the Mortgaged Property and all compensation paid in relation to the Mortgaged Property and all VAT payable on the same;
- 3.2.6 the benefit of any development documents and all undertakings, agreements, rights, warranties, securities, covenants, guarantees, bonds and indemnities of any nature now or at any time enjoyed or held by the Chargor;
- 3.2.7 the benefit of all guarantees, warranties and representations given or made by, and any rights or remedies to which the Chargor may now or in the future be entitled against, all or any professional advisors and contractors in relation to the Mortgaged Property, and any business carried on thereat, and the manufacturer supplier and installers of all plant, machinery, Fixtures and fittings or other items now or hereafter in buildings located on the Mortgaged Property and any other person now or from time to time under contract or under a duty to

the Chargor including without limitation the right to prosecute in the name of the Chargor proceedings against any such person and the benefit of all sums recovered in proceedings against all or any such persons; and

- 3.2.8 all claims, remedies, awards or judgments paid or payable to the Chargor (including, without limitation, all liquidated and ascertained damages payable to the Chargor under the above),

provided that, in each case, to the extent (if any) that the benefits, rights, titles, claims and interests assigned under this clause 3.2 are not assignable, such assignment will operate as an assignment of all proceeds received by the Chargor in connection with such benefits, rights, titles, claims and interests.

3.3 Floating charge

The Chargor hereby charges in favour of the Lender with full title guarantee for the payment and discharge of the Secured Liabilities by way of floating charge the whole of the Chargor's undertaking, property and assets, present and future wherever situate not from time to time subject to an effective mortgage, fixed charge or assignment under this Deed.

4 Conversion of the Floating Charge

4.1 Notice of conversion

- 4.1.1 The Lender may from time to time, by notice in writing to the Chargor following the occurrence of Event of Default which is continuing or if the Lender considers those assets to be in danger of being seized or sold under any form of distress, attachment, execution, diligence or other legal process or to otherwise be in jeopardy, convert the floating charge contained in clause 3.3 into a fixed charge as regards any Floating Charge Assets specified in such notice.

- 4.1.2 The floating charge contained in clause 3.3 may not be converted into a fixed charge solely by reason of the obtaining of a moratorium or anything done with a view to obtaining a moratorium under the Insolvency Act 2000.

4.2 Automatic conversion

Notwithstanding anything contained in this Deed, if (without the prior written consent of the Lender);

- 4.2.1 the Chargor creates any Security Interest over or otherwise encumbers any of the Security Assets created by this Deed or attempts to do so other than as permitted under the Finance Documents;
- 4.2.2 any person levies or attempts to levy any distress, execution, diligence, sequestration or other process against the Security Assets which is not frivolous and vexatious and/or being diligently contested by the Chargor;
- 4.2.3 a resolution is passed or a petition is presented for the winding up, dissolution, administration or re-organisation of the Chargor other than any petition which is

frivolous and vexatious has been disclosed to the Lender and is being diligently contested by the Chargor;

- 4.2.4 a Receiver or an administrative receiver is appointed over the Security Assets or, if any person entitled to do so, gives notice of intention to appoint a Receiver or an administrative receiver over the Security Assets or files such a notice with the court; or
- 4.2.5 an Administrator is appointed in respect of the Chargor or the Lender receives notice of an intention to appoint an Administrator pursuant to paragraphs 15 or 26 of Schedule B1 of the Insolvency Act 1986 in respect of the Chargor,

the floating charge created by this Deed over the Floating Charge Assets shall with immediate effect and without notice automatically convert into a fixed charge.

5 The Land Registry and further advances

5.1 Land registration

The Chargor hereby consents to an application being made to the Chief Land Registrar by or on behalf of the Lender to enter the following restriction (in form P of Schedule 4 to the Land Registration Rules 2003) in the Proprietorship Register of any property which is, or is required to be, registered forming part of the Mortgaged Property:

"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 [the date of this Deed] in favour of S.S.L Investment Limited (as Lender) referred to in the Charges Register or their conveyancer or an individual identified as an authorised signatory of the Lender".

5.2 Implied covenants

For the purposes of Rule 68(1) of the Land Registration Rules 2003, the covenants set out in Sections 2 to 5 (inclusive) of the Law of Property (Miscellaneous Provisions) Act 1994 will be extended by the provisions of this Deed.

5.3 Further advances

- 5.3.1 Subject to the terms of the Finance Documents, the Lender is under an obligation to make further advances to the Chargor.
- 5.3.2 For the purposes of section 94(1)(c) of the Law of Property Act 1925, section 49(3) of the Land Registration Act 2002 and Rule 108 of the Land Registration Rules 2003, the obligation on the Lender to make further advances will be deemed to be incorporated in this Deed as if the same were set out in this Deed.
- 5.3.3 For the purposes of the Land Registration Rules 2003 and section 49(3) of the Land Registration Act 2002, the Chargor hereby consents to an application being made to the Chief Land Registrar by or on behalf of the Lender for the

entry of a note of the obligation to make further advances on the Charges Register of any registered land forming part of the Mortgaged Property.

6 Further assurance

6.1 Further assurance: general

The Chargor shall, at its own expense, promptly do all such acts or execute all such documents (including, without limitation, assignments, transfers, mortgages, charges, notices and instructions) as the Lender or any Receiver may specify (and in such form as the Lender or any Receiver may require) in favour of the Lender or its nominees:

6.1.1 to perfect or protect the security created or intended to be created in respect of the Security Assets (which may include the execution by the Chargor of a mortgage, fixed charge or assignment over all or any of the assets constituting, or intended to constitute, Security Assets) or for the exercise of the Collateral Rights; and/or

6.1.2 to facilitate the realisation of the Security Assets; and/or

6.1.3 to obtain all necessary consents to procure the registration of this Deed with the registrar of companies (if applicable) and, in respect of the Mortgaged Property, at the Land Registry or on the Land Charges Register, as appropriate.

6.2 Consents

The Chargor will use all reasonable endeavours to obtain (in form and content satisfactory to the Lender) as soon as possible any consents necessary to enable the relevant Security Assets purported to be so charged or assigned to be the subject of an effective fixed charge or assignment pursuant to clauses 3.1 and 3.2 and, immediately upon obtaining any such consent, the relevant Security Asset shall become subject to such Security and the Chargor shall promptly deliver a copy of each such consent to the Lender.

6.3 Notice of assignment of Assigned Contracts

The Chargor will promptly give notice of assignment in the form set out in part I of Schedule 3 to each counterparty to an Assigned Contract and shall procure that each relevant party acknowledges that notice substantially in the form set out in part II of Schedule 3.

6.4 Notice of charge of Account(s)

The Chargor will promptly give notice to the bank at which the Account(s) are held in the form set out in part I of Schedule 4 and shall procure that the bank on which such notice is served acknowledges that notice substantially in the form set out in part II of Schedule 4.

6.5 Notice to tenants under Occupational Lease Documents

At any time after an Event of Default has occurred and is continuing, the Chargor shall issue a notice in the form of part I of Schedule 5 to all other parties to any Occupational Lease Document to pay Rent and all other sums (including, without limitation, each guarantee or security in respect of the Rent) due under any Occupational Lease

Document to the Lender or into such Account as the Lender may require and to procure that such parties acknowledge such notice in the form of part II of Schedule 5.

6.6 Notices of assignment of Insurances

The Chargor will promptly give notice of assignment to all insurers in respect of the Insurances in the form set out in part I of Schedule 6 and shall procure that such insurers acknowledge the notice in the form set out in part II of Schedule 6.

6.7 Preservation of rights

Neither the obligations of the Chargor contained in this Deed nor the rights, powers and remedies conferred in respect of the Chargor upon the Lender by the Finance Documents or by law shall be discharged, prejudiced or otherwise affected by:

- 6.7.1 the winding-up, dissolution, administration or reorganisation of the Chargor or any other person or any change in its status, function, control or ownership;
- 6.7.2 any of the obligations of the Chargor or any other person under the Finance Documents or under any other security relating to the Finance Documents being or becoming illegal, invalid, unenforceable or ineffective in any respect;
- 6.7.3 any time or other indulgence being granted or agreed to be granted to the Chargor or any other person in respect of its obligations under the Finance Documents;
- 6.7.4 any amendment to, or any variation, waiver or release of any obligation of the Chargor or any other person under the Finance Documents;
- 6.7.5 any failure to take, or fully to take, any security contemplated by the Finance Documents or otherwise agreed to be taken in respect of the Chargor's or any other person's obligations under the Finance Documents;
- 6.7.6 any failure to realise or fully to realise the value of, or any release, discharge, exchange or substitution of, any security taken or agreed to be taken in respect of the Chargor's or any other person's obligations under the the Finance Documents; or
- 6.7.7 any other act, event or omission which, but for this clause 6.7, might operate to discharge, impair or otherwise affect any of the obligations of the Chargor or any other person or any of the rights, powers or remedies conferred upon the Lender by the Finance Documents or by law.

7 Negative pledge and disposal restrictions

7.1 Negative pledge

- 7.1.1 The Chargor will not, without the prior written consent of the Lender, create, purport to create, or permit to subsist (in favour of any person other than the Lender) any Security Interest over any of the Security Assets now or in the future, or agree or attempt to do so, or increase or extend any liability of the Chargor secured on any of the Security Assets.

7.1.2 Clause 7.1.1 shall not apply in respect of:

- (a) any security granted by the Chargor to United Trust Bank Limited on or before the date of this Deed;
- (b) any Security Interest permitted by the Facility Agreement; or
- (c) any Security Interest to which the Chargor has given its prior written consent.

7.2 Disposal of fixed charge assets

Save as permitted by the Finance Documents, the Chargor will not, without the prior written consent of the Lender (whether by a single transaction or number of related or unrelated transactions, and whether at the same time or over a period of time) sell, transfer, lease out, lend or otherwise dispose of any of the Security Assets charged or assigned by clauses 3.1 and 3.2 or following the crystallisation of the floating charge created by clause 3.3 the Floating Charge Assets charged by clause 3.3 or any interests therein or the right to receive or to be paid the proceeds arising from their disposal or agree or attempt to do so.

7.3 Disposal of Floating Charge Assets

The Chargor will not dispose of any of the Floating Charge Assets charged by clause 3.3 other than in the ordinary course of and for the purposes of, carrying on its trading business whilst the floating charge remains uncrystallised.

8 Representations and warranties

8.1 Duration and to whom made

The representations and warranties made by the Chargor in this clause 8 will remain in force (and will be deemed repeated on each day falling during) during the Security Period and are given to the Lender.

8.2 Matters represented – Mortgaged Property

Except as disclosed in writing to the Lender or in the Certificate of Title on or prior to the date of this Deed or on or prior to the date the Mortgaged Property becomes subject to a fixed charge hereunder:

- 8.2.1 the Chargor is the legal and beneficial owner of the Mortgaged Property, and has good and marketable title to the Mortgaged Property;
- 8.2.2 planning permission has been obtained or is deemed to have been granted in accordance with statute for the purposes of the Planning Acts and has been complied with in respect to any development and the existing use of the Mortgaged Property, and the Planning Acts and all relevant building regulations or previously relevant building bye-laws have been complied with in respect of all developments, alterations and improvements to the Mortgaged Property and they have also been complied with in respect of the use of the Mortgaged Property;

- 8.2.3 there are no covenants, agreements, stipulations, reservations, conditions, interests, rights or other matters whatsoever affecting the Mortgaged Property which materially adversely affect or are likely to materially adversely affect the value of the Mortgaged Property or the ability of the Chargor to perform its obligations owed to the Lender;
- 8.2.4 nothing has arisen or has been created or is subsisting which would be an overriding interest over the Mortgaged Property which materially adversely affects or is likely to materially adversely affect the value of the Mortgaged Property or the ability of the Chargor to perform its obligations owed to the Lender;
- 8.2.5 no facilities necessary for the enjoyment and use of the Mortgaged Property are enjoyed by the Mortgaged Property on terms entitling any person to terminate or curtail its or their use which materially adversely affects or is likely to materially adversely affect the value of the Mortgaged Property or the ability of the Chargor to perform its obligations owed to the Lender;
- 8.2.6 the Chargor has received no notice of any adverse claims by any person in respect of the ownership of the Mortgaged Property or any interest therein, nor has any acknowledgement been given to any person in respect thereof which has not been disclosed to the Lender;
- 8.2.7 nothing has arisen, or has been created, which would be an overriding interest in any Mortgaged Property;
- 8.2.8 the Mortgaged Property will be free from any tenancies or licences, other than those tenancies or licences permitted under the Facility Agreement;
- 8.2.9
- (a) all written information supplied by the Chargor or on its behalf for the purpose of each Valuation and Certificate of Title was true and accurate in all material respects as at its date or as at the date (if any) on which it was stated to be given;
 - (b) the information referred to in clause 8.2.9(a) was, as at its date or as at the date (if any) on which it was stated to be given, complete and the Chargor did not omit to supply any information which, if disclosed, would adversely affect the Valuation or Certificate of Title; and
 - (c) in the case of the first Valuation or Certificate of Title only, nothing has occurred since the date the information referred to in clause 8.2.9(a) was supplied and the date of this Deed which would adversely affect such Valuation or Certificate of Title;
- 8.2.10 the Chargor has disclosed to the Lender full details of all inspections, investigations, studies, Environmental Audits and other analyses commissioned by it in relation to environment matters in respect of the Mortgaged Property and any adjoining land;

- 8.2.11 the Chargor is, and has at all times been, in compliance with all applicable Environmental Law; and
- 8.2.12 the Chargor has obtained and is, and has at all times been, in compliance with all Environmental Licences.

8.3 Matters represented – Security Assets

- 8.3.1 There are no covenants, agreements, stipulations, reservations, conditions, interests, rights or other matters whatsoever affecting the Security Assets which materially adversely affect or are likely to materially adversely affect the Security Assets or the ability of the Chargor to perform its obligations owed to the Lender.
- 8.3.2 No facilities necessary for the enjoyment and use of the Security Assets are enjoyed by the Security Assets on terms entitling any person to terminate or curtail its or their use which materially adversely affects or is likely to materially adversely affect the Security Assets or the ability of the Chargor to perform its obligations owed to the Lender.
- 8.3.3 The Chargor has received no notice of any adverse claims by any person in respect of the ownership of the Security Assets or any interest therein, nor has any acknowledgement been given to any person in respect thereof which has not been disclosed to the Lender.

8.4 Security created

Subject to registration with the registrar of companies (if applicable), at the Land Registry or at the Land Charges Registry as appropriate, this Deed creates those Security Interests it purports to create ranking as set out above and is not liable to be avoided or otherwise set aside on the liquidation or administration of the Chargor or otherwise.

9 General undertakings

9.1 Duration and benefit

The undertakings in this clause 9:

- 9.1.1 shall remain in force during the Security Period; and
- 9.1.2 are given to the Lender.

9.2 Not to jeopardise the Security

The Chargor will not do or allow to be done anything which could reasonably be expected materially to decrease the value of the Security to the Lender (other than fair wear and tear arising from the use of the Security Assets in the ordinary course of business).

9.3 Maintenance

The Chargor will keep all plant, machinery, Fixtures, fittings, vehicles, computers and other equipment included in the Security Assets in a good state of repair and in good working

order and condition and when necessary replace the same by items of similar quality and value.

9.4 Information and access

The Chargor will, at the request of the Lender, promptly provide the Lender with such information as the Lender may reasonably require about the Security Assets and the Chargor's compliance with the terms of this Deed and the Chargor will permit the Lender, its representatives, professional advisers and contractors, free access at all reasonable times and on reasonable notice:

9.4.1 to view the Security Assets (without becoming liable as mortgagee in possession); and

9.4.2 to inspect and take copies and extracts from such books, accounts and records of the Chargor as relate to the Security Assets.

9.5 Law

The Chargor will comply with all applicable laws, regulations and authorisations affecting the Security Assets.

10 Mortgaged Property

The Chargor undertakes to the Lender at all times during the Security Period:

10.1 Repair

at all times following completion of the Development, to keep the Mortgaged Property in good and substantial repair and condition;

10.2 Outgoings

to pay punctually all Taxes, rents, rates, duties, assessments and other outgoings payable in respect of the Mortgaged Property;

10.3 Covenants

to perform and observe all covenants (positive and restrictive), conditions and stipulations from time to time affecting the Mortgaged Property or the use or enjoyment of it;

10.4 Development

10.4.1 (within the meaning of that expression in the Planning Acts and being development for which the permission of the local planning authority is required) not without the prior written consent of the Lender to carry out or permit any development of the Mortgaged Property, or remove any of the Fixtures on the Mortgaged Property (except in connection with the renewal or replacement of them);

10.4.2 Clause 10.4.1 shall not apply in respect of the Development of the Mortgaged Property;

10.5 User

to use the Mortgaged Property only for such purpose or purposes as may for the time being be authorised as the permitted use or user thereof under or by virtue of the Planning Acts;

10.6 Planning

10.6.1 to comply with any conditions attached to any planning permissions relating to or affecting the Mortgaged Property;

10.6.2 not without the prior written consent of the Lender to make any application for planning permission or implement any planning permission obtained or enter or agree to enter into any agreement or undertaking under the Planning Acts in each case in respect of the Mortgaged Property (other than as may be required in connection with the Development);

10.7 Notices

to pass onto the Lender immediately upon receipt a copy of any notice or proposal for a notice or order served on the Chargor by any public or local or any other authority in respect of the Mortgaged Property or any part thereof and to give notice to the Lender immediately on becoming aware of any other matter which is likely to affect adversely the value of the Mortgaged Property, and in each case if the Lender so requires or approves and at the Chargor's cost to make such representations in respect of such notice or order as the Lender may require;

10.8 Information

at the request of the Lender promptly to provide the Lender with such documents or information relating to the Mortgaged Property or its development as the Lender may reasonably require;

10.9 Compliance with leases

where the Mortgaged Property is leasehold or subject to any lease, agreement for lease, tenancy or licence:

10.9.1 to observe and perform all the covenants, stipulations and obligations contained in any lease, agreement for lease, tenancy or licence affecting the Mortgaged Property of which the Chargor is the lessee, tenant or licensee; and

10.9.2 to comply with all covenants on the part of the lessor or licensor contained in the lease, agreement for lease, tenancy or licence affecting the Mortgaged Property of which the Chargor is the lessor or licensor;

10.10 Environmental matters

10.10.1 to obtain and maintain all licences required by it under Environmental Law and comply in all material respects with all Environmental Law applicable to it; and

10.10.2 to ensure that no Dangerous Substances are used, disposed of, generated, stored, transported, deposited, buried or emitted at, on, from or under any

premises (whether or not owned, leased, occupied or controlled by it) in circumstances where this might result in a liability of the Lender;

10.11 Leases

- 10.11.1 save as permitted by the Facility Agreement, not without the previous consent in writing of the Lender to grant or agree to grant (whether in exercise or independently of any statutory power) any lease or tenancy of the Mortgaged Property or any part thereof or accept a surrender of any lease or tenancy or confer upon any person any contractual licence or right to occupy the Mortgaged Property and provided, on request by the Lender, it notifies the Lender of all leases, tenancies, licences or rights to occupy granted or surrendered by it and if so reasonably requested by the Lender provided it sends a copy thereof to the Lender forthwith upon request;
- 10.11.2 to enforce and not waive or release the covenants, conditions, agreements and obligations contained in or imposed by any of the Occupational Lease Documents or any guarantee in respect of the obligations of the tenants, lessees, licensees or other parties thereunder which materially affects or is reasonably likely to materially affect the value of the Mortgaged Property;
- 10.11.3 not without the prior written consent of the Lender to accept or agree to accept the surrender or alteration of any of the Occupational Lease Documents which materially affects or is reasonably likely to materially affect the value of the Mortgaged Property and observe and perform all the covenants, conditions, agreements and obligations on its part in all material respects; and
- 10.11.4 to deliver to the Lender within 14 days of demand full particulars of all Occupational Lease Documents.

10.12 Commonhold

The Chargor shall not convert, or permit the conversion of, any freehold estate of any of the Mortgaged Property to a freehold estate in commonhold land under Part 1 of the Commonhold and Leasehold Reform Act 2002.

11 Insurance

11.1 Insured Risks

Except where insured by the lessor of any Mortgaged Property, the Chargor will insure all of the Security Assets (which are of an insurable nature) against:

- 11.1.1 the Insured Risks;
- 11.1.2 loss of rents payable by the tenants or other occupiers of the Mortgaged Property for a period of three years or such other period as may be agreed with the Lender;
- 11.1.3 third party and public liability;
- 11.1.4 contractor's all risks insurance covering contractors and sub-contractors;

11.1.5 professional indemnity insurance covering contractors, sub-contractors and consultants with a design responsibility to the extent such insurance is not carried by the relevant contractors, sub-contractors and consultants with design responsibility appointed in respect of the Development; and

11.1.6 any other risks normally insured against by persons carrying on the same class of business as that carried on by it.

11.2 Replacement value

Any Insurance must be in a sum or sums not less than the replacement value of the Security Assets. For this purpose, **replacement value** means the total cost of rebuilding, reinstating or replacing those Security Assets in the event of their being completely destroyed, together with any relevant architects' and surveyors' fees.

11.3 Insurance company

Any Insurances required under this clause must be with an insurance company or underwriters acceptable to the Lender.

11.4 Application

Subject to the provisions of any lease or prior charge of all or part of the Security Assets, all monies received or receivable under any Insurances must be applied:

11.4.1 in replacing, restoring or reinstating the Security Assets destroyed or damaged or in any other manner which the Lender may agree; or

11.4.2 if the Lender so directs and the terms of the relevant Insurances allow in or towards satisfaction of the Secured Liabilities.

11.5 Co-insurance

The Chargor will procure that a note of the Lender's interest as co-insured (composite) is endorsed upon all Insurances maintained by the Chargor and that the Lender is named first loss payee (other than in relation to insurance against third parties and public liability risks).

11.6 Provisions of Insurances

The Chargor will procure that the relevant Insurances contain provisions that:

11.6.1 they will not be terminated, invalidated or otherwise allowed to lapse for failure to pay any premium or otherwise unless 30 days' notice is given to the Lender;

11.6.2 they will not be vitiated or avoided as against the Lender in the event or as a result of any misrepresentation, act, neglect or failure to make disclosure on the point of any issued party or any circumstances beyond the control of an issued party; and

11.6.3 a waiver of the rights of subrogation of the insurer as against the Chargor, the Lender and the tenants of any Mortgaged Property.

11.7 Avoidance of policy

The Chargor will not do or permit anything to be done which may make the Insurances void or voidable.

11.8 Premiums

The Chargor will promptly pay all premiums and do all other things necessary to keep the Insurances in force.

11.9 Return of policy

The Chargor will, immediately at the request of the Lender, produce to the Lender the policy, certificate or cover note relating to any of the Insurances and the receipt for the payment of the last premium and will if the Lender requests deposit all Insurances with the Lender.

12 Assigned Contracts

12.1 Performance

The Chargor will remain liable to perform all the obligations to be performed in respect of any of the Assigned Contracts and the Lender will have no obligation of any kind whatsoever in relation to them or be under any liability whatsoever in the event of any failure by the Chargor to perform its obligations in respect of them. The Chargor agrees to indemnify and hold the Lender harmless from all costs, claims, damages or liabilities whatsoever and howsoever arising out of the performance of or the failure in performance of the Chargor's obligations in respect of the Assigned Contracts.

12.2 No amendments

Save as permitted under the Facility Agreement, the Chargor will not without the prior written consent of the Lender:

12.2.1 amend, supplement, novate or waive any provision of or terminate any Assigned Contract; or

12.2.2 do anything which might jeopardise the enforceability of any Assigned Contract.

13 Account and Debts

13.1 Restriction on dealing

The Chargor will not without the prior written consent of the Lender deal with its Debts otherwise than by collecting them in the ordinary course of business and will not charge, factor, discount or assign any of its Debts in favour of any third party.

13.2 Payment

The Chargor will collect all Debts charged to the Lender under this Deed and will without delay pay the proceeds of payment or realisation of all such Debts into the Account(s) and pending that payment will hold all money so received upon trust for the Lender.

13.3 Withdrawal

The Chargor will not withdraw all or any monies standing to the credit of the Account(s) without the Lender's prior written consent or as permitted by the Facility Agreement.

14 Securities

14.1 Calls and other payments

In relation to the Securities:

- 14.1.1 the Chargor will duly and promptly pay all calls or other payments due or payable in respect of any Securities and will comply with all other conditions and obligations assumed by it in relation to any of the Securities;
- 14.1.2 the Lender will not incur any liability in relation to any calls or other payments relating to the Securities;
- 14.1.3 if the Chargor defaults in complying with its obligations under clause 14.1.1 the Lender may in its absolute discretion make such payments on behalf of the Chargor; and
- 14.1.4 the Chargor agrees to reimburse the Lender on demand all sums expended by the Lender under clause 14.1.3.

14.2 Notices

The Chargor will forward to the Lender any notices, reports, accounts, circulars and other documents relating to the Securities material to the rights of the Lender hereunder promptly after they are received.

14.3 Rights prior to enforcement

Until the Security becomes enforceable:

- 14.3.1 the Chargor may exercise or direct all voting and other rights relating to the Securities provided that such exercise does not adversely affect the Securities or the Lender or the Security; and
- 14.3.2 except as otherwise permitted by the Lender in writing or by the Facility Agreement, all dividends and other distributions in relation to the Securities will be paid into the Account(s); but, if paid to the Chargor, the Chargor will immediately upon receipt pay them into the Account(s) and until that payment will hold them on trust for the Lender.

14.4 Rights after enforcement

Upon the Security becoming enforceable:

- 14.4.1 the Lender shall be entitled to exercise in the name of the Chargor all voting or other rights in relation to the Securities and the Chargor will (and will procure that its nominees will) comply with any directions the Lender may in its absolute discretion, give concerning the exercise of those rights and powers;

- 14.4.2 the Lender shall be entitled to receive and retain all dividends, and other distributions paid in respect of the Securities;
- 14.4.3 the Lender shall be entitled to exercise or direct the exercise of all voting or other rights in relation to the Securities in such means as it considers fit; and
- 14.4.4 the Lender shall be entitled to complete all instruments of transfer referred to in clause 14.5 and otherwise have any Securities registered in its name or the name of its nominee.

14.5 Deposit of certificates

The Chargor will on the date of this deed, or if later, on the date of acquisition of any Securities, deposit with the Lender, in addition the documents of title and other documentary evidence required by clause 14, such duly executed instruments of transfer (with the name of the transferee, date and consideration left blank) as the Lender may require to perfect the title of the Lender or its nominee to such Securities and/or to enable the Lender to vest such Securities in any purchaser upon exercise of the Lender's power of sale.

14.6 CREST system

- 14.6.1 In the case of the CREST system and if requested by the Lender, the Chargor will transfer (or procure the transfer by its nominee of) the relevant units of participating securities comprised in the Securities from its (or its nominee's) member account to its escrow balance by sending a **Transfer to Escrow** instruction to CREST identifying the Lender or the Lender's nominee as the escrow agent in respect of such escrow balance and any subsequent transfer or other dealings with such escrow balance will only be made with the consent of the Lender or its nominee.
- 14.6.2 If any of the Securities held in uncertificated form in CREST is recertificated, the Chargor will procure that, immediately on receipt of the relevant investment in certificated form, it is delivered to the Lender or its nominee together with executed blank transfer forms.

14.7 Liability of the Lender

The Chargor agrees with the Lender that neither the Lender nor the Lender's nominee will have any liability:

- 14.7.1 for failing to present any coupon or other document relating to any of the Securities for payment or redemption;
- 14.7.2 for failing to accept any offer relating to any of the Securities;
- 14.7.3 for failing to attend or to vote at any meetings related to the Securities;
- 14.7.4 for failing to notify the Chargor of any matters mentioned in this clause 14 or of any communication received by the Lender in relation to the Securities; or

- 14.7.5 for any loss arising out of or in connection with the exercise or non-exercise of any rights or powers attaching or accruing to the Securities or which may be exercised by the Lender or any nominee for the Lender under this Deed.

15 Intellectual Property

15.1 The Chargor shall:

- 15.1.1 if requested by the Lender at any time, register the interest of the Lender in all or any part of any Intellectual Property;
- 15.1.2 if requested by the Lender at any time, execute all such documents and do all such things as the Lender may require to record the interest of the Lender in any register relating to the Intellectual Property;
- 15.1.3 preserve, maintain and renew as and when necessary all Intellectual Property required by the Chargor for carrying on its business; and
- 15.1.4 promptly notify the Lender of any infringements of the Intellectual Property and take all steps as may be necessary to prevent such infringement and/or recover damages in respect thereof.

16 Deposit of title deeds

The Chargor will deposit all deeds and documents of title relating to the Security Assets with the Lender and such other documents relating to the Security Assets as the Lender may require from time to time, for the duration of the Security Period, except to the extent that any such Security Assets are released by the Lender pursuant to the terms of the Facility Agreement.

17 Power to remedy

In the case of default by the Chargor in repairing or keeping in repair or insuring the Security Assets or any part thereof or in observing or performing any of the covenants or stipulations affecting the same, the Chargor will permit the Lender or its agents and contractors to enter on the Security Assets and to comply with or object to any notice served on the Chargor in respect of the Security Assets and to effect such repairs or insurance or generally do such things or pay all such costs, charges and expenses as the Lender may consider are necessary or desirable to prevent or remedy any breach of covenant or stipulation or to comply with or object to any notice. The Chargor will indemnify and keep the Lender indemnified against all losses, costs, charges and expenses reasonably incurred in connection with the exercise of the powers contained in this clause 17.

18 Enforcement of Security

18.1 When Security becomes enforceable

The Security shall be immediately enforceable if an Event of Default occurs. After the Security has become enforceable, the Lender may in its absolute discretion enforce all or any part of such Security at the times, in the manner, and on the terms as it shall think fit and take possession of or hold or dispose of all or any part of the Security.

18.2 Exercise of powers

At any time after the Security becomes immediately enforceable, the Lender may, without notice to the Chargor or prior authorisation from any court, in its absolute discretion whether or not it has appointed a Receiver, exercise all or any of the powers, authorities and discretions conferred by the Law of Property Act 1925 (as varied or extended by this Deed) on mortgagees and by this Deed on any Receiver or otherwise conferred by law on mortgagees or Receivers.

18.3 Right of appropriation

To the extent that any of the Security Assets constitutes Financial Collateral and this Deed and the obligations of the Chargor hereunder constitute a Security Financial Collateral Arrangement the Lender shall have the right, at any time after this Deed has become enforceable, to appropriate all or any part of such Financial Collateral in or towards payment and/or discharge of the Secured Liabilities in such order as the Lender in its absolute discretion may from time to time determine. For this purpose each of the Chargor and the Lender agrees that the value of such Financial Collateral so appropriated shall be (a) in the case of cash, the amount standing to the credit of each of the Account(s), together with any accrued but unposted interest, at the time the right of appropriation is exercised; and (b) in the case of Securities, the market price of such Securities at the time the right of appropriation is exercised as determined by the Lender by reference to any recognised market index or by such other process as the Lender may select, including, without limitation, independent valuation. In each case, each of the Chargor and the Lender agrees that the method of valuation provided for in this clause 18 shall constitute a commercially reasonable method of valuation for the purpose of the Financial Collateral Regulations.

18.4 Possession

If the Lender, any Receiver or any delegate of any such person takes possession of the Security Assets, it or he may at any time relinquish such possession.

18.5 No liability as mortgagee in possession

The Lender will not be liable to account as a mortgagee in possession in respect of all or any part of the Security Assets or be liable for any loss upon realisation or for any neglect, default or omission in connection with the Security Assets to which a mortgagee in possession might otherwise be liable.

18.6 Power of sale

The power of sale under this Deed may be exercised notwithstanding that the Lender or the Receiver may have previously waived or refrained from exercising that power; and no demand or notice of sale made or given under this Deed will be waived by the acceptance of any payment on account of the Secured Liabilities, or by any negotiations between the Lender and the Chargor or any other party who is acting as agent for the Chargor or on behalf of it.

18.7 Receiver's liability

All the provisions of clause 18.5 will apply, mutatis mutandis, in respect of the liability of any Receiver and delegate of the Receiver or the Lender or any officer, employee or agent of the Lender, any Receiver or any delegate.

19 Extension and variation of the Law of Property Act 1925

19.1 Extension of powers

The power of sale or other disposal conferred on the Lender and on any Receiver by this Deed will operate as a variation and extension of the statutory power of sale under Section 101 of the Law of Property Act 1925 and such power will arise (and the Secured Liabilities will be deemed due and payable for that purpose) on the execution of this Deed.

19.2 Restrictions

The restrictions contained in Sections 93 and 103 of the Law of Property Act 1925 will not apply to this Deed or to the exercise by the Lender of its right to consolidate all or any of the Security with any other security in existence at any time or to its power of sale, which powers may be exercised by the Lender without notice to the Chargor.

19.3 Power of leasing

The statutory powers of leasing may be exercised by the Lender at any time and the Lender and any Receiver may make any lease or agreement for lease, accept surrenders of leases and grant options on such terms as it will think fit, without the need to comply with any restrictions imposed by Sections 99 and 100 of the Law of Property Act 1925.

19.4 Non-application

The following provisions of the Law of Property (Miscellaneous Provisions) Act 1994 will not apply to clause 3 being:

19.4.1 the words 'other than any charges, encumbrances or rights which that person does not and would not reasonably be expected to know about' in Section 3(1);

19.4.2 the words 'except to the extent that' and all words thereafter in Section 3(2); and

19.4.3 Section 6(2).

19.5 Application

Section 109(8) of the Law of Property Act 1925 will not apply, and all monies received by the Lender or any Receiver in the exercise of any powers conferred by this Deed will be applied in the following order:

19.5.1 in the payment of:

(a) all costs, charges, liabilities and expenses incurred by the Lender or any Receiver in the exercise of those powers or incidental to any Receiver's appointment; and

(b) any Receiver's remuneration;

- 19.5.2 in or towards discharge of all liabilities having priority to the Secured Liabilities;
- 19.5.3 in or towards the satisfaction of the Secured Liabilities in such order as the Lender determines; and
- 19.5.4 in the payment of any surplus to the Chargor or other person entitled to it.

19.6 Application of sums received

The Chargor will have no rights in respect of the application by the Lender of any sums received, recovered or realised by the Lender under this Deed.

20 Appointment of Receiver

20.1 Appointment and removal

At any time after the Security becomes enforceable, or if requested to do so by the Chargor, the Lender may by deed or otherwise (acting through an authorised officer of the Lender), without prior notice to the Chargor:

- 20.1.1 appoint one or more persons to be a Receiver of the whole or any part of the Security Assets or an Administrator of the Chargor;
- 20.1.2 remove (so far as it is lawfully able) any Receiver or an Administrator so appointed; and
- 20.1.3 appoint another person(s) as an additional or replacement Receiver(s) or Administrator(s).

20.2 Capacity of Receivers

Each person appointed to be a Receiver under this Deed will be:

- 20.2.1 entitled to act individually or together with any other person appointed or substituted as Receiver;
- 20.2.2 for all purposes will be deemed to be the agent of the Chargor which will be solely responsible for his acts, defaults and liabilities and for the payment of his remuneration and no Receiver will at any time act as agent for the Lender; and
- 20.2.3 entitled to remuneration for his services at a rate to be fixed by the Lender from time to time (without being limited to the maximum rate specified by the Law of Property Act 1925).

20.3 Statutory powers of appointment

The powers of a Receiver will be in addition to all statutory and other powers of the Lender under the Law of Property Act 1925 (as extended by this Deed), an administrative receiver under the Insolvency Act 1986 or otherwise and such powers will remain exercisable from time to time by the Lender in respect of any part of the Security Assets.

21 Powers of Receiver

21.1 Powers

Every Receiver appointed by the Lender will (in addition to all powers conferred on him by law) have the following powers exercisable in respect of the Security Assets upon such terms and conditions as he thinks fit:

- 21.1.1 to take possession of and generally to manage the Security Assets and any business of the Chargor;
- 21.1.2 to enter into, carry into effect, complete, deliver, perform, repudiate, rescind or vary any deed, contract, transaction or arrangement to which the Chargor is or is to be a party;
- 21.1.3 to carry out on any Mortgaged Property (or on any other property which it may in his opinion be necessary or desirable to work upon) any development or new works or complete any unfinished works of building, reconstruction, maintenance, furnishing or equipment and to apply for and obtain all planning permissions, consents or licences as may be necessary or desirable for such purposes;
- 21.1.4 to purchase or acquire any land and purchase, acquire, grant or release any interest in or right over land and enter into, take or release the benefit of covenants (positive or restrictive) binding on or benefiting the Mortgaged Property;
- 21.1.5 to sell, lease, licence, surrender or accept surrender of leases or licences of, charge or otherwise deal with and dispose of the Security Assets without restriction including (without limitation) power to dispose of any Fixtures separately from the land;
- 21.1.6 to carry into effect and complete any transaction by executing deeds or documents in the name of or on behalf of the Chargor;
- 21.1.7 to insure the Security Assets and any works and effect indemnity insurance or other similar insurance and obtain bonds or give commitments, guarantees indemnities and security;
- 21.1.8 to engage, rely on the advice of and discharge advisers, consultants, officers, managers, agents, workmen and others;
- 21.1.9 to purchase materials, tools, equipment, goods or supplies;
- 21.1.10 to bring, continue or defend any claim, dispute, action or legal proceedings and enter into any arrangement or compromise in relation to the Security Assets or any part of them;
- 21.1.11 to redeem any security and to borrow or raise any money and secure the payment of any money in priority to the Secured Liabilities for the purposes of the exercise of his powers and/or defraying any costs or liabilities incurred by him in such exercise;

21.1.12 to make any elections for value added tax purposes; and

21.1.13 to do any other acts or things as:

- (a) he may consider to be necessary or desirable for the realisation of the Security Assets or any part thereof;
- (b) as he may consider incidental or conducive to any of the rights or powers conferred on a Receiver under or by virtue of this Deed or law.

22 Protection of purchasers

22.1 Consideration

The receipt of the Lender or any Receiver will be conclusive discharge to a purchaser and, in making any sale or disposal of any of the Security Assets or making any acquisition, the Lender or any Receiver may do so for such consideration, in such manner and on such terms as it thinks fit.

22.2 Protection of purchaser

No purchaser or other person dealing with the Lender or any Receiver will be bound to inquire whether the right of the Lender or such Receiver to exercise any of its powers has arisen or become exercisable or be concerned with any propriety or regularity on the part of the Lender or such Receiver in such dealings.

23 Power of attorney

23.1 Appointment and powers

The Chargor by way of security irrevocably appoints the Lender and every Receiver or Administrator and any delegate or sub-delegate severally to be its attorney and in its name, on its behalf and as its act and deed to execute, deliver and perfect all documents and do all things which:

- 23.1.1 the Chargor ought to have done by this Deed (including the execution and delivery of any deeds, charges, legal mortgages, assignments or other security and any transfers of the Security Assets); and/or
- 23.1.2 enable the Lender and any Receiver or Administrator or any delegate or sub-delegate to exercise, or delegate the exercise of, any of the rights, powers and authorities conferred on them by or pursuant to this Deed or by law (including the exercise of any right of a legal or beneficial owner of the Security Assets).

23.2 Ratification

The Chargor will ratify and confirm all things lawfully done and all documents executed by any attorney in the exercise or purported exercise of all or any of his powers.

24 Effectiveness of Security

24.1 Continuing Security

The Security will remain in full force and effect as a continuing security for the Secured Liabilities during the Security Period.

24.2 Cumulative rights

The Security and the Collateral Rights will be cumulative, in addition to and independent of every other security which the Lender may at any time hold for the Secured Liabilities or any other obligations or any rights, powers and remedies provided by law. No prior security held by the Lender over the whole or any part of the Security Assets will merge into the Security.

24.3 No prejudice

Neither the Security nor the Collateral Rights will be prejudiced by any time or indulgence granted to the Chargor or any other person or by any other thing which might otherwise prejudice the Security or any Collateral Right.

24.4 Remedies and waivers

No failure on the part of the Lender to exercise, or any delay on its part in exercising, any Collateral Right will operate as a waiver thereof, nor will any single or partial exercise of any Collateral Right preclude any further or other exercise of that or any other Collateral Right.

24.5 No liability

None of the Lender, any Receiver or any delegate or sub-delegate will be liable by reason of:

24.5.1 taking any action permitted by this Deed; or

24.5.2 any neglect or default in connection with the Security Assets; or

24.5.3 taking possession of or realising all or any part of the Security Assets

except in the case of negligence or wilful default or fraud upon its part.

24.6 Partial invalidity

If, at any time, any provision of this Deed is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions of this Deed nor of such provision under the laws of any other jurisdiction will in any way be affected or impaired thereby and, if any part of the Security is invalid, unenforceable or ineffective for any reason, that will not affect or impair any other part of the Security.

24.7 Other security

The Lender will not be obliged to resort to any guarantees, indemnities, Security Interests or other means of payment now or hereafter held by or available to it before enforcing this Deed and no action taken or omitted by the Lender in connection with any such guarantee, indemnity, Security Interests or other means of payment will discharge, reduce, prejudice or affect the liability of the Chargor or the Secured Liabilities nor will the Lender be obliged to account for any money or other property received or recovered in consequence of any enforcement or realisation of any such guarantees, indemnities, Security Interests or other means of payment.

24.8 Variation

No variation of the terms of this Deed will be valid unless it is in writing and executed as a deed by the Chargor and confirmed in writing by the Lender.

25 Release of Security

Upon the expiry of the Security Period and the Lender not being under any further actual or contingent obligation to make advances or provide other financial accommodation to the Chargor, the Lender will, at the request and cost of the Chargor, release and cancel the Security and procure the reassignment to the Chargor of the property and assets assigned to the Lender pursuant to this Deed and without recourse to, or any representation or warranty by, the Lender or any of its nominees.

26 Subsequent Security Interests

If the Lender at any time receives or is deemed to have received notice of any subsequent Security Interest affecting all or any part of the Security Assets or any assignment or transfer of the Security Assets which is prohibited by the terms of this Deed, all payments thereafter by or on behalf of the Chargor to the Lender will be treated as having been

credited to a new account of the Chargor and not as having been applied in reduction of the Secured Liabilities as at the time when the Lender received such notice.

27 Assignment

27.1 Right of Lender to assign

The Lender may at any time assign or otherwise transfer all or any part of its rights under this Deed.

27.2 Restriction on Chargor

The Chargor may not assign or transfer any of its rights or obligations under this Deed.

27.3 Confidentiality

The Lender may give such information relating to the Chargor and the Secured Liabilities as it thinks fit to any person proposing to take an assignment and/or transfer from the Lender and/or to enter into contractual relations with the Lender with respect to this Deed.

28 Expenses, stamp taxes and indemnity

28.1 Expenses

The Chargor will, from time to time on demand of the Lender, reimburse the Lender on a full indemnity basis for all the costs and expenses (including legal fees) together with any VAT thereon properly incurred by it or by any Receiver in connection with:

28.1.1 the negotiation, preparation and execution of this Deed and the completion of the transactions and perfection of the security contemplated in this Deed; or

28.1.2 the exercise, preservation and/or enforcement of any of the Collateral Rights or the security contemplated by this Deed or any proceedings instituted by or against the Lender or any Receiver as a consequence of taking or holding the security or of enforcing the Collateral Rights.

28.2 Stamp taxes

The Chargor will pay all stamp, stamp duty land tax, registration and other Tax to which this Deed, the Security or any judgment given in connection with it is or at any time may be subject and will, from time to time, indemnify the Lender on demand against any liabilities, costs, claims and expenses resulting from any failure to pay or delay in paying any such Tax.

28.3 Indemnity

The Chargor will, notwithstanding any release or discharge of all or any part of the Security, indemnify the Lender, its agents, attorneys and any Receiver against any action, proceeding, claims, losses, liabilities and costs which it may sustain as a consequence of any breach by the Chargor of the provisions of this Deed, the exercise or purported exercise of any of the rights and powers conferred on them by this Deed or otherwise relating to the Security Assets.

29 Payments free of deduction

All payments to be made under this Deed will be made free and clear of and without deduction or withholding whatsoever for or on account of any Tax except to the extent that the Chargor is required by law to make such payment subject to the deduction or withholding of any Tax. If any Tax or amount in respect of Tax is required to be deducted from any amounts payable or paid by the Chargor, the Chargor will pay such additional amounts as may be necessary to ensure that after the making of the deduction or withholding which is required the relevant recipient receives and retains (free from any liability in respect of any such deduction or withholding) a net amount equal to the full amount which it would have received and retained had no such deduction or withholding been made.

30 Discretion and delegation

30.1 Discretion

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

30.2 Delegation

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

31 Perpetuity period

The perpetuity period under the rule against perpetuities, if applicable to this Deed, will be the period of 125 years from the date of this Deed (as specified in section 5(1) of the Perpetuities and Accumulations Act 2009).

32 Counterparts

This Deed may be executed in counterparts, all of which when taken together will constitute a single deed.

33 Certification

The Chargor hereby certifies that its creation of this Deed in favour of the Lender does not contravene any of the provisions of the Companies Act 2006 or its memorandum and articles of association.

34 Reorganisation

This Deed will remain binding on the Chargor notwithstanding any change in the constitution of the Lender or its absorption by, or amalgamation with, or the acquisition of all or part of its undertaking by, any other person, or any reconstruction or reorganisation

of any kind. The Security will remain valid and effective in all respects in favour of the Lender and for any assignee, transferee or other successor in title of the Lender.

35 Set off

The Lender may set off any matured obligation due from the Chargor under this Deed against any matured obligation owed by the Lender to the Chargor (whether actual or contingent, present or future), regardless of the place of payment, booking branch or currency of either obligation. If the obligations are in different currencies, the Lender may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the set-off.

36 Payment of monies

36.1 Date for payment

Where neither the Facility Agreement nor this Deed specified the due date for payment of any monies owed by the Chargor to the Lender such monies will be due and payable to the Lender by the Chargor on demand.

36.2 Currency

The Chargor's liability under this Deed is to discharge the Secured Liabilities in Sterling. If at any time the Lender receives a payment (including by set-off) referable to any of the Secured Liabilities from any source in a currency other than Sterling, then such payment will take effect as a payment to the Lender of the amount in Sterling which the Lender is able to purchase (after deduction of any relevant costs) with the amount of the payment so received in accordance with its usual practice.

36.3 Currency indemnity

If a payment is made under a court order or in satisfaction of a claim or proof and is treated by clause 36.2 as a payment of an amount which falls short of the relevant liability of the Chargor expressed in Sterling, the Chargor as a separate and independent obligation will on demand from time to time indemnify the Lender against such shortfall and pay interest on such shortfall from the date of such payment to the date on which the shortfall is paid.

36.4 Certificates

A certificate signed by an official of the Lender as to the amount due or owing from the Chargor will be conclusive evidence against the Chargor, except in the case of manifest error.

37 Notices

37.1 Service

Any notice or communication to be given in connection with this Deed will be in writing and delivered by hand or sent by first class prepaid post and:

37.1.1 sent to the Chargor at:

Address: 7 Oliver Business Park, 7 Oliver Road, London NW10 7JB

Attention: Nasser Alanizy

37.1.2 sent to the Lender at:

Address: c/o Trowers & Hamlins LLP, 3 Bunhill Row, London EC1Y 8YZ

Attention: the Directors

unless either party has communicated another address to the other in which case it must be sent to the last address so communicated.

37.2 Receipt by Chargor

A notice or communication sent by the Lender to the Chargor under clause 37 will be deemed to have been received:

37.2.1 if delivered by hand, at the time of delivery; or

37.2.2 if sent by first class pre-paid post, on the next business day after posting.

37.3 Receipt by Lender

Any notice or communication given to the Lender by the Chargor shall be deemed to have been received only on actual receipt.

37.4 Confirmation in writing

The Chargor may not rely on any oral notice, waiver, consent, approval, representation, advice, statement or other communication by the Lender or any of its employees, agents or representatives except where such communications are confirmed in writing and signed for the Lender pursuant to clause 37.

37.5 Electronic communication

37.5.1 Any communication to be made between the Chargor and the Lender under or in connection with this Deed may be made by electronic mail or other electronic means to the extent that they agree that, unless and until notified to the contrary, this is to be an accepted form of communication and if they:

- (a) notify each other in writing of their electronic mail address and/or any other information required to enable the sending and receipt of information by that means; and
- (b) notify each other of any change to their address or any other such information supplied by them by not less than five Business Days' notice.

37.5.2 Any electronic communication made between the Chargor and the Lender will be effective only when actually received in readable form and in the case of any electronic communication made by the Chargor to the Lender only if it is addressed in such a manner as the Lender shall specify for this purpose.

37.5.3 Any electronic communication which becomes effective, in accordance with clause 37.5.2 above, after 5.00 pm in the place of receipt shall be deemed only to become effective on the following Business Day.

38 Governing law and jurisdiction

38.1 Governing law

This Deed and any non-contractual obligations arising out of or in connection with it shall be governed by, and be construed in accordance with, the laws of England.

38.2 Exclusive jurisdiction

The courts of England have exclusive jurisdiction to settle any dispute arising in connection with this Deed (a **Dispute**). The parties agree that these courts are the most appropriate and convenient courts to settle any Dispute that arises under or in connection with this Deed and accordingly neither party will argue to the contrary.

38.3 Benefit of the Lender

This clause 38 is for the benefit of the Lender only. As a result the Lender will not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Lender may take concurrent proceedings in any number of jurisdictions.

This Deed has been executed as a deed by the parties and is delivered and takes effect on the date at the beginning of this Deed.

Schedule 1

Mortgaged Property

Short description of Property	Title Number (if any)
Land lying to the east of Bombay Street, London SE16 3UX	97530
12 Bombay Street, London SE16 3UX	SGL329534
10 Bombay Street, London SE16 3UX	SGL331359
Land at the back of 2, 4, 6 and 8 Bombay Street, London SE16 3UX	LN8627
4, 6 and 8 Bombay Street, London SE16 3UX	LN11168

Schedule 2
Assigned Contracts

Schedule 3

Part I

Form of notice of assignment of an Assigned Contract

To: []
[]

Date:

Notice of Assignment

We hereby give notice that by a debenture dated [•] made between [] (the **Chargor**) (1) and [] (the **Lender**) (2) (the **Debenture**), the Chargor assigned to the Lender all its rights, title and interest present and future in [the [•] between you and [•] dated [•]] [together with all ancillary or other agreements and documents entered into pursuant to or in connection therewith] (each an **Agreement** and together the **Agreements**) as security for the obligations more particularly referred to in the Debenture.

By signing and returning to the Lender the additional copy of this letter, please acknowledge notice of this Debenture and confirm and agree that:

- 1 you have not received notice of any previous assignment, charge, lien or other security
interest of or affecting the Agreement(s);
- 2 all monies due or to become due from you to the Chargor under the Agreement(s) will be
paid to the Chargor's account number [•] ([•]) with [•] at its [•] (sort code
[•]) or to such other account as the Lender (or the Chargor and the Lender) may notify you
in writing and without set-off or counterclaim save as provided in the Agreement(s); and
- 3 you will not without prior written consent of the Lender determine, agree to amend or
accept a waiver of your obligations under the Agreement(s).

Until the Lender serves written notice to the contrary, the Chargor will be entitled, subject to the provisions of this notice, to exercise its rights under the Agreement(s).

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

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

Yours faithfully

Authorized signatory
for and on behalf of
[Chargor]

Schedule 3

Part II

Form of acknowledgement of notice of assignment of an Assigned Contract

To: (as Lender)

Copy: [Chargor]

Dated:

Dear Sirs

Acknowledgement of notice

We hereby acknowledge receipt of a letter (a copy of which is attached hereto) dated [•] and addressed to us by [Chargor] (the **Notice**) and hereby acknowledge the Debenture (as defined the Notice) and accept the instructions and authorisations contained in the Notice.

We also confirm that we will pay all sums due under the Agreement(s) (as defined in the Notice) as directed in the Notice.

Yours faithfully

for and on behalf of

[]

Schedule 4

Part I

Form of notice of fixed charge

To: [Bank]
[Address]

Date:

Dear Sirs

Notice of fixed charge over the [•] Account[s]

We hereby give notice that by a debenture dated [•] made between [] (the **Chargor**) (1) and [] (the **Lender**) (2) (the **Debenture**), the Chargor charged to the Lender 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[s]**) 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, charged to the Lender all its rights, title and interest in and to all sums which may at any time be standing to the credit of the **[•] Account[s]** (the **Account Funds**).

In connection therewith and by way of security for its obligations to the Lender, the Chargor hereby irrevocably and unconditionally instructs and authorises you (notwithstanding any previous instructions whatsoever which it may have given you to the contrary):

- 1 to disclose to the Lender 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 Funds and the debt represented thereby as the Lender 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 Lender 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; and
- 3 to accept all instructions from the Lender in connection with any payments from or withdrawals from the **[•] Account[s]**, at any time and from time to time, and to comply with all such instructions save that until you receive notice to the contrary from the Lender, all instructions relating to payments from or withdrawals from the **[•] Account[s]** may be validly given by us together with the Lender in accordance with the **[•] Account[s]** mandate. Upon receipt of such notice to the contrary from the Lender, you hereby agree to accept and comply with all such instructions from the Lender in connection with any payments from or withdrawals from the **[•] Account[s]**.

The instructions and authorisations which are contained in this letter will remain in full force and effect until the Lender gives you notice in writing revoking them.

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

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

Yours faithfully

.....
Authorised Signatory
for and on behalf of
[Chargor]

Schedule 4

Part II

Acknowledgement of notice of fixed charge

To: [] (the **Lender**)

Copy: [Chargor]

Dated:

Dear Sirs

Acknowledgement of notice

Account number: [] (the [•] **Account[s]**)

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

We hereby acknowledge and confirm to each of the Chargor and the Lender 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 or the debt represented thereby or any part thereof.

We hereby acknowledge and confirm to each of the Chargor and the Lender 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.

We agree that in the event of us receiving notice at any time that any person or entity other than the Chargor or the Lender claims to have or claims it will acquire any right or interest whatsoever in the Account Funds or any part thereof we will as soon as is reasonably practicable give written notice of the terms thereof to the Lender.

The expressions defined and used in the Notice will have the same meaning when used in this Notice.

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

Yours faithfully

.....
Duly authorised signatory
for and on behalf of
[Account bank]

Schedule 5

Part I

Form of notice to tenants under Occupational Lease Documents

To: []
[]

Date:

Dear Sirs

Notice of assignment

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

We hereby give notice that by a debenture dated [•] made between [•] (the **Chargor**) (1) and [•] (the **Lender**) (2) (the **Debenture**), the Chargor charged to the Lender all its rights, title and interest present and future over the Lease.

We irrevocably instruct and authorise you, until you receive notice from the Lender to the contrary, and notwithstanding any previous instructions given by us to you, to pay any rent payable by you under the Lease to account at [], Account No. [Account No.], (the **Account**).

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

This letter and all non contractual obligations arising out of or in connection with it shall be governed by, and construed in accordance with, the laws of England.

Please acknowledge receipt of this letter and your acceptance of the instructions and authorisations contained in it by returning a copy of this letter addressed to us and to the Lender in the form attached hereto.

Yours faithfully

Authorised Signatory
for and on behalf of
[Chargor]

Schedule 5

Part II

Form of acknowledgement from tenants under Occupational Lease Documents

To: [Chargor]

[Lender]

Date:

Dear Sirs

Acknowledgement of notice

We hereby acknowledge receipt of the notice (a copy of which is attached hereto) dated [] (the **Notice**) and addressed to us by [] (the **Chargor**) in relation to the Lease (as defined in the Notice) and we accept the instructions and authorisations contained in the Notice.

We confirm that:

- 1 we have not, as at the date of this acknowledgement, received any notice 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 (as defined in the Notice); and
- 2 we shall pay all rent and all other monies payable by us under the Lease into the Account (as defined in the Notice) and we shall continue to pay those monies into the Account until we receive your written instructions to the contrary.

This letter and all non contractual obligations arising out of or in connection with it shall be governed by, and construed in accordance with, the laws of England.

Yours faithfully

For and on behalf of

[Tenant]

Schedule 6

Part I

Form of notice of assignment of Insurances

To: [Insurer]

Date:

Notice of assignment

We hereby give notice that by a debenture dated [•] made between [•] (the **Chargor**) (1) and [•] (the **Lender**) (2) (the **Debenture**) that the Chargor has assigned in favour of the Lender all its rights, title and interest in and to the proceeds of *[insert details of insurance policy]* (the **Policy**).

We hereby instruct you with effect from the date you receive this notice to:

- 1 make all payments under or in respect of the Policy to the Lender or as the Lender may specify in writing from time to time;
- 2 note the interest of the Lender as co-insured (composite) on the Policy;
- 3 disclose to the Lender without further approval from us such information regarding the Policy as the Lender may from time to time request; and
- 4 send a copy of all notices issued by you in respect of the Policy to the Lender.

All rights, interests and benefits accruing to the Chargor under the Policy belong to and are exercisable by the Lender.

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

This letter and all non contractual obligations arising out of or in connection with it shall be governed by, and construed in accordance with, the laws of England.

Please acknowledge receipt of this letter and your acceptance of the instructions and authorisations contained in it by signing and returning a copy of this letter addressed to us and to the Lender in the form attached hereto.

Yours faithfully

.....
Authorised signatory
for and on behalf of
[Chargor]

Schedule 6

Part II

Form of acknowledgement of assignment of Insurances

To: [Lender]

Date:

We acknowledge receipt of the notice dated [•] (the **Notice**) and addressed to us by [•] (the **Chargor**) in relation to the Policy (as defined in the Notice) and we accept the instructions and authorisations contained in the Notice and confirm that:

- 1 we shall comply with the terms of the Notice;
- 2 we have not received notice of any other interest relating to the Policy; and
- 3 no amendment or termination of the Policy shall be effective until the expiry of 30 days after the date we have given the Lender written notice of such amendment or termination.

We confirm that:

- 1 the Policy is in full force and effect;
- 2 as at the date of this letter, the insurance premium payable in relation to the Policy is paid up to date;
- 3 the insurances maintained under the Policy are in all [material respects] in accordance with the requirements of the [Facility Agreement / Finance Documents] and amongst other things:
 - 3.1 the interest of the Lender is noted as co-insured (composite) and first loss payee in respect of any insurance proceeds for any one claim (other than third party liability claims) on the relevant Policy, and we hereby confirm that we will provide quarterly notification to the Lender of all claims made under the Policy;
 - 3.2 full terrorism cover applies;
 - 3.3 the Policy includes property owners public liability;
 - 3.4 the Policy provides cover for loss of rent insurance in respect of a period of not less than 3 years;
 - 3.5 the policy includes contractors all risk insurance and professional indemnity insurance covering contractors, sub-contractors and consultants with a design responsibility
 - 3.6 the Policy contains a provision to the effect that the relevant insurance shall not be invalidated or otherwise terminated or cancelled or the cover thereunder reduced as against the Lender for non-payment of any premium due or for other cause without the insurer first giving to the Lender 30 days' prior written notice;

- 3.7 the Policy contains a standard mortgagee protection clause whereby, among other things, the relevant insurances shall not be vitiated or avoided as against a mortgagee notwithstanding that it could otherwise be so against the Chargor;
- 3.8 the Policy will not be prejudiced, vitiated or avoidable as against a mortgagee in the event of any misrepresentation, act or neglect or failure to disclose on the part of the insured party or parties;
- 3.9 a waiver of the rights of subrogation of the insurer as against the Chargor and the Lender (save in their respective capacities as the insured) and the tenants of the property to which the Policy relates; and
- 3.10 under the terms of the Policy, the Lender shall not in any circumstances be liable for the relevant premium.

This letter, and all non-contractual obligations arising out of or in connection with it, shall be governed by, and construed in accordance with, the laws of England.

.....

For and on behalf of
[Insurer]

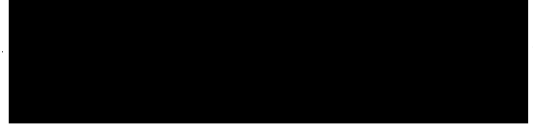
Signatories

Chargor

Executed as a deed by
BOMBAY DEVELOPMENT LIMITED
acting by

(director)

)
)
)



Director

in the presence of:

)

witness signature:



name:

SHAH TAFAZZUL ALI

address:

76 WARDON STREET, LONDON, W1F 0UR

occupation:

SOLICITOR

Lender

Executed as a deed by
S.S.L INVESTMENT LIMITED
acting by

(director)

)
)
)

Director

in the presence of:

)

witness signature:

name:

address:

occupation:

11/11/11

11/11/11

11/11/11