



**Registration of a Charge**

Company name: **BRUSHWARE HOLDINGS LIMITED**

Company number: **12498057**



X9FL21FT

Received for Electronic Filing: **13/10/2020**

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**Details of Charge**

Date of creation: **30/09/2020**

Charge code: **1249 8057 0001**

Persons entitled: **PAUL JOHN TOWNLEY**

Brief description:

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

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

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**Authentication of Instrument**

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT  
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION  
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **KGW GARNER SOLICITOR**



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

Company number: 12498057

Charge code: 1249 8057 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th September 2020 and created by BRUSHWARE HOLDINGS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 13th October 2020 .

Given at Companies House, Cardiff on 14th October 2020

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

## Mortgage of shares

This deed is dated

30<sup>th</sup> September 2010

### PARTIES

- (1) **BRUSHWARE HOLDINGS LIMITED** incorporated and registered in England and Wales with company number 124498057 whose registered office is at Haswell House, St Nicholas Street Worcester WR1 1UN (**Borrower**)
- (2) **PAUL JOHN TOWNLEY** of 3 Hagley Court North, The Waterfront, Dudley, West Midlands, DY5 1XF (**Lender**)

### BACKGROUND

- (A) The Lender has sold on the date hereof the entire issued share capital of PJT Holdings Limited incorporated and registered in England and Wales with company number 10404178 (The Company) formerly held by the Lender to the Borrower in accordance with the provisions of a Share Purchase Agreement (The SPA) which has been dated today
- (B) The total consideration payable by the Borrower to the Lender for the shares is £2948,604 which includes the trading premises of the Company and its subsidiary company Brushware (UK) Ltd known as Unit 53 Rovex Business Park, Hay Hall Road, Birmingham B11 2AQ (The Premises) at an agreed value of £1,350,000 which is being secured by a charge on The Premises effective from today. The balance of the total consideration excluding the value of The Premises and a payment of 937,500 by way of Initial Consideration made today is £661,104 which is to be paid in accordance with the provisions of the SPA (the Loan) and secured by this Mortgage of Shares
- (C) By this deed the Borrower gives security to the Lender for repayment the Loan

### AGREED TERMS

#### 1. DEFINITIONS AND INTERPRETATION

##### 1.1 DEFINITIONS

Terms defined in the SPA shall, unless otherwise defined in this deed, have the same meaning in this deed. In addition, the following definitions apply in this deed save in case of conflict when the definitions in this deed shall apply

**Business Day:** a day other than a Saturday, Sunday or public holiday in England when banks in London are open for business.

**Delegate:** any person appointed by the Lender or any Receiver pursuant to Clause 13, and any person appointed as attorney of the Lender, Receiver or Delegate.

**Event of Default:** the failure by the Borrower to make the payment of any 3 monthly instalment of The Loan within 28 days after the same becomes due

**Financial Collateral:** has the meaning given to that expression in the Financial Collateral Regulations.

**Financial Collateral Regulations:** the Financial Collateral Arrangements (No. 2) Regulations 2003 (SI 2003/3226).

**LPA 1925:** the Law of Property Act 1925.

**The Loan:** the sum of £. 661104

**Receiver:** a receiver, receiver and manager or administrative receiver of any or all of the Secured Assets appointed by the Lender under Clause 11.

**Related Rights:** any:

- (a) dividend, interest or other distribution paid or payable in relation to any Share; and
- (b) right, money or property accruing, offered or issued at any time in relation to any Share by way of redemption, substitution, exchange, conversion, bonus, preference or otherwise, under option rights or otherwise.

**Secured Assets:** The Shares (and references to the Secured Assets shall include references to any part of them).

**Secured Liabilities:** The Loan

**Security:** any mortgage, charge (whether fixed or floating, legal or equitable), pledge, lien, assignment by way of security or other security interest securing any obligation of any person, or any other agreement or arrangement having a similar effect.

**Security Period:** the period starting on the date of this deed and ending on the date on which the Lender is satisfied that all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full and no further Secured Liabilities are capable of being outstanding.

**Shares:** each and all of the shares in the share capital of the Company sold to the Buyer under the provisions of the SPA

## 1.2 INTERPRETATION

In this deed:

- (a) Clause, Schedule and Paragraph headings shall not affect the interpretation of this deed;
- (b) a reference to a **person** shall include a reference to an individual, firm, company, corporation, partnership, unincorporated body of persons, government, state or agency of a state or any association, trust, joint venture or consortium (whether or not having separate legal personality) and that person's personal representatives, successors, permitted assigns and permitted transferees;
- (c) unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular;
- (d) unless the context otherwise requires, a reference to one gender shall include a reference to the other gender;
- (e) a reference to a party shall include that party's successors, permitted assigns and permitted transferees and this deed

shall be binding on, and enure to the benefit of, the parties to this deed and their respective personal representatives, successors, permitted assigns and permitted transferees;

(f) a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time;

(g) a reference to a statute or statutory provision shall include all subordinate legislation made under that statute or statutory provision;

(h) a reference to **writing** or **written** includes fax but not email;

(i) an obligation on a party not to do something includes an obligation not to allow that thing to be done;

(j) a reference to **this deed** (or any provision of it) or to any other agreement or document referred to in this deed is a reference to this deed, that provision or such other agreement or document as amended (in each case, other than in breach of the provisions of this deed) from time to time;

(k) unless the context otherwise requires, a reference to a clause or Schedule is to a clause of, or Schedule to, this deed;

(l) any words following the terms **including**, **include**, **in particular**, **for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms;

(m) a reference to an **amendment** includes a novation, re-enactment, supplement or variation (and **amended** shall be construed accordingly);

(n) a reference to **assets** includes present and future properties, undertakings, revenues, rights and benefits of every description;

(o) a reference to an **authorisation** includes an approval, authorisation, consent, exemption, filing, licence, notarisation, registration and resolution;

(p) a reference to **continuing** in relation to an Event of Default means an Event of Default that has not been remedied or waived;

(q) a reference to **determines** or **determined** means, unless the contrary is indicated, a determination made at the absolute discretion of the person making it; and

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

### 1.3 CLAWBACK

If the Lender considers that an amount paid by the Borrower in respect of the Secured Liabilities is capable of being avoided or otherwise set aside on the liquidation or administration of the Borrower or otherwise, then that amount shall not be considered to have been irrevocably paid for the purposes of this deed.

### 1.4 PERPETUITY PERIOD

If the rule against perpetuities applies to any trust created by this deed, the perpetuity period shall be 125 years (as specified by section 5(1) of the Perpetuities and Accumulations Act 2009).

### 1.5 SCHEDULES

The schedules form part of this deed and shall have effect as if set out in full in the body of this deed. Any reference to this deed includes the schedules.

## 2. COVENANT TO PAY

### 2.1 COVENANT TO PAY

The Borrower shall, pay to the Lender in repayment of the Loan <sup>6</sup> equal payments of £110,184 every 3 calendar months the first payment of which shall be made <sup>29</sup> 3 calendar months after the date of this deed

## 3. GRANT OF SECURITY

### 3.1 LEGAL MORTGAGE

As a continuing security for the payment and discharge of the Secured Liabilities, the Borrower with full title guarantee charges to the Lender by way of a first legal mortgage, all the Shares owned by it or held by any nominee on its behalf.

### 3.2 FIXED CHARGE

As a continuing security for the payment and discharge of the Secured Liabilities, the Borrower with full title guarantee charges to the Lender by way of a first fixed charge all Related Rights.

## 4. LIABILITY OF THE BORROWER

### 4.1 LIABILITY NOT DISCHARGED

The Borrower's liability under this deed in respect of any of the Secured Liabilities shall not be discharged, prejudiced or affected by:

(a) any security, guarantee, indemnity, remedy or other right held by, or available to, the Lender that is or becomes wholly or partially illegal, void or unenforceable on any ground;

(b) the Lender renewing, determining, varying or increasing any facility or other transaction in any manner or concurring in, accepting or varying any compromise, arrangement or settlement, or omitting to claim or enforce payment from any other person; or

(c) any other act or omission; that, but for this Clause 4.1, might have discharged, or otherwise prejudiced or affected, the liability of the Borrower.

#### **4.2 IMMEDIATE RECOURSE**

The Borrower waives any right it may have to require the Lender to enforce any security or other right, or claim any payment from, or otherwise proceed against, any other person before enforcing this deed against the Borrower.

### **5. REPRESENTATIONS AND WARRANTIES**

#### **5.1 REPRESENTATIONS AND WARRANTIES**

The Borrower makes the representations and warranties set out in this Clause 5 to the Lender.

#### **5.2 SHARES**

(a) The Shares are fully paid and are not subject to any option to purchase or similar rights.

(b) The Shares represent the whole of the issued share capital of The Borrower and no person has any option, warrant or other similar right to subscribe for any of its shares

(c) The Borrower is the sole legal and beneficial owner of the Shares.

#### **5.3 NO SECURITY**

The Secured Assets are free from any Security other than the Security created by this deed.

#### **5.4 NO ADVERSE CLAIMS**

The Borrower has not received, or acknowledged notice of, any adverse claim by any person in respect of the Secured Assets or any interest in them.

#### **5.5 NO ADVERSE COVENANTS**

There are no covenants, agreements, reservations, conditions, interests, rights or other matters whatsoever, that materially and adversely affect the Secured Assets.

#### **5.6 NO BREACH OF LAWS**

There is no breach of any law or regulation which materially and adversely affects the Secured Assets.

#### **5.7 AVOIDANCE OF SECURITY**

No Security expressed to be created under this deed is liable to be avoided, or otherwise set aside, on the liquidation or administration of the Borrower or otherwise.

#### **5.8 ENFORCEABLE SECURITY**

This deed constitutes and will constitute the legal, valid, binding and enforceable obligations of the Borrower, and is and will continue to be effective security over all and every part of the Secured Assets in accordance with its terms.

#### **5.9 TIMES FOR MAKING REPRESENTATIONS AND WARRANTIES**

The representations and warranties set out in Clause 5.2 to Clause 5.8 are made by the Borrower on the date of this deed.

### **6. COVENANTS**

#### **6.1 NEGATIVE PLEDGE AND DISPOSAL RESTRICTIONS**

The Borrower shall not at any time, except with the prior written consent of the Lender:

- (a) create, purport to create or permit to subsist any Security on, or in relation to, any Secured Asset other than any Security created by this deed ;
- (b) sell, assign, transfer, part with possession of or otherwise dispose of in any manner (or purport to do so) all or any part of, or any interest in, the Secured Assets; or
- (c) create or grant (or purport to create or grant) any interest in the Secured Assets in favour of a third party.

#### **6.2 PRESERVATION OF SECURED ASSETS**

The Borrower shall not do, or permit to be done, any act or thing that would or might depreciate, jeopardise or otherwise prejudice the security held by the Lender, or diminish the value of any of the Secured Assets or the effectiveness of the security created by this deed.



### **6.3 COMPLIANCE WITH LAWS AND REGULATIONS**

The Borrower shall comply with the requirements of any law and regulation relating to or affecting the Secured Assets or the use of them or any part of them.

### **6.4 ENFORCEMENT OF RIGHTS**

The Borrower shall use its best endeavours to enforce any rights and institute, continue or defend any proceedings relating to any of the Secured Assets which the Lender may require from time to time.

### **6.5 NOTICE OF MISREPRESENTATIONS AND BREACHES**

The Borrower shall, promptly on becoming aware of any of the same, notify the Lender in writing of:

- (a) any representation or warranty set out in Clause 5 which is incorrect or misleading in any material respect when made or deemed to be repeated; and
- (b) any breach of any covenant set out in this deed.

### **6.6 TITLE TO SECURED ASSETS**

The Borrower shall:

- (a) immediately deliver to the Lender, or as the Lender may direct, all share certificates and other documents of title or evidence of ownership of the Secured Assets; and
- (b) promptly execute and deliver to the Lender, or as the Lender may direct, all stock transfer forms (duly completed) and other documents which the Lender may reasonably request to enable the Lender, or its nominee, to be registered as the owner of, or otherwise obtain legal title to, the Secured Assets.

### **6.7 NOMINATIONS**

- (a) The Borrower shall immediately terminate all nominations it may have made in respect of any Secured Asset and, pending such termination, procure that any person so nominated:
  - (i) does not exercise any rights in respect of any Secured Asset without the prior written approval of the Lender; and
  - (ii) immediately upon receipt by it, forward to the Lender all communications or other information received by it in respect of any Secured Asset for which it has been so nominated.
- (b) The Borrower shall not at any time during the Security Period exercise the right to nominate any person other than the Lender to enjoy or exercise any right relating to any of the Secured Assets.

#### **6.8 PRE-EMPTION RIGHTS AND RESTRICTIONS ON TRANSFER**

The Borrower shall:

- (a) obtain all consents, waivers, approvals and permissions that are necessary, under the articles of association (or otherwise) of the Company, for the transfer of the Secured Assets to the Lender or its nominee, or to a purchaser on enforcement of the security constituted by this deed; and
- (b) procure the amendment of the share transfer provisions (including, but not limited to, deletion of any pre-emption provisions) under the articles of association, other constitutional document or otherwise in any manner that the Lender may require in order to permit the transfer of the Secured Assets to the Lender or its nominee, or to a purchaser on enforcement of the security constituted by this deed.

#### **6.9 CALLS AND OTHER OBLIGATIONS**

- (a) Notwithstanding the security created by this deed, the Borrower shall promptly pay all calls, instalments and other payments that may be or become due and payable in respect of all or any part of the Secured Assets.
- (b) If the Borrower fails to do so, the Lender may, at its discretion but without obligation, pay the calls, instalments or other payments on behalf of the Borrower.
- (c) The Borrower shall, immediately on request by the Lender, reimburse the Lender for any payment made by it under this Clause 6.9.
- (d) The Borrower shall comply with, and shall remain liable to perform, all of the other conditions and obligations assumed by it in respect of all or any part of the Secured Assets.

#### **6.10 CHANGES TO RIGHTS**

- (a) The Borrower shall not take, or allow the taking of, any action on its behalf which may result in the rights attaching to, or conferred by, all or any of the Secured Assets being altered.
- (b) The Borrower shall not cause or permit:
  - (i) any of the Secured Assets to be consolidated, sub-divided or converted or
  - (ii) any further shares in the share capital of the Company to be issued.

#### **6.11 COMPLIANCE WITH REQUESTS FOR INFORMATION**

The Borrower shall promptly copy to the Lender and comply with all requests for information which are made under the Companies Act 2006 (including, without limitation, under sections 790D and 790E of the Companies Act 2006) relating to all or any part of the Secured Assets. If it fails to do so, the Lender may elect to provide such information as it may have on behalf of the Borrower.

#### **6.12 INFORMATION**

The Borrower shall:

(a) promptly following receipt, send to the Lender copies of any notice, circular, report, accounts and any other document received by it that relates to the Secured Assets.

(b) promptly notify the Lender in writing of any action, claim, notice or demand made by or against it in connection with all or any part of a Secured Asset or of any fact, matter or circumstance which may, with the passage of time, give rise to such an action, claim, notice or demand, together with, in each case, the Borrower's proposals for settling, liquidating, compounding or contesting any such action, claim, notice or demand and shall, subject to the Lender's prior approval, implement those proposals at its own expense.

#### **7. VOTING RIGHTS AND DIVIDENDS**

##### **7.1 VOTING RIGHTS AND DIVIDENDS - BEFORE ENFORCEMENT**

(a) Before the security constituted by this deed becomes enforceable, the Borrower may exercise all voting and other rights and powers in respect of the Secured Assets or, if any of the voting and other rights and powers in respect of the Secured Assets are exercisable by the Lender or any of its nominees, the Borrower may direct in writing the exercise of those voting and other rights and powers, provided that:

(i) it shall not do so in any way that would breach the terms of the SPA or this deed or for any purpose inconsistent with the SPA or this deed; and

(ii) the exercise of, or failure to exercise, those voting or other rights and powers would not, in the Lender's opinion, have an adverse effect on the value of any of the Secured Assets or otherwise prejudice the Lender's security under this deed.

(b) Before the security constituted by this deed becomes enforceable, the Borrower may retain and apply for its own use all dividends, interest and other monies paid or payable in respect of the Secured Assets and, if any of the dividends, interest and other monies paid or payable in respect of the Secured Assets are paid or payable to the Lender or any of its nominees, the Lender will hold all such dividends, interest or monies received by it for the account of the Borrower and will pay them to the Borrower promptly on request.

(c) The Borrower shall indemnify the Lender against any loss or liability incurred by the Lender (or its nominee) as a consequence of the Lender (or its nominee) acting in respect of the Secured Assets at the direction of the Borrower.

(d) The Lender shall not, by exercising or not exercising any voting rights or otherwise, be construed as permitting or agreeing to any variation or other change in the rights attaching to or conferred by any of the Secured Assets which the

Lender considers prejudicial to, or impairing the value of, the security created by this deed.

## **7.2 VOTING RIGHTS AND DIVIDENDS - FOLLOWING AN EVENT OF DEFAULT**

After the security constituted by this deed has become enforceable, the Lender may at its discretion (in the name of the Borrower and without any further consent or authority from the Borrower and irrespective of any direction given by the Borrower):

- (a) exercise or refrain from exercising (or direct its nominee to exercise or refrain from exercising) all voting rights and any other powers or rights in respect of the Secured Assets, and the Borrower shall comply, or procure compliance, with any directions of the Lender in respect of the exercise of those voting and other rights and powers;
- (b) apply all dividends, interest or other monies paid or payable in respect of the Secured Assets in accordance with Clause 14; and
- (c) in addition to any other power created under this deed, exercise or refrain from exercising (or direct its nominee to exercise or refrain from exercising) all the powers and rights conferred on or exercisable by the legal or beneficial owner of the Secured Assets.

## **8. POWERS OF THE LENDER**

### **8.1 POWER TO REMEDY**

- (a) The Lender shall be entitled (but shall not be obliged) to remedy, at any time, a breach by the Borrower of any of its obligations contained in this deed.
- (b) The Borrower irrevocably authorises the Lender and its agents to do all things that are necessary or desirable for that purpose.
- (c) Any monies expended by the Lender in remedying a breach by the Borrower of its obligations contained in this deed, shall be reimbursed by the Borrower to the Lender on a full indemnity basis and shall carry interest in accordance with Clause 15.1.

### **8.2 EXERCISE OF RIGHTS**

- (a) The rights of the Lender under Clause 8.1 are without prejudice to any other rights of the Lender under this deed.
- (b) The exercise of any rights of the Lender under this deed shall not make the Lender liable to account as a mortgagee in possession.

### **8.3 LENDER HAS RECEIVER'S POWERS**

To the extent permitted by law, any right, power or discretion conferred by this deed on a Receiver may, after the security constituted by this deed has become enforceable, be exercised by the Lender in relation to any of the Secured Assets whether or not it has taken possession of any Secured Assets and without first appointing a Receiver or notwithstanding the appointment of a Receiver.

#### **8.4 NO DUTIES**

The Lender shall not, in respect of any of the Secured Assets, have any duty or incur any liability for:

- (a) ascertaining or taking action in respect of any calls, instalments, conversions, exchanges, maturities, tenders or other matters relating to any Secured Assets or the nature or sufficiency of any payment whether or not the Lender has or is deemed to have knowledge of such matters; or
- (b) taking any necessary steps to preserve rights against prior parties or any other rights relating to any of the Secured Assets.

#### **8.5 CONVERSION OF CURRENCY**

- (a) For the purpose of, or pending the discharge of, any of the Secured Liabilities, the Lender may convert any monies received, recovered or realised by it under this deed (including the proceeds of any previous conversion under this Clause 8.5) from their existing currencies of denomination into any other currencies of denomination that the Lender may think fit.
- (b) Any such conversion shall be effected at the Lender's Bank at the then prevailing spot selling rate of exchange for such other currency against the existing currency.
- (c) Each reference in this Clause 8.5 to a currency extends to funds of that currency and, for the avoidance of doubt, funds of one currency may be converted into different funds of the same currency.

#### **8.6 INDULGENCE**

The Lender may, at its discretion, grant time or other indulgence or make any other arrangement, variation or release with any person not being a party to this deed (whether or not such person is jointly liable with the Borrower) in respect of any of the Secured Liabilities or of any other security for them without prejudice either to this deed or to the liability of the Borrower for the Secured Liabilities.

### **9. WHEN SECURITY BECOMES ENFORCEABLE**

#### **9.1 EVENT OF DEFAULT**

The security constituted by this deed shall become immediately enforceable if an Event of Default occurs whereupon the balance of The Loan then outstanding shall become immediately payable and shall carry interest at the rate of 5% until payment.

## **9.2 DISCRETION**

After the security constituted by this deed has become enforceable, the Lender may, in its absolute discretion, enforce all or any part of that security at the times, in the manner and on the terms it thinks fit, and take possession of and hold or dispose of all or any part of the Secured Assets.

## **10. ENFORCEMENT OF SECURITY**

### **10.1 ENFORCEMENT POWERS**

(a) For the purposes of all powers implied by statute, the Secured Liabilities are deemed to have become due and payable on the date of this deed.

(b) The power of sale and other powers conferred by section 101 of the LPA 1925 (as varied or extended by this deed) shall be immediately exercisable at any time after the security constituted by this deed has become enforceable under Clause 9.1.

(c) Section 103 of the LPA 1925 (restricting the power of sale) does not apply to the security constituted by this deed.

### **10.2 PRIOR SECURITY**

There is no security ranking in priority to the charge created by the deed

### **10.3 PROTECTION OF THIRD PARTIES**

No purchaser, mortgagee or other person dealing with the Lender, any Receiver or Delegate shall be concerned to enquire:

(a) whether any of the Secured Liabilities have become due or payable, or remain unpaid or undischarged;

(b) whether any power the Lender, a Receiver or Delegate is purporting to exercise has become exercisable or is properly exercisable; or

(c) how any money paid to the Lender, any Receiver or any Delegate is to be applied.

### **10.4 PRIVILEGES**

Each Receiver and the Lender is entitled to all the rights, powers, privileges and immunities conferred by the LPA 1925 on mortgagees and receivers.

### **10.5 NO LIABILITY AS MORTGAGEE IN POSSESSION**

Neither the Lender, any Receiver nor any Delegate shall be liable, by reason of entering into possession of a Security Asset or for any other reason, to account as mortgagee in possession in respect of all or any of the Secured Assets, nor shall any

of them be liable for any loss on realisation of, or for any act, neglect or default of any nature in connection with, all or any of the Secured Assets for which a mortgagee in possession might be liable as such.

#### **10.6 CONCLUSIVE DISCHARGE TO PURCHASERS**

The receipt of the Lender or any Receiver or Delegate shall be a conclusive discharge to a purchaser and, in making any sale or other disposal of any of the Secured Assets or in making any acquisition in the exercise of their respective powers, the Lender, and every Receiver and Delegate may do so for any consideration, in any manner and on any terms that it or it thinks fit.

#### **10.7 RIGHT OF APPROPRIATION**

(a) To the extent that:

(i) the Secured Assets constitute Financial Collateral; and

(ii) this deed and the obligations of the Borrower under it constitute a Security Financial Collateral Arrangement,

the Lender shall have the right, at any time after the security constituted by this deed has become enforceable, to appropriate all or any of those Secured Assets in or towards the payment and discharge of the Secured Liabilities in any order that the Lender, in its absolute discretion, may from time to time determine.

(b) The value of any Secured Assets appropriated in accordance with this Clause 10.7 shall be determined by any method that the Lender may select, including independent valuation.

(c) The Borrower agrees that the method of valuation provided for in this Clause 10.7 is commercially reasonable for the purposes of the Financial Collateral Regulations.

### **11. RECEIVER**

#### **11.1 APPOINTMENT**

At any time after the security constituted by this deed has become enforceable, or at the request of the Borrower, the Lender may, without further notice, appoint by way of deed, or otherwise in writing, any one or more persons to be a Receiver of all or any part of the Secured Assets.

#### **11.2 REMOVAL**

The Lender may, without further notice (subject to section 45 of the Insolvency Act 1986 in the case of an administrative receiver), from time to time, by way of deed, or otherwise in writing, remove any Receiver appointed by it and may, whenever it thinks fit, appoint a new Receiver in the place of any Receiver whose appointment may for any reason have terminated.

### **11.3 REMUNERATION**

The Lender may fix the remuneration of any Receiver appointed by it without the restrictions contained in section 109 of the LPA 1925, and the remuneration of the Receiver shall be a debt secured by this deed, to the extent not otherwise discharged.

### **11.4 POWER OF APPOINTMENT ADDITIONAL TO STATUTORY POWERS**

The power to appoint a Receiver conferred by this deed shall be in addition to all statutory and other powers of the Lender under the Insolvency Act 1986, the LPA 1925 or otherwise, and shall be exercisable without the restrictions contained in sections 103 and 109 of the LPA 1925 or otherwise.

### **11.5 POWER OF APPOINTMENT EXERCISABLE DESPITE PRIOR APPOINTMENTS**

The power to appoint a Receiver (whether conferred by this deed or by statute) shall be, and remain, exercisable by the Lender despite any prior appointment in respect of all or any part of the Secured Assets.

### **11.6 AGENT OF THE BORROWER**

Any Receiver appointed by the Lender under this deed shall be the agent of the Borrower and the Borrower shall be solely responsible for the contracts, engagements, acts, omissions, defaults, losses and remuneration of that Receiver and for liabilities incurred by that Receiver. The agency of each Receiver shall continue until the Borrower goes into liquidation and after that the Receiver shall act as principal and shall not become the agent of the Lender.

## **12. POWERS OF RECEIVER**

### **12.1 GENERAL**

(a) Any Receiver appointed by the Lender under this deed shall, in addition to the powers conferred on it by statute, have the powers set out in Clause 12.2 to Clause 12.14.

(b) If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing it states otherwise) exercise all of the powers conferred on a Receiver under this deed individually and to the exclusion of any other Receiver.

(c) Any exercise by a Receiver of any of the powers given by Clause 12 may be on behalf of the Borrower, the directors of the Borrower or itself.

### **12.2 EMPLOY PERSONNEL AND ADVISERS**

A Receiver may provide services and employ, or engage any managers, officers, servants, contractors, workmen, agents, other personnel and professional advisers on any terms, and subject to any conditions, that it thinks fit. A Receiver may discharge any such person or any such person appointed by the Borrower.



### **12.3 REMUNERATION**

A Receiver may charge and receive any sum by way of remuneration (in addition to all costs, charges and expenses incurred by it) that the Lender may prescribe or agree with it.

### **12.4 REALISE SECURED ASSETS**

A Receiver may collect and get in the Secured Assets or any part of them in respect of which it is appointed, and make any demands and take any proceedings as may seem expedient for that purpose, and take possession of the Secured Assets with like rights.

### **12.5 DISPOSE OF SECURED ASSETS**

A Receiver may sell, exchange, convert into money and realise all or any of the Secured Assets in respect of which it is appointed in any manner (including, without limitation, by public auction or private sale) and generally on any terms and conditions as it thinks fit. Any sale may be for any consideration that the Receiver thinks fit and a Receiver may promote, or concur in promoting, a company to purchase the Secured Assets to be sold.

### **12.6 VALID RECEIPTS**

A Receiver may give valid receipt for all monies and execute all assurances and things that may be proper or desirable for realising any of the Secured Assets.

### **12.7 MAKE SETTLEMENTS**

A Receiver may make any arrangement, settlement or compromise between the Borrower and any other person that it may think expedient.

### **12.8 BRING PROCEEDINGS**

A Receiver may bring, prosecute, enforce, defend and abandon all actions, suits and proceedings in relation to any of the Secured Assets as it thinks fit.

### **12.9 POWERS UNDER LPA 1925**

A Receiver may exercise all powers provided for in the LPA 1925 in the same way as if it had been duly appointed under the LPA 1925, and exercise all powers provided for an administrative receiver in Schedule 1 to the Insolvency Act 1986.

### **12.10 BORROW**

A Receiver may, for any of the purposes authorised by this Clause 12, raise money by borrowing from the Lender (or from any other person) either unsecured or on the security of all or any of the Secured Assets in respect of which it is appointed on any terms that it thinks fit (including, if the Lender consents, terms under which that security ranks in priority to this deed).

#### **12.11 REDEEM PRIOR SECURITY**

A Receiver may redeem any prior Security and settle and pass the accounts to which the Security relates. Any accounts so settled and passed shall be, in the absence of any manifest error, conclusive and binding on the Borrower, and the monies so paid shall be deemed to be an expense properly incurred by the Receiver.

#### **12.12 DELEGATION**

A Receiver may delegate its powers in accordance with this deed.

#### **12.13 ABSOLUTE BENEFICIAL OWNER**

A Receiver may, in relation to any of the Secured Assets, exercise all powers, authorisations and rights it would be capable of exercising, and do all those acts and things, as an absolute beneficial owner could exercise or do in the ownership and management of the Secured Assets or any part of the Secured Assets.

#### **12.14 INCIDENTAL POWERS**

A Receiver may do any other acts and things that it:

- (a) may consider desirable or necessary for realising any of the Secured Assets;
- (b) 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; or
- (c) lawfully may or can do as agent for the Borrower.

### **13. DELEGATION**

#### **13.1 DELEGATION**

The Lender or any Receiver may delegate (either generally or specifically) by power of attorney or in any other manner to any person any right, power, authority or discretion conferred on it by this deed (including the power of attorney granted under Clause 17.1).

#### **13.2 TERMS**

The Lender and each Receiver may delegate on any terms and conditions (including the power to sub-delegate) that it thinks fit.

#### **13.3 LIABILITY**

Neither the Lender nor any Receiver shall be in any way liable or responsible to the Borrower for any loss or liability arising from any act, default, omission or misconduct on the part of any Delegate.

#### **14. APPLICATION OF PROCEEDS**

##### **14.1 ORDER OF APPLICATION OF PROCEEDS**

All monies received by the Lender, a Receiver or a Delegate pursuant to this deed, after the security constituted by this deed has become enforceable, shall (subject to the claims of any person having prior rights and by way of variation of the LPA 1925) be applied in the following order of priority:

- (a) in or towards payment of or provision for all costs, charges and expenses incurred by or on behalf of the Lender (and any Receiver, Delegate, attorney or agent appointed by it) under or in connection with this deed, and of all remuneration due to any Receiver under or in connection with this deed;
- (b) in or towards payment of or provision for the Secured Liabilities in any order and manner that the Lender determines; and
- (c) in payment of the surplus (if any) to the Borrower or other person entitled to it.

##### **14.2 APPROPRIATION**

Neither the Lender, any Receiver nor any Delegate shall be bound (whether by virtue of section 109(8) of the LPA 1925, which is varied accordingly, or otherwise) to pay or appropriate any receipt or payment first towards interest rather than principal or otherwise in any particular order between any of the Secured Liabilities.

##### **14.3 SUSPENSE ACCOUNT**

All monies received by the Lender, a Receiver or a Delegate under this deed:

- (a) may, at the discretion of the Lender, Receiver or Delegate, be credited to any suspense or securities realised account;
- (b) shall bear interest, if any, at the rate agreed in writing between the Lender and the Borrower; and
- (c) may be held in that account for so long as the Lender, Receiver or Delegate thinks fit.

#### **15. COSTS AND INDEMNITY**

##### **15.1 COSTS**

The Borrower shall, within five Business Days of demand, pay to, or reimburse, the Lender and any Receiver, on a full indemnity basis, all costs, charges, expenses, taxes and liabilities of any kind (including, without limitation, legal, printing

and out-of-pocket expenses) incurred by the Lender, any Receiver or any Delegate in connection with:

(a) this deed or the Secured Assets;

(b) taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Lender's, a Receiver's or a Delegate's rights under this deed; or

(c) taking proceedings for, or recovering, any of the Secured Liabilities,

together with interest, which shall accrue and be payable (without the need for any demand for payment being made) from the date on which the relevant cost or expense arose until full discharge of that cost or expense (whether before or after judgment, liquidation, winding up or administration of the Borrower) at the rate and in the manner specified in the Facility Agreement.

## **15.2 INDEMNITY**

The Borrower shall indemnify the Lender, each Receiver and each Delegate, and their respective employees and agents against all liabilities, costs, expenses, damages and losses (including but not limited to any direct, indirect or consequential losses, loss of profit, loss of reputation and all interest, penalties and legal costs (calculated on a full indemnity basis) and all other professional costs and expenses) suffered or incurred by any of them arising out of or in connection with:

(a) the exercise or purported exercise of any of the rights, powers, authorities or discretions vested in them under this deed or by law in respect of the Secured Assets;

(b) taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) the security constituted by this deed; or

(c) any default or delay by the Borrower in performing any of its obligations under this deed.

Any past or present employee or agent may enforce the terms of this Clause 15.2 subject to and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

## **16. FURTHER ASSURANCE**

### **16.1 FURTHER ASSURANCE**

The Borrower shall, at its own expense, take whatever action the Lender or any Receiver may reasonably require for:

(a) creating, perfecting or protecting the security intended to be created by this deed;

(b) facilitating the realisation of any of the Secured Assets; or

(c) facilitating the exercise of any right, power, authority or discretion exercisable by the Lender or any Receiver in respect of any of the Secured Assets,

including, without limitation, (if the Lender or Receiver thinks it expedient) the execution of any transfer, conveyance, assignment or assurance of all or any of the assets forming part of (or intended to form part of) the Secured Assets (whether to the Lender or to its nominee) and the giving of any notice, order or direction and the making of any registration.

## **17. POWER OF ATTORNEY**

### **17.1 APPOINTMENT OF ATTORNEYS**

By way of security, the Borrower irrevocably appoints the Lender, every Receiver and every Delegate separately to be the attorney of the Borrower and, in its name, on its behalf and as its act and deed, to execute any documents and do any acts and things that:

(a) the Borrower is required to execute and do under this deed; and/or

(b) any attorney deems proper or desirable in exercising any of the rights, powers, authorities and discretions conferred by this deed or by law on the Lender, any Receiver or any Delegate.

### **17.2 RATIFICATION OF ACTS OF ATTORNEYS**

The Borrower ratifies and confirms, and agrees to ratify and confirm, anything that any of its attorneys may do in the proper and lawful exercise, or purported exercise, of all or any of the rights, powers, authorities and discretions referred to in Clause 17.1.

## **18. RELEASE**

Subject to Clause 25.3, on the expiry of the Security Period (but not otherwise), the Lender shall, at the request and cost of the Borrower, take whatever action is necessary to release the Secured Assets from the security constituted by this deed.

## **19. ASSIGNMENT AND TRANSFER**

### **19.1 ASSIGNMENT BY LENDER**

(a) At any time, without the consent of the Borrower, the Lender may assign or transfer all or any of its rights and obligations under this deed.

(b) The Lender may disclose to any actual or proposed assignee or transferee any information in its possession that relates to the Borrower, the Secured Assets and this deed that the Lender considers appropriate.

## **19.2 ASSIGNMENT BY BORROWER**

The Borrower may not assign any of its rights, or transfer any of its rights or obligations, under this deed.

## **20. SET-OFF**

### **20.1 LENDER'S RIGHT OF SET-OFF**

The Lender may at any time set off any liability of the Borrower to the Lender against any liability of the Lender to the Borrower, whether either liability is present or future, liquidated or unliquidated, and whether or not either liability arises under this deed. If the liabilities to be set off are expressed in different currencies, the Lender may convert either liability at a market rate of exchange for the purpose of set-off. Any exercise by the Lender of its rights under this Clause 20 shall not limit or affect any other rights or remedies available to it under this deed or otherwise.

### **20.2 NO OBLIGATION TO SET OFF**

[The Lender is not obliged to exercise its rights under Clause 20.1. If, however, it does exercise those rights it must promptly notify the Borrower of the set-off that has been made.]

### **20.3 EXCLUSION OF BORROWER'S RIGHT OF SET-OFF**

All payments made by the Borrower to the Lender under this deed shall be made without any set-off, counterclaim, deduction or withholding (other than any deduction or withholding of tax as required by law).

## **21. AMENDMENTS, WAIVERS AND CONSENTS**

### **21.1 AMENDMENTS**

No amendment of this deed shall be effective unless it is in writing and signed by, or on behalf of, each party (or its authorised representative).

### **21.2 WAIVERS AND CONSENTS**

(a) A waiver of any right or remedy under this deed or by law, or any consent given under this deed, is only effective if given in writing by the waiving or consenting party and shall not be deemed a waiver of any other breach or default. It only applies in the circumstances for which it is given and shall not prevent the party giving it from subsequently relying on the relevant provision.

(b) A failure or delay by a party to exercise any right or remedy provided under this deed or by law shall not constitute a waiver of that or any other right or remedy, prevent or restrict any further exercise of that or any other right or remedy or constitute an election to affirm this deed. No single or partial exercise of any right or remedy provided under this deed or by law shall prevent or restrict the further exercise of that or any other right or remedy. No election to affirm this deed by the Lender shall be effective unless it is in writing.

### **21.3 RIGHTS AND REMEDIES**

The rights and remedies provided under this deed are cumulative and are in addition to, and not exclusive of, any rights and remedies provided by law.

### **22. SEVERANCE**

If any provision (or part of a provision) of this deed is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision (or part of a provision) shall be deemed deleted. Any modification to or deletion of a provision (or part of a provision) under this clause shall not affect the legality, validity and enforceability of the rest of this deed.

### **23. COUNTERPARTS**

#### **23.1 COUNTERPARTS**

(a) This deed may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all the counterparts shall together constitute one deed.

(b) Transmission of an executed counterpart of this deed (but for the avoidance of doubt not just a signature page by fax or email (in PDF, JPEG or other agreed format) shall take effect as delivery of an executed counterpart of this deed. If either method of delivery is adopted, without prejudice to the validity of the deed thus made, each party shall provide the others with the original of such counterpart as soon as reasonably possible thereafter.

(c) No counterpart shall be effective until each party has executed and delivered at least one counterpart.

### **24. THIRD PARTY RIGHTS**

#### **24.1 THIRD PARTY RIGHTS**

(a) Except as expressly provided, a person who is not a party to this deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce, or enjoy the benefit of, any term of this deed. This does not affect any right or remedy of a third party which exists, or is available, apart from that Act.

(b) The rights of the parties to rescind or agree any amendment or waiver under this deed are not subject to the consent of any other person.

### **25. FURTHER PROVISIONS**

#### **25.1 INDEPENDENT SECURITY**

This deed shall be in addition to, and independent of, any other security or guarantee that the Lender may hold for any of the Secured Liabilities at any time. No prior security held by the Lender over the whole or any part of the Secured Assets shall merge in the security created by this deed.

## **25.2 CONTINUING SECURITY**

This deed shall remain in full force and effect as a continuing security for the Secured Liabilities, despite any settlement of account, or intermediate payment, or other matter or thing, unless and until the Lender discharges this deed in writing.

## **25.3 DISCHARGE CONDITIONAL**

Any release, discharge or settlement between the Borrower and the Lender shall be deemed conditional on no payment or security received by the Lender in respect of the Secured Liabilities being avoided, reduced or ordered to be refunded pursuant to any law relating to insolvency, bankruptcy, winding up, administration, receivership or otherwise. Despite any such release, discharge or settlement:

(a) the Lender or its nominee may retain this deed and the security created by or pursuant to it, including all certificates and documents relating to the whole or any part of the Secured Assets, for any period that the Lender deems necessary to provide the Lender with security against any such avoidance, reduction or order for refund; and

(b) the Lender may recover the value or amount of such security or payment from the Borrower subsequently as if the release, discharge or settlement had not occurred.

## **25.4 CERTIFICATES**

A certificate or determination by the Lender as to any amount for the time being due to it from the Borrower shall be, in the absence of any manifest error, conclusive evidence of the amount due.

## **25.5 CONSOLIDATION**

The restriction on the right of consolidation contained in section 93 of the LPA 1925 shall not apply to this deed.

## **26. NOTICES**

### **26.1 DELIVERY**

Each notice or other communication required to be given to a party under or in connection with this deed shall be:

(a) in writing;

(b) delivered by hand, by pre-paid first-class post or other next working day delivery service or sent by fax; and

(c) sent to:

(i) the Borrower at:

Haswell House



St Nicholas Street  
Worcester  
WR1 1UN

Fax:

Attention:

(ii) the Lender at:

Cox & Co  
3 Hagley Court North  
Dudley  
West Midlands  
DY5 1XF

Fax:

Attention: Ben Cox

or to any other address or fax number as is notified in writing by one party to the other from time to time.

#### **26.2 RECEIPT BY BORROWER**

Any notice or other communication that the Lender gives to the Borrower shall be deemed to have been received:

- (a) if delivered by hand, at the time it is left at the relevant address;
- (b) if posted by pre-paid first-class post or other next working day delivery service, on the second Business Day after posting; and
- (c) if sent by fax, when received in legible form.

A notice or other communication given as described in Clause 26.2(a) or Clause 26.2(c) on a day which is not a Business Day, or after normal business hours, in the place it is received, shall be deemed to have been received on the next Business Day.

#### **26.3 RECEIPT BY LENDER**

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

#### **26.4 SERVICE OF PROCEEDINGS**

This Clause 26 does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

**26.5 NO NOTICE BY EMAIL**

A notice or other communication given under or in connection with this deed is not valid if sent by email.

**27. GOVERNING LAW AND JURISDICTION**

**27.1 GOVERNING LAW**

This deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

**27.2 JURISDICTION**

Each party irrevocably agrees that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this deed or its subject matter or formation. Nothing in this clause shall limit the right of the Lender to take proceedings against the Borrower in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

**27.3 OTHER SERVICE**

The Borrower irrevocably consents to any process in any legal action or proceedings under Clause 27.2 being served on it in accordance with the provisions of this deed relating to service of notices. Nothing contained in this deed shall affect the right to serve process in any other manner permitted by law.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Executed as a deed by Brushware Holdings Limited  
acting by DWAYNE BALL / a director and,  
YDS  
a director OR its secretary

DO 

[SIGNATURE OF FIRST DIRECTOR]

Director

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[SIGNATURE OF SECOND DIRECTOR OR SECRETARY]

[Director OR Secretary]

or Witness  
Signed a  
Witness