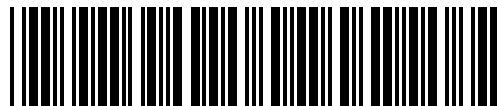




**Registration of a Charge**

Company Name: **CRANE COMMUNICATIONS LIMITED**

Company Number: **NI014794**



Received for filing in Electronic Format on the: **15/12/2021**

XAJEVHZE

**Details of Charge**

Date of creation: **14/12/2021**

Charge code: **NI01 4794 0009**

Persons entitled: **ARBURTHNOT COMMERCIAL ASSET BASED LENDING LIMITED**

Brief description:

**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: **NATALIE BARNES FOR AND ON BEHALF OF SHOOSMITHS LLP**



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

Company number: NI14794

Charge code: NI01 4794 0009

The Registrar of Companies for Northern Ireland hereby certifies that a charge dated 14th December 2021 and created by CRANE COMMUNICATIONS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 15th December 2021 .

Given at Companies House, Belfast on 16th December 2021

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**

(1) THE ENTITY NAMED IN THIS DEED AS  
CHARGOR

AND

(2) ARBUTHNOT COMMERCIAL ASSET BASED  
LENDING LIMITED

GUARANTEE AND DEBENTURE

governed by the laws of Northern Ireland



ARBUTHNOT  
COMMERCIAL

Asset Based  
Lending

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DATE OF DEBENTURE

14 December 2021

**PARTIES**

- (1) **THE ENTITY LISTED IN SCHEDULE 1 TO THIS DEED** (the **Chargor**); and
- (2) **ARBUTHNOT COMMERCIAL ASSET BASED LENDING LIMITED** a company incorporated in England and Wales under number 10915339 whose registered office is at Arbuthnot House, 7 Wilson Street, London, EC2M 2SN (**Arbuthnot**).

**THIS DEED WITNESSES THAT:**

**1 INTERPRETATION**

**1.1 Definitions**

In this Deed, including the Schedules, the following words and expressions have the following meanings:

**Administrator** means an administrator appointed under this Deed.

**Associated Rights** means, in relation to a Debt, any of the following:

- a) all of the rights of any Chargor under a Contract of Sale;
- b) all instruments (negotiable or non-negotiable), securities, insurances, bonds and Guarantees;
- c) all ledgers, documents and computer or electronic data (including operating systems) **recording or evidencing Debts in any Chargor's possession or to which the Chargor is entitled**; and
- d) all remedies for enforcing payment of a Debt and any other instruments and insurances referable to Debts granted in favour of any Chargor.

**Charged Assets** means **all of the Chargor's assets, rights and property (including its undertaking and revenues)** the subject of any security created by, or pursuant to, this Deed and the proceeds of the disposal of the same.

**Client** means:

- a) EA-RS Fire Engineering Limited (Company Number 03151149) of 4 Swanbridge Industrial Park, Black Croft Road, Witham, Essex CM8 3YN; and
- b) CCSS Fire & Security Limited (Company Number 03543850) of 4 Swanbridge Industrial Park, Black Croft Road, Witham, Essex CM8 3YN.

**Contract of Sale** means a contractual arrangement between the Client and a debtor for the sale of goods and/or work done and materials supplied and/or services rendered and/or hiring under which a Debt arises.

**Co-surety** means any person (other than the Client or the Chargor) who has given a guarantee or indemnity in respect of any obligations of the Client or the Chargor to Arbuthnot.

**Criminal Damage Claim** means a claim made by or on behalf of a Chargor under the Criminal Damage Order in relation to damage caused to Real Property located in Northern Ireland after the date of this deed.

**Criminal Damage Order** means the Criminal Damage (Compensation) (Northern Ireland) Order 1977 (as amended) (or any statutory successor scheme for the compensation of criminal damage to property for the time being in force).

**Debts:**

- a) all present and future book and other receivables due or owing to any Chargor, the proceeds of the same and all other moneys due and owing to the Chargor or which may become due and owing to it in the future;
- b) all moneys (including accrued and accruing interest) from time to time standing to the credit of each present and future account of any Chargor with any bank, financial institution or other person and the receivables represented thereby;
- c) all present and future sums due or owing by way of grant, subsidy or refund by any person, body, authority or institution; and
- d) the benefit of all rights, securities, Encumbrances, guarantees and other assurances against loss, indemnities of any nature whatsoever now or at any time enjoyed or held by it in relation to any of the receivables, proceeds, moneys or sums referred to in any of paragraphs (a), (b) or (c) above.

**Encumbrance** means a mortgage, charge, pledge, lien or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect.

**Expenses** means any of the following:

- a) all banking, legal and other costs, charges, expenses and/or liabilities (including VAT thereon) paid or, if earlier, incurred, by or on behalf of Arbuthnot or any Administrator or Receiver, as the case may be, (in each case on a full indemnity basis):
  - i in relation to the Charged Assets;

- ii in protecting, preserving, improving, enforcing or exercising (or considering, or attempting, any of the foregoing) any rights under or pursuant to any of the Finance Documents;
  - iii in procuring the payment, performance or discharge of the Secured Liabilities; or
  - iv in stamping, perfecting or registering any of the Finance Documents (or any Encumbrance or assignment created or purported to be created pursuant thereto); and
- b) the principal amount of any borrowings, together with interest thereon, and all other expenses and liabilities of Arbuthnot or any Administrator or Receiver (as the case may be) paid or incurred from time to time in relation to the exercise of any of their respective rights or powers referred to or contained in any of the Finance Documents.

**Facilities Agreement** means the asset based facilities agreement entered into between Arbuthnot and EA-RS Fire Engineering Limited (Company Number 03151149) dated 9 October 2019 as amended and restated from time to time and to which CCSS Fire & Security Limited acceded pursuant to a deed of Accession, Amendment and Restatement dated 18 June 2021.

**Financial Collateral** has 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*).

**Indulgence** means the grant of any time or indulgence or the conclusion of any agreement not to sue or of any compromise or composition or the release of any charge, lien or other security or any part thereof.

**Insurances** means the policies of insurance in which the Chargor is interested details of which are set out in Schedule 4, and any other policies of insurance in which the Chargor may now or hereafter have an interest and **Insurance** shall mean each one of the Insurances.

**Intellectual Property** means in relation to the Chargor, all patents (including applications for and rights to apply for patents), trade marks and service marks (whether registered or not) and applications for the same, trade names, registered designs, design rights, semi-conductor topography rights, database rights, copyrights, computer programs, know-how and trade secrets and all other intellectual or intangible property or rights and all licences, agreements and ancillary and connected rights relating to intellectual and intangible property including any renewals, revivals or extensions thereof and wherever in the world subsisting.

**Inventory** means all inventory and stock now or hereafter acquired by the Chargor, wherever located, including all inventory or stock, merchandise, Goods and other personal property which are held by or on behalf of the Chargor for sale or lease.



**Losses** means all and any losses, costs, damages, claims (whether prospective or actual and whether as claimant or defendant), interest and expenses.

**Non-Vesting Receivable** means any Receivable which fails to vest absolutely or effectively in Arbuthnot for any reason.

**Other Debts:**

- a) all present and future book and other receivables due or owing to the Chargor, the proceeds of the same and all other moneys due and owing to the Chargor or which may become due and owing to it in the future;
- b) all moneys (including accrued and accruing interest) from time to time standing to the credit of each present and future account of the Chargor with any bank, financial institution or other person and the receivables represented thereby;
- c) all present and future sums due or owing by way of grant, subsidy or refund by any person, body, authority or institution; and
- d) the benefit of all rights, securities, Encumbrances, guarantees and other assurances against loss, indemnities of any nature whatsoever now or at any time enjoyed or held by it in relation to any of the receivables, proceeds, moneys or sums referred to in any of paragraphs (a), (b) or (c) above,

but excluding:

- a) Non-Vesting Receivables; and
- b) any Receivable whilst they remain vested in, or held on trust for, Arbuthnot under the Facilities Agreement.

**P&M** means all now owned and hereafter acquired plant, machinery and other equipment and other tangible personal property (except Inventory) of the Chargor wherever located and all spare parts, replacements, modifications and additions for or to the same and any manuals, logbooks or registration documents relating thereto.

**Real Property** means all freehold and leasehold properties and other real property both present and future of the Chargor, including all buildings and other structures from time to time erected thereon and all fixtures (trade or otherwise) from time to time thereon or therein.

**Receiver** means a receiver appointed under this Deed.

**Related Rights** means all of the present and future rights to:

- a) dividends, distributions, interest and other income from the Shares and Investments;

- b) allotments, rights, money or property arising from the Securities by way of conversion, exchange, redemption, bonus, preference, option or otherwise;
- c) stock, shares and securities offered in addition to or substitution for the Securities; and
- d) proceeds of, or from, the disposal of, or other dealing with any of the Securities.

**Remittance** means cash, cheques, bills of exchange, negotiable or non-negotiable instruments, letters of credit, electronic payments, BACS, CHAPS and any remittance or instrument in whatever form received by the Chargor in or towards discharge of a Debt.

**Secured Liabilities** means all present and future obligations and liabilities (whether actual or contingent, whether owed jointly or severally, as principal or as surety or in any capacity whatsoever) of the Chargor to Arbuthnot on any account whatsoever and howsoever arising (including, without limitation, under the Finance Documents) together with all Expenses.

**Securities** means in relation to the Chargor, all its stocks, shares, bonds and securities of any kind whatsoever (including warrants and options to acquire or subscribe any of the same) whether marketable or otherwise (including those details which appear in Schedule 3) and all interests (including but not limited to loan capital) in any person.

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

**Security Period** means the period beginning on the date of this Deed and ending on the date on which Arbuthnot is satisfied that the Secured Liabilities have been unconditionally and irrevocably discharged in full and that no further Secured Liabilities are capable of being outstanding.

**Termination Event** has the meaning given to it in the Facilities Agreement.

## 1.2 Interpretation

- a) Words and phrases which are not defined or construed in this Deed but which are defined or construed in the Facilities Agreement or in the Conveyancing and Law of Property Act 1881 or the Insolvency (Northern Ireland) Order 1989 shall be construed as having the meanings ascribed to them therein.
- b) For the purposes of section 2 of Statute of Frauds (Ireland) 1695, the terms of the Facilities Agreement and of any side letters between any parties in relation to the Facilities Agreement are incorporated into this Deed.
- c) In construing this Deed, general words introduced by the word "other" shall not be given a restrictive meaning by reason of the fact that they are preceded by words indicating a particular class of acts, matters or things and general words shall not be given a restrictive meaning by reason of the fact that they are followed by particular

examples intended to be embraced by the general words. In addition, the words "any of" shall be construed as a reference to any one or more (including all) of the rights, assets, liabilities or other things referred to.

- d) The security constituted by, and the rights of Arbuthnot under, this Deed shall be enforceable notwithstanding any change in the constitution of Arbuthnot or its absorption in or amalgamation with any other person or the acquisition of all or part of its undertaking by any other person.
- e) The headings in this Deed are inserted for convenience only and shall not affect its construction or interpretation and references to a Clause or Schedule are (unless otherwise stated) to a Clause in, or a Schedule to, this Deed.
- f) Any reference in this Deed to "this Deed" or to any other agreement or document shall, unless the context otherwise requires, be construed as a reference to this Deed or to such other agreement or document as the same may from time to time be amended, varied, supplemented, novated or replaced and shall include any document which is supplemental to, is expressed to be collateral with, or is entered into pursuant to or in connection with, the terms of this Deed or of such other agreement or document.
- g) The illegality, invalidity or unenforceability of any provision of this Deed under the law of any jurisdiction shall not affect its validity or enforceability under the law of any other jurisdiction or the legality, validity or enforceability of any other provision of this Deed.
- h) Save where the context otherwise requires, the plural of any term includes the singular and vice versa.
- i) Any reference in this Deed to any statute or statutory provision shall, unless the context otherwise requires, be construed as a reference to such statute or statutory provision as in force at the date of this Deed and as subsequently re-enacted or consolidated and shall also include all instruments, orders and regulations for the time being made thereunder or deriving validity therefrom.
- j) In this Deed the expressions "Chargor" or "Arbuthnot" shall, unless the context otherwise requires, include their respective assignees, transferees or successors in title, whether immediate or derivative in relation to their respective interests.

### 1.3 Contract for the disposition of Real Property

The terms of any agreement or side letter entered into between the Parties in relation to this Deed or the Secured Liabilities are incorporated into this Deed to the extent required for any purported

disposition of any Real Property contained in this Deed to be a valid disposition in accordance with section 2 of Statute of Frauds (Ireland) 1695.

## **2 GUARANTEE AND INDEMNITY**

The Chargor irrevocably and unconditionally provides the guarantee and indemnity as detailed in Schedule 6 to Arbuthnot.

## **3 COVENANT TO PAY**

The Chargor hereby agrees that it will on demand pay, perform and discharge to Arbuthnot all the Secured Liabilities when due in accordance with the terms of the relevant Finance Document evidencing or giving rise thereto.

## **4 CHARGING PROVISIONS**

4.1 The Chargor, as beneficial owner and as continuing security for the payment, discharge and performance of all the Secured Liabilities in relation to all of the following assets whether now or in future belonging to the Chargor hereby:

- a) GRANTS, CONVEYS, TRANSFERS AND DEMISES unto Arbuthnot ALL THAT AND THOSE its freehold and leasehold lands, hereditaments, premises, property and all chattels both present and future, including, without prejudice to the generality of the foregoing, the Real Property, title to which is not registered or registerable in the Land Registry pursuant to the provisions of the Land Registration Act (Northern Ireland) 1970 and all chattels both present and future, including its interest in all buildings, fixtures (including, without limitation, trade fixtures) and its fixed plant and machinery from time to time thereon TO HOLD the same as to so much thereof as is of freehold tenure unto the Lender for a term of 10,000 years and as to so much thereof as is of leasehold tenure unto the Lender for the residue of the respective terms of years for which the Chargor from time to time holds the same less the last three days of each such term, PROVIDED that such Chargor hereby declares that it shall henceforth stand possessed of such of the said property as is of leasehold tenure for the last three days or respective last days of the term or terms of years for which the same is held by it, and for any further or other interest which it now has or may hereafter acquire or become entitled to in the same or any part thereof;
- b) CHARGES by way of FIRST FIXED CHARGE unto Arbuthnot ALL THAT AND THOSE its freehold and leasehold lands, hereditaments, premises and property registered under the Land Registration Act (Northern Ireland) 1970 both present and future including, without prejudice to the generality of the foregoing ALL THAT AND THOSE

the Real Property, title to which is registered or registerable in the Land Registry together with all buildings, fixtures and fixed plant and machinery from time to time thereon; and

- c) charges (to the extent not validly or effectively assigned under Clause (e) to Arbuthnot by way of separate fixed charges the assets detailed in Schedule 2;
- d) charges to Arbuthnot by way of a floating charge all of its undertaking, property, rights and assets whatsoever and wheresoever, both present and future (including to the extent that any of such undertaking, property, rights and assets are not effectively charged from time to time by any of the above fixed charges or assigned by way of security under Clause (e));
- e) assigns and agrees to assign by way of security to Arbuthnot all its rights, title and interest in and to:
  - i the benefits arising under the Insurances; and
  - ii any contracts relating to or benefitting any of the Charged Assets.
- f) if the Chargor is also a Client, assigns and agrees to assign by way of security to Arbuthnot all its rights, title and interest in and to the Non-Vesting Receivables.

#### 4.2 Conversion of floating charge to a fixed charge

Arbuthnot may at any time after a Termination Event has occurred and is continuing give written notice to the Chargor immediately converting (in whole or in part) the floating charge contained in Clause 4.1(d) into a fixed charge in respect of the Chargor.

#### 4.3 Automatic crystallisation

The floating charge created by the Chargor pursuant to Clause 4.1 (d) of this Deed will, unless otherwise agreed by Arbuthnot in writing and in addition to any circumstances in which the same will occur under general law, automatically and without notice be converted into a fixed charge:

- a) if the Chargor fails to comply with its obligations in Clause 5;
- b) upon the appointment of a Receiver or an Administrator;
- c) upon the directors or members of the Chargor resolving to apply for an administration order to be made in relation to it or upon the presentation of a petition for an administration order to be made in relation to the Chargor;
- d) upon any person taking any step with a view to levying distress against any of the Charged Assets of the Chargor or any judgment creditor taking any step with a view

to enforcing against any of the Charged Assets of the Chargor a judgment obtained against it whether by a warrant of execution, writ of fieri facias, garnishee order, charging order or otherwise; or

- e) if any other floating charge created by the Chargor crystallises for any reason.

#### 4.4 Decrystallisation of floating charge

Any charge that has crystallised under Clause 4.2 (Conversion of floating charge to a fixed charge) or Clause 4.3 (Automatic crystallisation) may by notice in writing (given at any time by Arbuthnot), be reconverted into a floating charge in relation to the assets or class of assets specified in that notice.

#### 4.5 Qualifying Floating Charge

The floating charge created by this Deed is a qualifying floating charge for the purpose of paragraph 15 of schedule B1 to the Insolvency (Northern Ireland) Order 1989.

#### 4.6 Further advances

This Deed secures both present and further advances. Arbuthnot covenants to make available advances and further advances to the extent (and on the terms) provided for in any agreement from time to time giving rise to the Secured Liabilities.

### 5 UNDERTAKINGS, REPRESENTATIONS AND WARRANTIES

- 5.1 The Chargor agrees that, for the entire duration of the securities created by this Deed, it will provide on a repeating basis the representations, warranties and undertakings detailed at Schedule 5.

### 6 FURTHER ASSURANCE AND POWER OF ATTORNEY

#### 6.1 Further assurance

**At Arbuthnot's request, the Chargor will, at its own expense, immediately sign, seal, execute, deliver and perfect all deeds, debentures and instruments including, without limitation, standard securities, assignments and any other documents needed in relation to assets in Scotland and any other jurisdiction and do all such other acts and things as Arbuthnot or any Administrator or Receiver (as the case may be) appointed under this Deed may reasonably require in order to perfect, protect or enforce this security in respect of the Chargor or to facilitate the realisation of any of the Charged Assets or to use the powers given to each of them in this Deed or to enforce the obligations of the Chargor and/or the rights of Arbuthnot under this Deed and it will take such steps as Arbuthnot shall specify to make such registrations and give such notifications as Arbuthnot may consider appropriate (or which may be specified by applicable law) in relation to this Deed and the Chargor authorises Arbuthnot to effect the same if Arbuthnot so chooses.**

#### 6.2 Execution of documents/registration

Without prejudice to Clause 6.1 **the Chargor will at the request of Arbuthnot and at the Chargor's own expense, execute a legal mortgage, charge or assignment of any part of its Charged Assets, subject to or intended to be subject to any fixed security under this Deed in such form as Arbuthnot may reasonably require. In every such case the Chargor will then take such other steps as Arbuthnot may reasonably require to perfect such legal mortgage, charge or assignment including, without limitation, using all reasonable endeavours to obtain the consent of any landlord or other person required for any legal mortgage.**

### 6.3 Power of attorney

The Chargor, by way of security and in order more fully to secure the performance of its obligations hereunder, irrevocably appoints Arbuthnot, any directors, officers or managers for the time being of Arbuthnot and any other person authorised by the directors of Arbuthnot and any Administrator or Receiver (as the case may be) appointed hereunder, jointly and each of them severally, to be its lawful attorneys for the purposes set out in this Clause 6. Such appointment gives each attorney the power **in the Chargor's name and on its behalf to act and to carry out all acts and execute all the deeds, debentures, instruments and other documents required of the Chargor under this Deed in the event of the Chargor not having done so following the relevant request from Arbuthnot. Each attorney so appointed may appoint substitute attorneys to carry out all or any of such purposes. The Chargor agrees to ratify and confirm any instrument, act or thing which any such attorney or substitute attorney may lawfully execute or do in the name or on behalf of the Chargor.**

### 6.4 Power of attorney on Receivables

The Client, by way of security and in order more fully to secure the performance of its obligations hereunder, irrevocably appoints Arbuthnot, any directors, officers or managers for the time being of Arbuthnot and any other person authorised by the directors of Arbuthnot and any Administrator or Receiver (as the case may be) appointed hereunder, jointly and each of them severally, to be its lawful attorneys and on its behalf to take any action which the Chargor is obliged to take under the Facilities Agreement including:

- a) executing or signing any deeds or documents (including assignments);
- b) obtaining payment of Receivables;
- c) completing, dealing with, negotiating or endorsing Remittances;
- d) instituting, conducting, compromising or defending any legal proceedings;
- e) settling its indebtedness to Arbuthnot or to Debtors;
- f) performing such other lawful acts, as Arbuthnot in its absolute discretion, may consider reasonably necessary or expedient.

## 7 CONSEQUENCES OF A TERMINATION EVENT

Following the occurrence of a Termination Event the security constituted by this Deed shall become enforceable.

## **8 POWER OF POSSESSION AND SALE**

At any time after this security has become enforceable, Arbuthnot and/or any Receiver or Administrator appointed under this Deed may, in their discretion, enter upon and take possession of the Charged Assets or any part of them. They may also, at their discretion, when exercising their powers given in this Deed, sell, call in, collect and convert into monies the Charged Assets or any part of them. By way of extension of these powers such sale, calling in and conversion may be done for such consideration in such form and upon such terms as to payment and otherwise as Arbuthnot or any Receiver or Administrator shall think fit.

## **9 APPOINTMENT OF RECEIVER OR ADMINISTRATOR AND THEIR POWERS**

### **9.1 Appointment of a Receiver or an Administrator**

The restrictions in Section 24 and Section 25(2) of the Conveyancing and Law of Property Act 1881 (**restricting, inter alia, the power to appoint a receiver, the maximum rate of a receiver's remuneration and the power to apply to court for an order for sale of mortgaged property**) shall not apply to this Deed. At any time after:

- a) this security becomes enforceable (whether as a consequence of a Termination Event occurring or otherwise);
- b) the Chargor at any time so requests in writing; or
- c) Arbuthnot becomes aware of the intention of any party to apply for an administration order to be made in relation to the Chargor or any such application is made,

Arbuthnot may, without further notice to the Chargor, appoint any person to be a Receiver or an Administrator of the Chargor (as Arbuthnot may in its absolute discretion determine is appropriate) in respect of the Charged Assets of the Chargor. The appointment of a Receiver may extend to the whole or any part of such Charged Assets. Arbuthnot may, so far as the law permits, remove any Receiver. In case of the removal, retirement or death of any Receiver or Administrator, Arbuthnot may appoint another in his place. At the time of his appointment (or at any time afterwards) Arbuthnot may fix the remuneration of a Receiver on such basis as Arbuthnot shall determine.

### **9.2 Joint and several obligations**

Arbuthnot may appoint more than one person to act as a Receiver or an Administrator and where it does so those so appointed shall carry out their duties, exercise their rights, and be subject to their **obligations jointly as well as severally. References in this Deed to a "Receiver" or an "Administrator"** shall be to each and all of them as appropriate.



### 9.3 Writing

The appointment of a Receiver or an Administrator or the removal or fixing of the remuneration of a Receiver shall be made in writing and may be signed by any director or officer of Arbuthnot.

### 9.4 Appointment of Receiver or Administrator and their powers

- a) Any Receiver or Administrator shall be the agent of the Chargor in respect of which he is appointed. The Chargor will, and Arbuthnot will not in any way, be responsible for the acts, omissions, losses, misconduct, defaults and remuneration of such Receiver or Administrator.
- b) A Receiver shall, without the need for the consent of the Chargor, have all of the powers described in this Clause, unless any such powers shall specifically be excluded by the written terms of his appointment. A Receiver may exercise these powers in such way, at such time and on such terms as he shall think fit, necessary or expedient and whether in his name or the name of the Chargor and without being under any obligation to take or omit to take any action which the Chargor, but for the appointment of the Receiver, would or might have considered to be in the **Chargor's** interests. A receiver shall have the powers granted by the Conveyancing and Law of Property Act 1881 to any receiver appointed under such Act and all the powers of an administrative receiver under Schedule 1 of the Insolvency (Northern Ireland) Order 1989. A Receiver shall also have the power on behalf and at the cost of the Chargor **in respect of which he is appointed, and in the Chargor's name or otherwise, to do or omit to do anything which the Chargor could do or omit to do or could have done or omitted to do but for any incapacity or the appointment of a liquidator, Administrator or equivalent officer in relation to the Chargor or its Charged Assets.**
- c) An Administrator shall have all the powers conferred from time to time on Administrators by law or by statute.

### 9.5 Arbuthnot's powers

Whether or not a Receiver or an Administrator shall be appointed under this Deed, Arbuthnot may at any time after this security becomes enforceable, and without giving notice, exercise all or any of the powers, authorities and discretions conferred on a Receiver or an Administrator as set out above.

### 9.6 Right of appropriation

- a) To the extent that:
  - i the Charged Assets constitute Financial Collateral; and
  - ii this Deed and the obligations of any Chargor under it constitute a Security Financial Collateral Arrangement,

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

- b) The value of any Charged Assets appropriated in accordance with this clause shall be:
  - i in the case of cash, the amount standing to the credit of each of the **Chargor's accounts** with any bank, financial institution or other person, together with all interest accrued but unposted, at the time the right of appropriation is exercised; and
  - ii in the case of Securities, the price of those Securities at the time the right of appropriation is exercised as listed on any recognised market index or determined by any other method that Arbuthnot may select (including independent valuation).
- c) The Chargor agrees that the methods of valuation provided for in this clause are commercially reasonable for the purposes of the Financial Collateral Regulations.

## 10 VARIATIONS TO STATUTORY PROVISIONS

### 10.1 Law of Property Act

Section 20 of the Conveyancing and Law of Property Act 1881 (restricting the power of sale) shall not apply to this Deed. However the power of sale and the other powers conferred on mortgagees by that **Act shall apply to this security but without the Act's restrictions as to giving notice or otherwise.** Accordingly, for the purposes of a sale or other exercise of any such powers, the whole of the Secured Liabilities shall be treated as due and payable on the date hereof.

### 10.2 Non-consolidation

The restrictions on the right of consolidating mortgage securities, which are contained in Section 17 of the Conveyancing and Law of Property Act 1881, shall not apply to this security.

### 10.3 Subsequent encumbrances

If Arbuthnot receives, or is treated as having received, notice of any subsequent Encumbrance affecting any of the Charged Assets then Arbuthnot may open a new account with the Chargor. If it does not open a new account, it shall nevertheless be treated as if it had done so at the time when it received, or was treated as having received, such notice. From that time all payments made by the Chargor to Arbuthnot shall be credited, or be treated as having been credited, to the new account. These payments shall not operate to reduce the amount secured by this Deed when Arbuthnot received or was treated as having received such notice.

## 11 APPLICATION OF MONIES

### 11.1 Order of payment

All monies received by Arbuthnot or by an Administrator or Receiver (as the case may be) under or by virtue of this Deed shall be applied (so far as the law permits) in the following order:

- a) in payment of all costs, charges and expenses of or incidental to the appointment of an Administrator or Receiver (as the case may be), the payment of his remuneration and the payment and discharge of any other Expenses incurred by or on behalf of the Administrator or Receiver (as the case may be);
- b) in or towards payment of any debts or claims which are by statute payable in preference to the Secured Liabilities but only to the extent to which those debts or claims have such preference;
- c) in payment to Arbuthnot of the Secured Liabilities due to Arbuthnot in such order as Arbuthnot in its absolute discretion thinks fit; and then
- d) in payment to the Chargor of any surplus (which shall not carry interest) which may **be paid into any of the Chargor's bank accounts including an account opened specifically for such purpose.** Arbuthnot shall then have no further liability for the surplus.

### 11.2 Appropriation

Following the enforcement of this Deed, any monies received by Arbuthnot may be appropriated by Arbuthnot in its discretion in or towards the payment and discharge of any part of the Secured Liabilities.

### 11.3 Suspense accounts

Arbuthnot or the Administrator or Receiver (as the case may be) may credit any monies to a suspense account for so long and in such manner as Arbuthnot may from time to time determine. The Administrator or Receiver (as the case may be) or Arbuthnot may retain the same for such period as the Administrator or Receiver (as the case may be) and Arbuthnot consider expedient.

## 12 PROTECTION OF THIRD PARTIES

### 12.1 Third party payments

No person paying or handing over monies to an Administrator or Receiver (as the case may be) and obtaining a discharge shall have any responsibility or liability to confirm the correct application of such monies.

### 12.2 Third party dealings

No person dealing with Arbuthnot, or an Administrator or Receiver (as the case may be), need enquire:

- a) whether any event has happened giving either Arbuthnot or the Administrator or Receiver (as the case may be) the right to exercise any of his powers;
- b) as to the propriety or regularity of any act purporting or intending to be an exercise of such powers;
- c) as to the validity or regularity of the appointment of any Administrator or Receiver (as the case may be) purporting to act or to have been appointed as such; or
- d) whether any of the Secured Liabilities remain unsatisfied.

**12.3 Statutory protection**

All the protections given to purchasers contained under sections 21 and 22 of the Conveyancing and Law of Property Act 1881 shall apply to any person purchasing from or dealing with an Administrator or Receiver (as the case may be) or Arbuthnot as if the Secured Liabilities had become due and the statutory power of sale and appointment of the Administrator or Receiver (as the case may be) in relation to the Charged Assets had arisen, on the date of this Deed.

**12.4 Express notice**

No person dealing with Arbuthnot or any Administrator or Receiver (as the case may be) shall be affected by express notice that any act is unnecessary or improper.

**13 CONTINUING AND ADDITIONAL SECURITY**

**13.1 Continuing security**

This security is a continuing security for all the Secured Liabilities notwithstanding any interim settlement of account until a final discharge of this security shall be given by Arbuthnot.

**13.2 Non-merger**

This security is in addition to, and shall not merge or otherwise prejudice or affect, any other right or remedy of Arbuthnot or any assignment, bill, note, guarantee, Encumbrance, or other security now or in future in favour of Arbuthnot or held by, or available to, Arbuthnot (whether created by any Chargor or any third party).

**14 EXPENSES AND INDEMNITIES**

**14.1 Expenses and interest**

All Expenses incurred and all payments made by Arbuthnot or any Administrator or Receiver (as the case may be) in the lawful exercise of the rights created by this Deed shall carry interest at a rate of 2% per annum. Interest under this Deed shall accrue (both before and after judgment) from the date the Expenses were incurred or the sum paid became payable, whichever shall be earlier, until the date the same are paid and discharged in full. Arbuthnot may compound unpaid interest with rests at such times as it may (acting reasonably and in good faith) consider appropriate. The amount of all Expenses and payments referred to in this Clause 14.1 and any interest thereon shall be payable by the Chargor within 14 days of any demand.

#### 14.2 General indemnity

The Chargor agrees to indemnify Arbuthnot (and its nominees) and any Administrator or Receiver (as the case may be) on demand against all losses, actions, claims, expenses, demands and liabilities now or in the future incurred by any of them or by any manager, agent, officer or employee for whose liability, act or omission any of them may be answerable for anything done or omitted in the exercise or purported exercise of the rights contained in this Deed or caused by any breach by the Chargor of any of its obligations under this Deed or in connection with the Charged Assets. Arbuthnot (and its nominees) and any Administrator or Receiver (as the case may be) shall also be entitled to be indemnified out of the Charged Assets in respect of all losses, actions, claims, expenses, demands and liabilities incurred by them in the execution, or purported execution, of any of the rights vested in them under this Deed.

#### 14.3 Tax indemnity

The Chargor agrees to indemnify Arbuthnot and any Administrator or Receiver (as the case may be) on demand against all present or future stamp or other taxes or duties and any penalties or interest with respect thereto which may be imposed by any competent authority in connection with the execution or enforcement of this Deed or in consequence of any payment made pursuant to this Deed being challenged or declared void for any reason whatsoever.

#### 14.4 Currency indemnity

- a) For the purpose of, or pending, the discharge of any of the Secured Liabilities, Arbuthnot or an Administrator or Receiver (as the case may be) may convert any monies received, recovered or realised under this Deed (including the proceeds of any previous conversion) from their existing currency into such other currency as Arbuthnot or such Administrator or Receiver (as the case may be) may think fit. Any such conversion shall be effected at the Spot Rate of Exchange for such other currency against the existing currency.
- b) The Chargor agrees to indemnify Arbuthnot against any shortfall between:

- i any amount received or recovered by Arbuthnot in respect of any of the Secured Liabilities which is converted in accordance with Clause 14.4a) into the currency in which such liability was payable; and
- ii the amount payable to Arbuthnot under this Deed in the currency of such liability.

## **15 PAYMENTS, DISCHARGE AND SET-OFF**

### **15.1 Payments without deduction**

All payments to be made to Arbuthnot under this Deed shall be made free and clear of and (save as required by law) without deduction for or on account of any tax withholding, charges, set-off or counterclaim. All payments shall be made into such account(s) as Arbuthnot may from time to time specify for the purpose.

### **15.2 Set-off**

Without prejudice to any right of set-off or combination of accounts contained in any Finance Document, Arbuthnot may at any time following the occurrence of a Termination Event without notice to the Chargor combine or consolidate all or any amounts standing to the credit of the account or accounts of any Chargor with Arbuthnot and/or set off any amount owed by Arbuthnot to any Chargor against any obligation (whether or not matured) owed to Arbuthnot by the Chargor whether or not each is expressed in the same currency.

### **15.3 Gross-up and tax receipts**

If the Chargor is required by law to make a deduction or withholding from any payment made under this Deed, then the sum payable by the Chargor shall be increased to the extent necessary to ensure that, after the making of such deduction or withholding, Arbuthnot receives and retains (free from any liability related to such deduction or withholding) a net sum equal to the sum which it would have received and retained had no such deduction or withholding been made or required to be made. The Chargor will pay the amount deducted or withheld to the relevant tax or other authorities within the time allowed for such payment under applicable law and will deliver to Arbuthnot within 30 days of making such payment an original receipt or other evidence issued by the relevant authority showing that payment has been made in full.

### **15.4 Discharge of security**

Upon payment and complete discharge and performance of all the Secured Liabilities under or in relation to this Deed, Arbuthnot shall, at the request and cost of the Chargor, duly discharge this security so far as it relates to the Chargor's Charged Assets and any further security given by the Chargor in accordance with the terms hereof. Arbuthnot will also, at the request and cost of the Chargor, transfer to the Chargor any of the Charged Assets of the Chargor which have been assigned or transferred to Arbuthnot. If any Charged Assets transferred or assigned to Arbuthnot were fungible,

Arbuthnot may transfer to the Chargor assets of the same class, denomination and quality rather than the identical Charged Assets transferred or assigned to it under this Deed.

#### 15.5 Avoidance of payments

The right of Arbuthnot to payment of the monetary obligations comprised in the Secured Liabilities or to enforce the terms of this Deed shall not be affected by any payment or any act or thing which is avoided or adjusted under the laws relating to bankruptcy or Insolvency Proceedings or under Chapter VI of the Insolvency (Northern Ireland) Order 1989. Any release, or discharge given or settlement made by Arbuthnot relying on any such payment, act or thing shall be void and of no effect.

### 16 SERVICE OF NOTICES AND PROCESS

#### 16.1 Chargor's address for service

Unless otherwise provided in this Deed, any written notice from Arbuthnot to the Chargor and any proceedings issued by Arbuthnot requiring service on the Chargor may be given or served by delivering it at or posting it (by recorded mail) to:

- a) **the Chargor's address set out under its name at the end of this Deed or to such other address of the Chargor advised to and acknowledged by Arbuthnot as being effective for the purposes of service; or**
- b) **the Chargor's registered office.**

#### 16.2 Time of service on Chargor

Any such notice or process shall be considered served:

- a) if delivered – at the time of delivery;
- b) if sent by post – 48 hours from the time of posting; or
- c) if handed over – at the time of handing over.

#### 16.3 Service on Arbuthnot

Any notice in writing by the Chargor to Arbuthnot required hereunder shall take effect at the time it is received by Arbuthnot at its registered office or at such other address as Arbuthnot may advise in writing to the Chargor for this purpose unless such notice is received on a day which is not a Business Day, in which case, it shall take effect on the next Business Day.

### 17 TRANSFERS AND DISCLOSURES

#### 17.1 Transfers by Arbuthnot

This Deed is freely transferable by Arbuthnot to any other party. The Chargor consents to any such transfer (whether by novation, assignment, or otherwise).

17.2 No transfers by the Chargor

The Chargor may not assign or transfer any of their obligations under this Deed nor may they enter into any transaction which would result in any such obligations passing to another person, without the prior written consent of Arbuthnot.

17.3 Disclosure of information

Arbuthnot may disclose any information about the Chargor and any member of the Chargor's Group and any other person connected or associated with it to any members of Arbuthnot's **Group and/or to** any person to whom Arbuthnot is proposing to transfer or assign, or has transferred or assigned, this Deed and/or any of the Secured Liabilities (or any director, officer, agent or employee thereof or any professional adviser thereto). The Chargor represents and warrants that it has, and (so far as permitted by law) will maintain, any necessary authority by or on behalf of any such persons to agree to the provisions of this Clause.

**18 MISCELLANEOUS**

18.1 Delays and omissions

No delay or omission on the part of Arbuthnot in exercising any right or remedy under this Deed shall impair that right or remedy or operate as or be taken to be a waiver of it. Any single, partial or defective exercise of any such right or remedy shall not prevent the further exercise of that or any other right or remedy.

18.2 Cumulative rights

**Arbuthnot's rights under this Deed are cumulative. They are not exclusive of any rights provided by law.** They may be exercised from time to time and as often as Arbuthnot sees fit.

18.3 Waivers

Any waiver by Arbuthnot of any terms of this Deed or any consent or approval given by Arbuthnot under it shall only be effective if given in writing. Such consent and approval shall then only apply for the purpose stated and be subject to any written terms and conditions imposed by Arbuthnot.

18.4 Illegality

If at any time any one or more of the provisions of this Deed is or becomes illegal, invalid or unenforceable in any respect under the laws of any jurisdiction then neither the legality, validity or enforceability of the remaining provisions of this Deed nor the legality, validity or enforceability of such provision under the law of any other jurisdiction shall be in any way affected or impaired as a result.



#### 18.5 **Arbuthnot's certificates**

Any certificate signed by a director or authorised officer of Arbuthnot as to the amount of the monetary obligations comprised in the Secured Liabilities at the date of that certificate shall, in the absence of manifest error, be conclusive evidence of that amount and be binding on the Chargor to whom such certificate is addressed.

#### 18.6 **Counterparts**

This Deed may be executed in any number of counterparts and by different parties on separate counterparts each of which, when executed and delivered, shall constitute an original and all the counterparts together shall constitute but one and the same instrument.

#### 18.7 **Paper**

The paper on which this Deed is written is, and will remain at all times, the property of Arbuthnot, even after the discharge of this security.

#### 18.8 **Access and Inspection**

For the purpose of gaining access to or inspecting or (following any Termination Event which is continuing) taking possession of any of the computer equipment, computer data, books, documents and other records included in or relating to the Charged Assets or for the purpose of taking copies of any of such data, books, documents and records any duly authorised official of Arbuthnot and any Administrator or Receiver (as the case may be) and any person authorised by such Administrator or Receiver (as the case may be) shall have the right at any time to enter upon any premises at which the Chargor carries on business and upon any other premises in which any part or all of such computer equipment, computer data, books, documents and other records are for the time being kept or stored.

#### 18.9 **Contracts (Rights of Third Parties) Act 1999**

Other than in relation to the provisions of Clause 14, the terms of this Deed may only be enforced by a party to it and the operation of the Contracts (Rights of Third Parties) Act 1999 is excluded.

### **19 LAW AND JURISDICTION**

#### 19.1 **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 laws of Northern Ireland.

#### 19.2 **Jurisdiction**

- a) The Chargor irrevocably agrees for the benefit of Arbuthnot that the courts of Northern Ireland shall have jurisdiction to hear and determine any suit, action or proceeding, and to settle any disputes, which may arise out of or in connection with this Deed and, for such purposes, irrevocably submits to the jurisdiction of such courts.
- b) The Chargor irrevocably waives any objection which it might now or hereafter have to the courts referred to in Clause 19.2a) being nominated as the forum to hear and determine any suit, action or proceeding, and to settle any disputes, which may arise out of or in connection with this Deed and agrees not to claim that any such court is not a convenient or appropriate forum.

**IN WITNESS** whereof the Chargor has duly executed this Deed as a deed and intends to deliver and hereby delivers the same on the date first above written and, prior to such delivery, this Deed has been duly signed on behalf of Arbuthnot, in the manner appearing below.

SCHEDULE 1  
Chargor

| Name                         | Registered Number | Registered Address                                                 |
|------------------------------|-------------------|--------------------------------------------------------------------|
| Crane Communications Limited | NI014794          | Unit B5, Sydenham Business Park,<br>17 Heron Road, Belfast BT3 9LE |

**SCHEDULE 2**  
**Fixed Charges**

- (a) its Real Property;
- (b) all rental and other income and all debts, rights and claims now or in the future due or owing to the Chargor under or in connection with any lease, agreement or licence relating to its Real Property;
- (c) **all of the Chargor's present and future rights and claims against the lessees, sub-lessees or licensees of its Real Property and all guarantors and sureties for the obligations of such lessees, sub-lessees or licensees;**
- (d) each of the present and future agreements, licences, options, contracts, guarantees, warranties, easements, agreements for lease, and any other document, in each case, entered into by the Chargor relating to the use, acquisition, exploitation, disposal of or dealings with any of the Real Property;
- (e) all its P&M and the benefit of all its rights and claims against any person in respect of the design, construction, repair or replacement of the same;
- (f) all its goodwill, unpaid and/or uncalled capital;
- (g) all its Intellectual Property;
- (h) all its Securities;
- (i) all the Related Rights arising in connection with the Securities;
- (j) all its rights and claims arising in relation to each of the Insurances including the benefit of all claims arising and all money payable under such Insurances;
- (k) if the Chargor is also a Client, all of its Non-Vesting Receivables to the extent not effectively assigned by way of security under Clause 4 of this Deed;
- (l) if the Chargor is also a Client, all Associated Rights pertaining to its Non-Vesting Receivables;
- (m) if the Chargor is also a Client, all of its Other Debts;
- (n) if the Chargor is also a Client, all Associated Rights pertaining to its Other Debts;
- (o) if the Chargor is not a Client, all of its Debts;
- (p) if the Chargor is not a Client, all Associated Rights pertaining to its Debts; and

- (q) all its rights, title and interest in any Criminal Damage Claim and any proceeds in respect of same.

**SCHEDULE 3**  
**Securities**

Intentionally blank

**SCHEDULE 4**  
**Insurances**

Intentionally blank

**SCHEDULE 5**  
**Representations, Warranties and Undertakings**

The Chargor undertakes, represents and warrants in favour of Arbuthnot as follows (and these undertakings, representations and warranties shall survive the execution of this Deed):

**1) General representations and warranties:**

- a) The Chargor shall at all times during the Security Period give the representations and warranties set out in Clause 5 of the General Terms and Conditions Section, as if the **same were set out in this Deed mutatis mutandis (save that references to the "Client" in Clause 5 of the General Terms and Conditions Section shall be deemed to be references to the Chargor).**
- b) All third party consents required to ensure effective creation of the security envisaged by this Deed have been obtained.
- c) The Chargor is the sole legal and beneficial owner of all of the Charged Assets and in it acquiring any property forming part of the Charged Assets, it will be the sole legal and beneficial owner of that property.

**2) General undertakings:**

- a) The Chargor shall at all times during the Security Period give the undertakings set out in Clause 6 of the General Terms and Conditions Section, as if the same were set out in **this Deed mutatis mutandis (save that references to the "Client" in Clause 6 of the General Terms and Conditions Section shall be deemed to be references to the Chargor).**
- b) The Chargor must:
  - i maintain, preserve, protect and keep good and marketable title to all of the Charged Assets;
  - ii maintain and preserve the Encumbrances created by or pursuant to this Deed and the first-ranking priority of such Encumbrances;
  - iii provide Arbuthnot with any notices, reports, accounts, circulars and other documents relating to the Charged Assets promptly when they are received;
  - iv on request grant Arbuthnot and any agent of Arbuthnot all reasonable **facilities to enable it or them to carry out, at the Chargor's own expense,** such investigation of its title to, and other enquiries (including, without limitation, obtaining valuations) concerning, the whole or any part of its Charged Assets as should be carried out by a prudent mortgagee;



- v immediately upon the request of Arbuthnot (and promptly upon the acquisition of any Charged Assets after the date of this Deed), deposit with Arbuthnot, all deeds, title documents, certificates, account mandates, signing authorities and other documents constituting or evidencing title to each of the Charged Assets;
- vi immediately upon the execution of this Deed (and promptly upon the acquisition of any Charged Assets after the date of this Deed), execute and deliver to Arbuthnot (at the expense of the Chargor) in such form and substance as Arbuthnot may reasonably require:
  - (A) all documents required to perfect the Encumbrances created, or purported to be created, by or pursuant to this Deed (including any documents required in connection with any registration formalities);
  - (B) in relation to the Securities, all certificates or documents of title and duly executed stock transfer forms or other instruments of transfer (but with the transferee details and the date left blank) in respect of the Securities; and
  - (C) any notices to any third party of any of the charges or assignments contained in this Deed that Arbuthnot advises must be provided.
- vii take all such other action as is available to it as may be necessary or as may reasonably be requested by Arbuthnot to create, perfect, protect or maintain any of the Encumbrances created, or purported to be created, by or pursuant to this Deed or to vest title to any Charged Asset in Arbuthnot or its nominee or any purchaser, or to facilitate the realisation of any Charged Asset under this Deed or the exercise of any of the rights, powers and remedies of Arbuthnot provided by or pursuant to this Deed or by law, including:
  - (A) making all filings and registrations with and paying all taxes and duties to the appropriate authorities (including Companies House, Land Registry and the Intellectual Property Office); and
  - (B) if required by Arbuthnot, making an application to Land Registry (and the Chargor consents to such an application being made by or on behalf of Arbuthnot) for an inhibition to be entered on the Register of Title relating to any property registered at the Land Registry of Northern Ireland (or any unregistered land subject to first registration) and against which this deed may be noted:

*"Except under an Order of the Registrar no charge, other security interest or other disposition by the Registered Owner of the land is to be registered or noted without the consent of the Registered Owner for the time being of the charge or mortgage hereby created".*

- c) No Chargor shall:
  - i create or permit to subsist any Encumbrances over any of the Charged Assets other than any Encumbrances permitted pursuant to the terms of the Finance Documents;
  - ii either in a single transaction or in a series of transactions sell, transfer, licence, lease, grant any option in respect of or otherwise dispose of all or any part of the Charged Assets or agree or attempt to do so unless such disposal is:
    - (A) a disposal of trading stock or cash in the ordinary course of trading of the disposing Chargor; or
    - (B) otherwise permitted pursuant to the terms of the Finance Documents.

**3) Debts and Remittances:**

- a) Until other directions are given by Arbuthnot in writing the Chargor will:
  - i only deal with its Debts (or in the case of the Chargor that is also a Client its Other Debts) by way of getting in and realising the same in the ordinary course of its business;
  - ii give written instructions to debtors to pay Remittances in respect of its Debts (or in the case of the Chargor that is also a Client its Other Debts) to such bank account, address or person as Arbuthnot may specify;
  - iii only deal with the monies in such bank account in accordance with the written directions from time to time given by Arbuthnot which may include a direction to the Chargor to give written instructions to its bankers that all such monies will be forthwith paid into any other bank account as Arbuthnot may specify; and
  - iv not otherwise, except as permitted by Arbuthnot, withdraw any credit balance from, or otherwise deal with, any of its bank accounts.

- b) The Chargor shall not sell, discount, factor, create any Encumbrance over, dispose of or, except in accordance with this Deed, otherwise deal with its Debts (or in the case of the Chargor that is also a Client its Other Debts) or the related Remittances.
- c) If the Chargor is also a Client it will not deal with, negotiate or pay Remittances in respect of its Non-Vesting Receivables and their Associated Rights into any account other than as specified in the Facilities Agreement in relation to Receivables and will otherwise deal with such Non-Vesting Receivables and their Associated Rights as if they were Receivables that had vested absolutely and effectively in Arbuthnot under the Facilities Agreement.

#### 4) Real Property:

If the Chargor has a Property Facility, the Chargor shall at all times during the Security Period give the undertakings, representations and warranties relating to Real Property contained in Clause 5 of the Property Loan Section (Operating Conditions, Representations and Undertakings - Property Facility) as if the same were set out in this Deed mutatis mutandis (save that reference to the "Client" shall be deemed reference to a "Chargor" and references to "Eligible Property" shall be deemed reference to "Real Property").

#### 5) P&M:

If the Chargor has a P&M Facility, the Chargor shall at all times during the Security Period give the undertakings, representations and warranties relating to P&M contained in Clause 5 of the P&M Loan Section (Operating Conditions, Representations and Undertakings - P&M Facility) as if the same were set out in this Deed mutatis mutandis (save that reference to the "Client" shall be deemed reference to the "Chargor" and references to "Eligible P&M" shall be deemed reference to "P&M").

#### 6) Securities:

- a) General
  - i **All of the Chargor's material Securities in existence on the date of this Deed are identified in Schedule 3.**
  - ii The Securities are duly authorised, validly issued, fully called up, dully paid and not subject to any option to purchase or similar right.
  - iii Any transfer of the Securities as a result of the creation or enforcement of this Deed is not restricted in any way by the constitutional documents of any company in which the Securities are held.

- iv The Chargor has complied with all notices relating to all or any of the Securities received by it pursuant to sections 790D and 790E of the Companies Act 2006.
- v No warning notice has been issued under paragraph 1(2) of Schedule 1B of the Companies Act 2006, and no restrictions notice has been issued under paragraph 1(3) of Schedule 1B of the Companies Act 2006, in respect of all or any of the Securities.
- vi No Chargor has made any nomination under s145 of the Companies Act 2006 in connection with any of the Securities.
- vii All Securities will at all times be fully paid but without prejudice to such assurance it will duly and promptly pay all monies which become due in respect of any of the Securities and indemnify Arbuthnot in respect of any liability it may incur in respect of the Securities.
- viii When requested by Arbuthnot, the Chargor will deposit with Arbuthnot all certificates or documents of title and duly executed stock transfer forms or other instruments of transfer (but with the transferee details and the date left blank) in respect of the Securities.
- ix Unless Arbuthnot agrees otherwise in writing, the Chargor will ensure the delivery or payment to Arbuthnot of all Securities or the certificates or other documents of title to or representing the same.
- x Arbuthnot will at any time be entitled to have any of the Securities or other moneys or property referred to in Clause 4 and/or Schedule 3 of this Deed registered either in its name or in the name of nominees selected by it.
- xi The Chargor shall:
  - (A) not exercise any rights (including, without limitation, any rights under sections 145 and 146 of the Companies Act 2006) to nominate any person in respect of any of the Securities; and
  - (B) terminate with immediate effect all nominations it may have made (including, without limitation, any nomination made under section 145 or section 146 of the Companies Act 2006) in respect of any Securities and, pending that termination, procure that any person so nominated:
    - l) does not exercise any rights in respect of any Securities without the prior written approval of Arbuthnot; and

- II) immediately on receipt by it, forward to Arbuthnot all communications or other information received by it in respect of any Securities for which it has been so nominated.

xii The Chargor shall:

- (A) obtain all consents, waivers, approvals and permissions that are necessary, under the articles of association (or otherwise) of an issuer of any Securities, for the transfer of the Securities to Arbuthnot 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 of each issuer of the Securities in any manner that Arbuthnot may require in order to permit the transfer of the Securities to Arbuthnot or its nominee, or to a purchaser on enforcement of the security constituted by this Deed.

b) Before this Deed becomes enforceable

- i Unless and until the Encumbrances created by or pursuant to this Deed become enforceable:
- (C) all voting and other rights (including the right to receive dividends) attaching to any of the Securities shall continue to be exercised by the Chargor; and
- (D) the Chargor shall be free to deal with all the dividends, distributions and interest and other money paid on the Securities.

c) After this Deed becomes enforceable

- i At any time after the Encumbrances created by or pursuant to this Deed become enforceable:
- (E) Arbuthnot or its nominee may, in the name of the Chargor or otherwise and without any further consent or authority on the part of the Chargor, exercise any or all voting and other rights attaching to the Securities and any rights attaching to the Securities to nominate or remove a director as if Arbuthnot or its nominee were the sole beneficial owner of the Securities;
- (F) all the Related Rights shall, if received by the Chargor or their nominees, be held on trust for, and shall be paid or transferred to, Arbuthnot or its nominee;

- (G) the Chargor must, and must procure that their nominees will, accept short notice for and attend any meeting of the holders of any of the Securities, appoint proxies and exercise voting and other rights and powers exercisable by the holders of the Securities as Arbuthnot or its nominee may direct from time to time; and
- (H) Arbuthnot or its nominee may without notice to the Chargor:
  - ii deal with the documents referred to paragraph 6)a)viii above which relate to the Securities and complete any transfers of any of the Securities as if it was the absolute and unencumbered owner of such Securities; and
  - iii in exercising a power of sale, deliver the documents referred to in paragraph 6)a)viii above which relate to the relevant Securities a purchaser of any such Securities.

**7) Intellectual Property:**

- a) The Chargor undertakes that it shall at all times comply with all undertakings, representations and warranties relating to Intellectual Property contained in Clause 6.19 of the General Terms and Conditions section, save that reference to the "Client" shall be deemed reference to the Chargor.
- b) Any and all relevant registrations, authorisations, permits or other action necessary to ensure its Intellectual Property rights have been and continue to be properly established, protected and maintained and those rights are valid, binding and enforceable against third parties.
- c) No Chargor is aware of any infringement or threat to its rights in respect of its Intellectual Property that have occurred, are ongoing, or are anticipated.
- d) No Chargor has received notice of any adverse claims by any person in respect of its Intellectual Property which, if adversely determined, would or would be reasonably likely to have a material adverse effect on its rights in respect of the Intellectual Property.

**8) Insurances:**

- a) All of the Insurances material to its business or the Charged Assets in existence on the date of this Deed are identified in Schedule 4.
- b) The Insurances have not been amended, modified or cancelled and remain in full force and effect.

- c) No Chargor has done or omitted to do anything and no event or circumstance has occurred which has made or could make any Insurance void, voidable, treated as if it had been entered into on different terms or subject to any suspension, restriction, limitation or an increased premium or which could entitle the insurer to reduce the amount to be paid on a claim or prevent Arbuthnot from receiving any money payable under any Insurance.
- d) No Chargor has received any notification from its insurers that their liability under any of the Insurances has been suspended, reduced, discharged or avoided.
- e) The Chargor will:
  - i insure and keep insured those parts of the Charged Assets as are of an insurable nature against loss or damage by fire and all other risks usually insured against and such other risks (which may include insurance against acts of terrorism) that Arbuthnot shall reasonably require to their full replacement value with insurers approved by Arbuthnot and will comply with all policy terms in respect thereof. If the Chargor holds property as a tenant or lessee and shall be required by the landlord either to insure or to **reimburse the Chargor's landlord** for any insurance premium paid by him then the Chargor will be treated as having complied with its insuring obligation under this Deed if it duly and promptly complies with those requirements. However this shall not affect the right of Arbuthnot to require the Chargor to produce satisfactory evidence that it has complied with the **landlord's requirements**;
  - ii ensure that if any monies are received by the Chargor under any such Insurance in respect of any of the Charged Assets such monies shall be treated as part of the Charged Assets subject only to any rights of third parties having priority and to the requirements of any lease of the Charged Assets and shall be paid forthwith to Arbuthnot. Pending payment to Arbuthnot, the Chargor shall hold such proceeds on trust for Arbuthnot. The proceeds of any such Insurance shall be applied at the discretion of Arbuthnot either in reducing the Secured Liabilities as have fallen due for payment or towards making good the loss or damage for which the monies became payable; and
  - iii punctually pay all premiums and other sums payable under or in relation to each of the Insurances (and, if requested by Arbuthnot, produce evidence of payment satisfactory to Arbuthnot) and not omit to do or permit anything to be done which may make void, voidable or unenforceable any of the Insurances and not alter the terms of any of the Insurances or allow any of the Insurances to lapse.

**9) Repetition:**

The representations contained in this Schedule are deemed to be repeated by the Chargor by reference to the facts and circumstances then existing on each day during the Security Period.



**SCHEDULE 6**  
**Guarantee and Indemnity**

**1. GUARANTEE**

1.1 The Chargor irrevocably and unconditionally:

- a) guarantees to Arbuthnot the due performance of all the obligations of the Client and each other Chargor to Arbuthnot under the Finance Documents (and/or any other agreement between Arbuthnot and the Client or other Chargor); and
- b) undertakes with Arbuthnot that whenever the Client or other Chargor does not pay any amount when due to Arbuthnot under or in connection with any Finance Document (and/or any other agreement between Arbuthnot and the Client or other Chargor), the Chargor shall immediately on demand by Arbuthnot pay that amount to Arbuthnot as if it were the principal obligor.

**2. INDEMNITY**

As a separate and independent obligation to the guarantee set out in Paragraph 1 above, the Chargor hereby agrees to indemnify Arbuthnot and hold Arbuthnot harmless against all and any Losses that Arbuthnot may suffer or incur by reason of any failure of the Client and/or other Chargor to comply with any term of the Finance Documents (or of any other agreement between the Client or other Chargor and Arbuthnot), including, but not limited to, any failure by the Chargor to comply with any term of this Schedule.

**3. CONTINUING GUARANTEE**

The guarantee given herein shall be a continuing guarantee and shall apply to the ultimate amount payable by the Client and/or any Chargor to Arbuthnot under the Finance Documents (and/or any other agreement between Arbuthnot and the Client or other Chargor) and shall not be discharged by any intermediate payment or satisfaction made by the Client and/or any Chargor.

**4. LIABILITY**

4.1 The liabilities of the Chargor under this Schedule shall not be affected by:

- a) any Indulgence granted or made by Arbuthnot to or with the Client, any Chargor or any Co-surety;
- b) any variation in any Finance Document or in any other agreement between the Client and/or other Chargor and Arbuthnot (**whether or not the Chargor's liability to Arbuthnot may be increase as a consequence**) or by any defect therein or in its execution;

- c) any failure by Arbuthnot to take, perfect, or hold unencumbered any security from the Client and/or any Chargor or any other person;
- d) any change in the constitution of the Client and/or any Chargor;
- e) any other matter or circumstance that might, but for the operation of this paragraph, operate to release or reduce the liabilities of any Chargor under this Schedule,
- f) any defect in any other guarantee or indemnity or other security held by Arbuthnot in respect of the obligations of any Client and/or other Chargor to Arbuthnot or in the execution thereof;
- g) any notice of termination given by any Co-Surety;
- h) the death or incapacity of any Co-surety;

and the Chargor shall be liable hereunder in every respect as principal debtor.

4.2 The liabilities and obligations of the Chargor under this Deed shall be:

- a) joint and several obligations and liabilities and any demand for payment made by Arbuthnot from any Chargor shall be deemed to be a demand to each of the Chargor under this Deed; and
- b) joint and several with each Co-surety and shall not be affected by any Indulgence granted or made by Arbuthnot to or with any Co-surety.

**5. SUSPENSE ACCOUNT**

Any monies received by Arbuthnot by virtue of or in connection with this Schedule may be placed by **Arbuthnot to the credit of a suspense account with a view to preserving Arbuthnot's right to prove for the whole of our claim against the Client and/or any Chargor in the event of its winding up.**

**6. COSTS AND EXPENSES**

The Chargor agrees to pay all costs and expenses incurred by Arbuthnot (on a full indemnity basis) arising out of or in connection with the recovery by Arbuthnot of the monies due to them under this Schedule or from any Co-Surety.

**7. DISCHARGE**

**Any discharge given by Arbuthnot to the Chargor in respect of the Chargor's obligations under this Schedule shall be deemed to have been void and of no effect if any security taken from or payment made by the Client and/or other Chargor or any other person which had been taken into account by Arbuthnot in giving the discharge is subsequently avoided or reduced by or in pursuance of any provision of law.**

**8. ADDITIONAL SECURITY AND CERTIFICATION**

- 8.1 This guarantee and indemnity shall be additional to, and not in substitution for, any other security taken or to be taken by Arbuthnot in respect of the obligations of the Client and/or the Chargor under any of the Finance Documents (and/or any other agreement between Arbuthnot and the Client or the Chargor).
- 8.2 For the purpose of determining the liability of each of the Chargor under this deed, the Chargor shall be bound by any acknowledgement or admission by the Client and/or other Chargor and by any judgment **in Arbuthnot's favour against the Client and/or other Chargor.**
- 8.3 For such purpose and for determining either the amount payable to Arbuthnot by the Clients and/or the Chargor, or the amount of any Losses, the Chargor shall accept and be bound by a certificate signed **by any of Arbuthnot's directors. In any proceedings such certificate shall be treated as conclusive** evidence (except for manifest error) of the amounts so payable or of any Losses.
- 8.4 In arriving at the amount payable to Arbuthnot by the Client and/or the Chargor, Arbuthnot shall be entitled to take into account all liabilities (whether actual or contingent) and to make a reasonable estimate of any contingent liability.
- 8.5 The Chargor waives any right they may have of first requiring Arbuthnot to proceed against or enforce any other rights or security or claim payment from any person before claiming from the Chargor under this guarantee and indemnity. This waiver applies irrespective of any law or any provision of any agreement or instrument to the contrary.

## SCHEDULE 7

### Notice of Assignment of Insurances and Form of Acknowledgement and Endorsement

To: *[insert name and address of insurer]*

*[Date]*

Dear Sirs

**Guarantee and Debenture dated [DATE] between [CHARGOR] and Arbuthnot Commercial Asset Based Lending Limited (Debenture)**

We refer to the [DESCRIBE INSURANCE POLICY AND SPECIFY ITS POLICY NUMBER] (Policy).

This letter constitutes notice to you that under the Debenture we have charged and assigned to Arbuthnot Commercial Asset Based Lending Limited (Arbuthnot) all our rights in respect of the Policy (including all claims and all returns of premium in connection with the Policy).

We irrevocably instruct and authorise you to:

- note Arbuthnot's interest on the Policy as assignee and first loss payee;
- comply with the terms of any written instructions received by you from Arbuthnot relating to the Policy, without notice or reference to, or further authority from, us and without enquiring as to the justification or the validity of those instructions;
- hold all sums from time to time due and payable by you to us under the Policy to the order of Arbuthnot;
- pay, or release, all monies to which we are entitled under the Policy to Arbuthnot, or to such persons as Arbuthnot may direct; and
- disclose information in relation to the Policy to Arbuthnot on request by Arbuthnot.

Neither the Debenture nor this notice releases, discharges or otherwise affects your liability and obligations in respect of the Policy.

Subject to the foregoing, you may continue to deal with us in relation to the Policy until you receive written notice to the contrary from Arbuthnot. Thereafter, we will cease to have any right to deal with you in relation to the Policy and you must deal only with Arbuthnot.

The instructions in this notice may only be revoked or amended with the prior written consent of Arbuthnot.

Please confirm that you agree to the terms of this notice and to act in accordance with its provisions by sending the attached acknowledgement to Arbuthnot at Arbuthnot House, 7 Wilson Street, London, EC2M 2SN, with a copy to us.

This notice, 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 laws of Northern Ireland.

Yours faithfully  
for and on behalf of [ ]

**Acknowledgement to notice of assignment of insurances**

To:      Arbuthnot Commercial Asset Based Lending Limited  
            Arbuthnot House  
            7 Wilson Street  
            London  
            EC2M 2SN

Attn:      \_\_\_\_\_

Fax no:

[Date]

Dear Sirs

**Guarantee and Debenture dated [DATE] between [CHARGOR] and Arbuthnot Commercial Asset Based Lending Limited (Debenture)**

We confirm receipt from [CHARGOR] (Chargor) of a notice (Notice) dated [DATE] of a charge/an assignment, by way of security, of all the Chargor's rights under [DESCRIBE INSURANCE POLICY AND ITS NUMBER] (Policy).

Terms defined in the Notice shall have the same meaning when used in this acknowledgement.

We confirm that:

- We accept the instructions and authorisations contained in the Notice and agree to comply with the Notice.
- We have noted Arbuthnot's interest on the Policy as assignee and first loss payee.
- There has been no amendment, waiver or release of any rights or interests in the Policy since the date the Policy was issued.
- We will not cancel, avoid, release or otherwise allow the Policy to lapse without giving Arbuthnot at least 30 days' prior written notice.
- We have not, as at the date of this acknowledgement, received notice that the Chargor has assigned its rights under the Policy to a third party, or created any other interest (whether by way of security or otherwise) in the Policy in favour of a third party.
- Arbuthnot will not in any circumstances be liable for the premiums in relation to the Policy.
- The Policy shall not be rendered void, voidable or unenforceable by reason of any non-disclosure by Arbuthnot.

This letter, 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 laws of Northern Ireland.

Yours faithfully

[name of insurer]

EXECUTION PAGES

Arbuthnot

Executed as a deed by

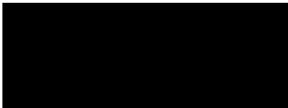
**ARBUTHNOT COMMERCIAL ASSET**

**BASED LENDING LIMITED** acting by

two directors:

**Tim Hawkins**  
.....

Name of Director

 .....

Signature of Director

**James Shaw**  
.....

Name of Director

 .....


Signature of Director



THE CHARGOR

Executed as a deed by **CRANE COMMUNICATIONS**  .....

**LIMITED** acting by a director in the presence of: **Director**

Signature: 

Name: **Jenny Turner** .....

Address: 

.....

Occupation: **Service Operations Manager** .....

**Notices**

Address: 4 Swanbridge Industrial Park, Black Croft Road, Witham, Essex, United Kingdom, CM8 3YN

Attention of: Directors, Crane Communications Limited

Fax: