



Registration of a Charge

Company name: **A C VALVES & CONTROLS LIMITED**

Company number: **03301620**



X7XN5E3D

Received for Electronic Filing: **21/01/2019**

Details of Charge

Date of creation: **17/01/2019**

Charge code: **0330 1620 0004**

Persons entitled: **STEPHEN JOSEPH PAUL CRADDOCK**

Brief description: **1. LEASE UNIT 6, INTERLINK WAY SOUTH, BARDON HILL, LEICESTERSHIRE LE67 1PH DATED 29TH OCTOBER 2018 AND MADE BETWEEN (1) ADRIAN WILLIAM CALVERT, DAWN CAROLINE CRADDOCK, KAREN JANE LEWIS, AND HELEN TRACY FLINT (AS LANDLORD); AND (2) THE COMPANY (AS TENANT) 2. LEASE UNIT 5, INTERLINK WAY SOUTH, BARDON HILL, LEICESTERSHIRE LE67 1PH DATED 23RD MAY 2014 AND MADE BETWEEN (1) GAM TRUSTEES LIMITED, NICHOLAS FLINT, JESSICA FINDELL AND STEPHEN CRADDOCK AS TRUSTEES OF A C VALVES SSAS (AS LANDLORD); AND (2) THE COMPANY (AS TENANT)**

Contains fixed charge(s).

Contains floating charge(s) .

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

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

Certified by: **ELLIE REYNOLDS, A SOLICITOR FOR AND ON BEHALF OF BRAY &
BRAY SOLICITORS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3301620

Charge code: 0330 1620 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 17th January 2019 and created by A C VALVES & CONTROLS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st January 2019 .

Given at Companies House, Cardiff on 22nd January 2019

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



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

DATED 17 January 2019

DEBENTURE

between

A C VALVES & CONTROLS LIMITED

and

STEPHEN JOSEPH PAUL CRADDOCK

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SCHEDULE

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THIS DEED is dated

17 January

2019

PARTIES

- (1) **A C VALVES & CONTROLS LIMITED** a company incorporated and registered in England and Wales with company number 03301620 whose registered office is at Unit 6 Interlink Way South, Bardon Hill, Coalville, Leicestershire LE67 1PH (**Company**).
- (2) **STEPHEN JOSEPH PAUL CRADDOCK** of 3 Wentworth Close, Kibworth Beauchamp, Leicester LE8 0XB (**Cash Seller**).

BACKGROUND

- (A) The Cash Seller has agreed, pursuant to the Sale Agreement, to sell the Shares to the Buyer.
- (B) Pursuant to clauses 2 and 6 of the Sale Agreement (as hereinafter defined) the Buyer is to pay to the Cash Seller:-
 - (a) Deferred Consideration in the aggregate sum of £950,000; and
 - (b) The Additional Consideration

As both the "Deferred Consideration" and the "Additional Consideration" are defined in the Sale Agreement and which sums are together referred to in this deed as "the Deferred Consideration".

- (C) The Company has entered into the Guarantee (as hereinafter defined) on the same date as this deed but immediately prior to it to guarantee the obligations of the Buyer to the Cash Seller.
- (D) Under this deed, the Company provides security to the Cash Seller for the payment of the Deferred Consideration.

AGREED TERMS

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

The following definitions apply in this deed.

Administrator: an administrator appointed to manage the affairs, business and property of the Company pursuant to clause 12.9.

Book Debts: all present and future book and other debts, and monetary claims due or owing to the Company, and the benefit of all security,

guarantees and other rights of any nature enjoyed or held by the Company in relation to any of them.

Business Day: a day (other than a Saturday or Sunday) on which commercial banks are open for general business in London and deposits are dealt with on the London Interbank Market.

Buyer: The Valve & Actuation Group Limited, a company incorporated and registered in England and Wales with company number 11339165 having its registered office at Third Floor, Two Colton Square, Leicester LE1 1QH.

Delegate: any person appointed by the Cash Seller or any Receiver pursuant to clause 17 and any person appointed as attorney of the Cash Seller, Receiver or Delegate.

Designated Account: any account of the Company nominated by the Cash Seller as a designated account for the purposes of this deed.

Environment: the natural and man-made environment including all or any of the following media, namely air, water and land (including air within buildings and other natural or man-made structures above or below the ground) and any living organisms (including man) or systems supported by those media.

Environmental Law: all applicable laws, statutes, regulations, secondary legislation, bye-laws, common law, directives, treaties and other measures, judgments and decisions of any court or tribunal, codes of practice and guidance notes in so far as they relate to or apply to the Environment.

Equipment: all present and future equipment, plant, machinery, tools, vehicles, furniture, fittings, installations and apparatus and other tangible moveable property for the time being owned by the Company, including any part of it and all spare parts, replacements, modifications and additions.

Event of Default: a default by the Company under clause 6.1 of the Sale Agreement.

Financial Collateral: shall have 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*).

Guarantee: a guarantee and indemnity of even date but executed immediately prior to this deed and made between (1) the Company (as guarantor) and (2) the Cash Seller.

Insurance Policy: each contract and policy of insurance effected or maintained by the Company from time to time in respect of its assets or business (including, without limitation, any insurances relating to the Properties or the Equipment).

Intellectual Property: the Company's present and future patents, trade marks, service marks, trade names, designs, copyrights, inventions, topographical or similar rights, confidential information and know-how and any interest in any of these rights, whether or not registered, including all applications and rights to apply for registration and all fees, royalties and other rights derived from, or incidental to, these rights.

Investments: all present and future certificated stocks, shares, loan capital, securities, bonds and investments (whether or not marketable) for the time being owned (at law or in equity) by the Company, including any:

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

LPA 1925: Law of Property Act 1925.

Properties: all freehold and leasehold properties (whether registered or unregistered) and all commonhold properties, now or in the future (and from time to time) owned by the Company, or in which the Company holds an interest (including, but not limited to, the properties specified in Schedule 1), and **Property** means any of them.

Receiver: a receiver, receiver and manager or administrative receiver of any or all of the Secured Assets appointed by the Cash Seller under clause 15.

Sale Agreement: the agreement for the purchase of the entire issued share capital of Valve Partners to be made between (1) the Cash Seller, Nicholas Andrew Flint, Jessica Findell and Daniel Paraletto Arranz (as sellers) and (2) the Buyer (as buyer) dated on or around the same date as this deed.

Secured Assets: all the assets, property and undertaking for the time being subject to the Security Interests created by, or pursuant to, this deed.

Secured Liabilities: all present and future monies, obligations and liabilities owed by the Buyer to the Cash Seller, whether actual or contingent and whether owed jointly or severally, as principal or surety or in any other capacity, under or in connection with the Sale Agreement or this deed (including, without limitation, those arising under clause 24.3(b)), together with all interest (including, without limitation, default interest) accruing in respect of those monies or liabilities.

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

Security Interest: 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 Cash Seller 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.

Valve Partners: The Valve Partners Limited (company number: 05075570), a company incorporated and registered in England and Wales having its registered office at Unit 6 Interlink Way South, Bardon Hill, Coalville, Leicestershire, LE67 1PH.

Shares: 25 ordinary shares of £1.00 each in the share capital of Valve Partners held by the Cash Seller and sold and transferred to the Buyer pursuant to the Sale Agreement.

1.2 Interpretation

In this deed:

- (a) reference to a statute, statutory provision or subordinate legislation is a reference to it as it is in force for the time being, taking account of any amendment or re-enactment or extension and includes any former statute, statutory provision or subordinate legislation which it amends or re-enacts;
- (b) unless the context otherwise requires, a reference to one gender shall include a reference to the other genders;
- (c) unless the context otherwise requires, words in the singular include the plural and in the plural include the singular;
- (d) a reference to a clause or Schedule is to a clause of, or Schedule to, this deed, unless the context otherwise requires;
- (e) a reference to **continuing** in relation to an Event of Default means an Event of Default which has not been remedied or waived;
- (f) a reference to **this deed** (or any provision of it) or any other document shall be construed as a reference to this deed, that provision or that document as it is in force for the time being and as amended in accordance with its terms or with the agreement of the relevant parties;

- (g) a reference to a **person** shall include a reference to an individual, firm, company, corporation, partnership, unincorporated body of persons, or any state or any agency of any person;
- (h) a reference to an **amendment** includes a novation, re-enactment, supplement or variation (and **amended** shall be construed accordingly);
- (i) a reference to **assets** includes present and future properties, undertakings, revenues, rights and benefits of every description;
- (j) a reference to an **authorisation** includes an approval, authorisation, consent, exemption, filing, licence, notarisation, registration and resolution;
- (k) 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;
- (l) a reference to **determines** or **determined** means, unless the contrary is indicated, a determination made at the discretion of the person making it;
- (m) a reference to the **Company** or the **Cash Seller** shall include their successors, permitted transferees and permitted assigns;
- (n) clause and schedule headings shall not affect the interpretation of this deed; and
- (o) where any statement is qualified by the expression **so far as the Company is aware or to the Company's knowledge** or any similar expression, that statement shall be deemed to include an additional statement that it has been made after due and careful enquiry.

1.3 Clawback

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

1.4 Nature of security over real property

A reference in this deed to a charge or mortgage of or over any Property includes:

- (a) all buildings and fixtures and fittings (including trade and tenant's fixtures and fittings) that are situated on or form part of that Property at any time;
- (b) the proceeds of the sale of any part of that Property and any other monies paid or payable in respect of or in connection with that Property;
- (c) the benefit of any covenants for title given, or entered into, by any predecessor in title of the Company in respect of that Property, and any monies paid or payable in respect of those covenants; and
- (d) all rights under any licence, agreement for sale or agreement for lease in respect of that Property.

1.5 Law of Property (Miscellaneous Provisions) Act 1989

For the purposes of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989, the terms of the Sale Agreement and of any side letters between any parties in relation to the Sale Agreement are incorporated into this deed.

1.6 Third party rights

A third party has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce, or to enjoy the benefit of, any term of this deed.

1.7 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).

1.8 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

The Company shall, on demand, pay to the Cash Seller and discharge the Secured Liabilities when they become due.

3. GRANT OF SECURITY

3.1 Legal mortgage

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee charges to the Cash Seller, by way of first legal mortgage, each Property.

3.2 Fixed charges

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee charges to the Cash Seller by way of first fixed charge:

- (a) all Properties acquired by the Company in the future;
- (b) all present and future interests of the Company not effectively mortgaged or charged under the preceding provisions of this clause 3 in, or over, freehold or leasehold property;
- (c) all present and future rights, licences, guarantees, rents, deposits, contracts, covenants and warranties relating to each Property;
- (d) all licences, consents and authorisations (statutory or otherwise) held or required in connection with the Company's business or the use of any Secured Asset, and all rights in connection with them;
- (e) all its present and future goodwill;
- (f) all its uncalled capital;
- (g) all the Equipment;
- (h) all the Intellectual Property;
- (i) all the Book Debts;
- (j) all the Investments; and
- (k) all monies from time to time standing to the credit of its accounts with any bank, financial institution or other person (including each Designated Account).

3.3 Assignment

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee assigns to the Cash Seller absolutely, subject to a proviso for reassignment on irrevocable discharge in full of the Secured Liabilities all its rights in each Insurance Policy, including all claims, the proceeds of all claims and all returns of premium in connection with each Insurance Policy.

3.4 Floating charge

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee charges to the Cash Seller, by way of first floating charge, all the undertaking, property, assets and rights of the Company at any time not effectively mortgaged, charged or assigned pursuant to clause 3.1 to clause 3.3 inclusive.

3.5 Qualifying floating charge

Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by clause 3.4.

3.6 Automatic crystallisation of floating charge

The floating charge created by clause 3.4 shall automatically and immediately (without notice) be converted into a fixed charge over the assets subject to that floating charge if:

- (a) the Company:
 - (i) creates, or attempts to create, without the prior written consent of the Cash Seller, a Security Interest or a trust in favour of another person over all or any part of the Secured Assets (except as expressly permitted by the terms of this deed or the Sale Agreement); or
 - (ii) disposes, or attempts to dispose of, all or any part of the Secured Assets (other than Secured Assets that are only subject to the floating charge while it remains uncrystallised);
- (b) any person levies (or attempts to levy) any distress, attachment, execution or other process against all or any part of the Secured Assets; or
- (c) a resolution is passed or an order is made for the winding-up, dissolution, administration or re-organisation of the Company.

3.7 Crystallisation of floating charge by notice

The Cash Seller may, in his sole discretion, at any time and by written notice to the Company, convert the floating charge created under this deed into a fixed charge as regards any part of the Secured Assets specified by the Cash Seller in that notice.

3.8 Assets acquired after any floating charge has crystallised

Any asset acquired by the Company after any crystallisation of the floating charge created under this deed that, but for that crystallisation, would be subject to a floating charge under this deed, shall (unless the Cash Seller confirms otherwise to the Company in writing) be charged to the Cash Seller by way of first fixed charge.

4. LIABILITY OF THE COMPANY

4.1 Liability not discharged

The Company'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 Cash Seller that is, or becomes, wholly or partially illegal, void or unenforceable on any ground;
- (b) the Cash Seller 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 Company.

4.2 Immediate recourse

The Company waives any right it may have to require the Cash Seller 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 Company.

5. REPRESENTATIONS AND WARRANTIES

5.1 Representations and warranties

The Company makes the representations and warranties set out in this clause 5 to the Cash Seller.

5.2 Ownership of Secured Assets

The Company is the legal and beneficial owner of the Secured Assets.

5.3 No Security Interests

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

5.4 No adverse claims

The Company 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 that materially and adversely affects the Secured Assets.

5.7 No interference in enjoyment

No facility necessary for the enjoyment and use of the Secured Assets is subject to terms entitling any person to terminate or curtail its use.

5.8 No overriding interests

Nothing has arisen, has been created or is subsisting, that would be an overriding interest in any Property.

5.9 Avoidance of security

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

5.10 No prohibitions or breaches

There is no prohibition on assignment in any Insurance Policy and the entry into this deed by the Company does not, and will not, constitute a breach of any Insurance Policy or any other agreement or instrument binding on the Company or its assets.

5.11 Environmental compliance

The Company has, at all times, complied in all material respects with all applicable Environmental Law.

5.12 Enforceable security

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

5.13 Times for making representations and warranties

The representations and warranties set out in clause 5.2 to clause 5.12 are made by the Company on the date of this deed and are deemed to be repeated on each day of the Security Period with reference to the facts and circumstances existing at the time of repetition.

6. GENERAL COVENANTS

6.1 Negative pledge and disposal restrictions

The Company shall not at any time, except with the prior written consent of the Cash Seller:

- (a) create, purport to create or permit to subsist any Security Interest on, or in relation to, any Secured Asset other than any Security Interest 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 (except, in the ordinary course of business, Secured Assets that are only subject to an uncrystallised floating charge); 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 Company 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 Cash Seller, or materially 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

- (a) The Company shall not, without the Cash Seller's prior written consent, use or permit the Secured Assets to be used in any way contrary to law.
- (b) The Company shall:
 - (i) comply with the requirements of any law and regulation relating to or affecting the Secured Assets or the use of it or any part of them;
 - (ii) obtain, and promptly renew from time to time, and comply with the terms of all authorisations that are required in connection with the Secured Assets or their use or that are necessary to preserve, maintain or renew any Secured Asset; and
 - (iii) promptly effect any maintenance, modifications, alterations or repairs that are required by any law or regulation to be effected on or in connection with the Secured Assets.

6.4 Enforcement of rights

The Company shall use its best endeavours to:

- (a) procure the prompt observance and performance of the covenants and other obligations imposed on the Company's counterparties (including each insurer in respect of an Insurance Policy); and
- (b) enforce any rights and institute, continue or defend any proceedings relating to any of the Secured Assets which the Cash Seller may require from time to time.

6.5 Notice of misrepresentation and breaches

The Company shall, promptly on becoming aware of any of the same, give the Cash Seller notice in writing of:

- (a) any representation or warranty set out in this deed that 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 documents

The Company shall, as so required by the Cash Seller, deposit with the Cash Seller and the Cash Seller shall, for the duration of this deed be entitled to hold:

- (a) all deeds and documents of title relating to the Secured Assets that are in the possession or control of the Company (and if these are not within the possession or control of the Company, the Company undertakes to obtain possession of all these deeds and documents of title);
- (b) all Insurance Policies; and
- (c) all deeds and documents of title (if any) relating to the Book Debts as the Cash Seller may specify from time to time.

6.7 Insurance

- (a) The Company shall insure and keep insured the Secured Assets against:
 - (i) loss or damage by fire or terrorist acts;
 - (ii) other risks, perils and contingencies that would be insured against by reasonably prudent persons carrying on the same class of business as the Company; and

- (iii) any other risk, perils and contingencies as the Cash Seller may reasonably require.

Any such insurance must be with an insurance company or underwriters, and on such terms, as are reasonably acceptable to the Cash Seller, and must be for not less than the replacement value of the Secured Assets.

- (b) The Company shall, if requested by the Cash Seller, produce to the Cash Seller the policy, certificate or cover note relating to the insurance required by clause 6.7(a).
- (c) The Company shall, if requested by the Cash Seller, procure that a note of the Cash Seller's interest is endorsed upon each insurance policy maintained by it or any person on its behalf in accordance with clause 6.7(a) and that the terms of each insurance policy require the insurer not to invalidate the policy as against the Cash Seller by reason of the act or default of any other joint or named insured and not to cancel it without giving at least 30 days' prior written notice to the Cash Seller.

6.8 Insurance premiums

The Company shall:

- (a) promptly pay all premiums in respect of each insurance policy maintained by it in accordance with clause 6.7(a) and do all other things necessary to keep that policy in full force and effect; and
- (b) (if the Cash Seller so require) produce to, or deposit with, the Cash Seller the receipts for all premiums and other payments necessary for effecting and keeping up each insurance policy maintained by it in accordance with clause 6.7(a).

6.9 No invalidation of insurance

The Company shall not do or omit to do, or permit to be done or omitted, any act or thing that may invalidate or otherwise prejudice any insurance policy maintained by it in accordance with clause 6.7(a).

6.10 Proceeds of insurance policies

All monies received or receivable by the Company under any insurance policy maintained by it in accordance with clause 6.7(a) (including all monies

received or receivable by it under any Insurance Policy) at any time (whether or not the security constituted by this deed has become enforceable) shall:

- (a) immediately be paid to the Cash Seller;
- (b) if they are not paid directly to the Cash Seller by the insurers, be held by the Company as trustee of the same for the benefit of the Cash Seller (and the Company shall account for them to the Cash Seller); and
- (c) at the option of the Cash Seller, be applied in making good or recouping expenditure in respect of the loss or damage for which those monies are received or in, or towards, discharge or reduction of the Secured Liabilities.

6.11 Notices to be given by the Company

The Company shall immediately on the execution of this deed (or, if later, the date of acquisition of the relevant Secured Asset):

- (a) give notice to each insurer that it has assigned its rights and interest in and under each Insurance Policy under clause 3.3 and procure that each addressee of any such notice promptly provides within five Business Days to the Cash Seller an acknowledgement of the notice of the Cash Seller's interest; and
- (b) give notice to any bank, financial institution or other person (excluding the Cash Seller) with whom it has an account that it has charged to the Cash Seller its rights and interests under that account under clause 3.2(k).

The Company shall obtain the Cash Seller's prior approval of the form of any notice or acknowledgement to be used under this clause 6.11.

6.12 Information

The Company shall:

- (a) give the Cash Seller such information concerning the location, condition, use and operation of the Secured Assets as the Cash Seller may require;
- (b) permit any persons designated by the Cash Seller and any Receiver to enter on its premises and inspect and examine any Secured Asset, and the records relating to that Secured Asset, at all reasonable times and on reasonable prior notice; and

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

6.13 Payment of outgoings

The Company shall promptly pay all taxes, fees, licence duties, registration charges, insurance premiums and other outgoings in respect of the Secured Assets and, on demand, produce evidence of payment to the Cash Seller.

6.14 Appointment of accountants

- (a) The Company shall:
 - (i) at its own cost, if at any time so required by the Cash Seller, appoint an accountant or firm of accountants nominated by the Cash Seller to investigate the financial affairs of the Company and those of its subsidiaries and report to the Cash Seller; and
 - (ii) co-operate fully with any accountants so appointed and immediately provide those accountants with all information requested.
- (b) The Company authorises the Cash Seller to make an appointment as he shall think fit at any time, without further authority from the Company. In every case, the Company shall pay, or reimburse the Cash Seller for, the fees and expenses of those accountants.

6.15 Company's waiver of set-off

The Company waives any present or future right of set-off it may have in respect of the Secured Liabilities (including sums payable by the Company under this deed).

7. PROPERTY COVENANTS

7.1 Maintenance

The Company shall keep all buildings and all fixtures on each Property in good and substantial repair and condition.

7.2 Preservation of Property, fixtures and Equipment

The Company shall not, without the prior written consent of the Cash Seller:

- (a) pull down or remove the whole, or any part of, any building forming part of any Property or permit the same to occur;
- (b) make or permit any alterations to any Property, or sever or remove, or permit to be severed or removed, any of its fixtures; or
- (c) remove or make any alterations to any of the Equipment belonging to, or in use by, the Company on any Property (except to effect necessary repairs or replace them with new or improved models or substitutes).

7.3 Conduct of business on Properties

The Company shall carry on its trade and business on those parts (if any) of the Properties as are used for the purposes of trade or business in accordance with the standards of good management from time to time current in that trade or business.

7.4 Planning information

The Company shall:

- (a) give full particulars to the Cash Seller of any notice, order, direction, designation, resolution or proposal given or made by any planning authority or other public body or authority (**Planning Notice**) that specifically applies to any Property, or to the locality in which it is situated, within seven days after becoming aware of the relevant Planning Notice; and
- (b) (if the Cash Seller so requires) immediately, and at the cost of the Company, take all reasonable and necessary steps to comply with any Planning Notice, and make, or join with the Cash Seller in making, any objections or representations in respect of that Planning Notice that the Cash Seller may desire.

7.5 Compliance with covenants and payment of rent

The Company shall:

- (a) observe and perform all covenants, stipulations and conditions to which each Property, or the use of it, is or may be subjected, and (if the Cash Seller so require) produce evidence sufficient to satisfy the Cash Seller that those covenants, stipulations and conditions have been observed and performed;
- (b) diligently enforce all covenants, stipulations and conditions benefiting each Property and shall not (and shall not agree to) waive release or vary any of the same; and
- (c) (without prejudice to the generality of the foregoing) where a Property, or part of it, is held under a lease, duly and punctually pay all rents due from time to time, and perform and observe all the tenant's covenants and conditions.

7.6 Payment of rent and outgoings

The Company shall:

- (a) where a Property, or part of it, is held under a lease, duly and punctually pay all rents due from time to time; and
- (b) pay (or procure payment of the same) when due all charges, rates, taxes, duties, assessments and other outgoings relating to or imposed on each Property or on its occupier.

7.7 Maintenance of interests in Properties

The Company shall not, without the prior written consent of the Cash Seller:

- (a) grant, or agree to grant, any licence or tenancy affecting the whole or any part of any Property, or exercise, or agree to exercise, the statutory powers of leasing or of accepting surrenders under sections 99 or 100 of the Law of Property Act 1925; or
- (b) in any other way dispose of, surrender or create, or agree to dispose of surrender or create, any legal or equitable estate or interest in the whole or any part of any Property.

7.8 Registration restrictions

If the title to any Property is not registered at the Land Registry, the Company shall procure that no person (other than itself) shall be registered under the Land Registration Acts 1925 to 2002 as proprietor of all or any part of any

Property without the prior written consent of the Cash Seller. The Company shall be liable for the costs and expenses of the Cash Seller in lodging cautions against the registration of the title to the whole or any part of any Property from time to time.

7.9 Development restrictions

The Company shall not, without the prior written consent of the Cash Seller:

- (a) make or, insofar as it is able, permit others to make any application for planning permission or development consent in respect of the Property; or
- (b) carry out, or permit, or suffer to be carried out on any Property any development as defined in the Town and Country Planning Act 1990 and the Planning Act 2008, or change or permit or suffer to be changed the use of any Property.

7.10 Environment

The Company shall:

- (a) comply with all the requirements of Environmental Law both in the conduct of its general business and in the management, possession or occupation of each Property; and
- (b) obtain and comply with all authorisations, permits and other types of licences necessary under Environmental Law.

7.11 No restrictive obligations

The Company shall not, without the prior written consent of the Cash Seller, enter into any onerous or restrictive obligations affecting the whole or any part of any Property, or create or permit to arise any overriding interest, easement or right whatever in or over the whole or any part of any Property.

7.12 Proprietary rights

The Company shall procure that no person shall become entitled to assert any proprietary or other like right or interest over the whole or any part of any Property without the prior written consent of the Cash Seller.

7.13 Inspection

The Company shall permit the Cash Seller, any Receiver and any person appointed by either of them to enter on and inspect any Property on reasonable prior notice.

7.14 Property information

The Company shall inform the Cash Seller promptly of any acquisition by the Company of, or contract made by the Company to acquire, any freehold, leasehold or other interest in any property.

7.15 VAT option to tax

The Company shall not, without the prior written consent of the Cash Seller:

- (a) exercise any VAT option to tax in relation to any Property; or
- (b) revoke any VAT option to tax exercised, and disclosed to the Cash Seller, before the date of this deed.

7.16 Registration at the Land Registry

The Company consents to an application being made by the Cash Seller to the Land Registrar for the following restriction in Form P to be registered against its title to each Property:

"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the proprietor for the time being of the charge dated _____ in favour of Stephen Joseph Paul Craddock referred to in the charges register or their conveyancer or specify appropriate details."

8. INVESTMENTS COVENANTS

8.1 Deposit of title documents

- (a) The Company shall:
 - (i) on the execution of this deed, deposit with the Cash Seller all stock or share certificates and other documents of title or evidence of ownership relating to any Investments owned by the Company at that time; and

- (ii) on the purchase or acquisition by it of Investments after the date of this deed, deposit with the Cash Seller all stock or share certificates and other documents of title or evidence of ownership relating to those Investments.
- (b) At the same time as depositing documents with the Cash Seller in accordance with clause 8.1(a)(i) or clause 8.1(a)(ii), the Company shall also deposit with the Cash Seller:
 - (i) all stock transfers forms relating to the relevant Investments duly completed and executed by or on behalf of the Company, but with the name of the transferee, the consideration and the date left blank; and
 - (ii) any other documents (in each case duly completed and executed by or on behalf of the Company) that the Cash Seller may request in order to enable him or any of his nominees, or any purchaser or transferee, to be registered as the owner of, or otherwise obtain a legal title to, or to perfect its security interest in any of the relevant Investments,

so that the Cash Seller may, at any time and without notice to the Company, complete and present those stock transfer forms and other documents to the issuer of the Investments for registration.

8.2 Nominations

- (a) The Company shall 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 Investments and, pending that termination, procure that any person so nominated:
 - (i) does not exercise any rights in respect of any Investments without the prior written approval of the Cash Seller; and
 - (ii) immediately on receipt by it, forward to the Cash Seller all communications or other information received by it in respect of any Investments for which it has been so nominated.
- (b) The Company shall not, during the Security Period, 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 Investments.

8.3 Additional registration obligations

The Company shall:

- (a) obtain all consents, waivers, approvals and permissions that are necessary, under the articles of association of any issuer that is not a public company or otherwise, for the transfer of the Investments to the Cash Seller or his nominee, or to a purchaser on enforcement of this deed; and
- (b) procure the amendment of the share transfer provisions (including, but not limited to, deletion of any pre-emption provisions) of the articles of association of each issuer that is not a public company in any manner that the Cash Seller may require in order to permit such a transfer.

8.4 Dividends and voting rights before enforcement

- (a) Before the security constituted by this deed becomes enforceable, the Company may retain and apply for its own use all dividends, interest and other monies paid or payable in respect of the Investments and, if any are paid or payable to the Cash Seller or any of his nominees, the Cash Seller will hold all those dividends, interest and other monies received by him for the Company and will pay them to the Company promptly on request; and
- (b) Before the security constituted by this deed becomes enforceable, the Company may exercise all voting and other rights and powers in respect of the Investments or, if any of the same are exercisable by the Cash Seller or any of his nominees, to 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 any provision of the Sale Agreement or this deed or for any purpose inconsistent with the Sale Agreement or this deed; and
 - (ii) the exercise of, or the failure to exercise, those voting rights or other rights and powers would not, in the Cash Seller's opinion, have an adverse effect on the value of the Investments or otherwise prejudice the Cash Seller's security under this deed.
- (c) The Company shall indemnify the Cash Seller against any loss or liability incurred by the Cash Seller (or his nominee) as a consequence of the Cash Seller (or his nominee) acting in respect of the Investments at the direction of the Company.
- (d) The Cash Seller 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 Investments that the Cash Seller considers prejudicial to, or impairing the value of, the security created by this deed.

8.5 Dividends and voting rights after enforcement

After the security constituted by this deed has become enforceable:

- (a) all dividends and other distributions paid in respect of the Investments and received by the Company shall be held by the Company on trust for the Cash Seller and immediately paid into a Designated Account or, if received by the Cash Seller, shall be retained by the Cash Seller; and
- (b) all voting and other rights and powers attaching to the Investments shall be exercised by, or at the direction of, the Cash Seller and the Company shall, and shall procure that its nominees shall, comply with any directions the Cash Seller may give, in his absolute discretion, concerning the exercise of those rights and powers.

8.6 Calls on Investments

The Company shall promptly pay all calls, instalments and other payments that may be or become due and payable in respect of all or any of the Investments. The Company acknowledges that the Cash Seller shall not be under any liability in respect of any such calls, instalments or other payments.

8.7 No alteration of constitutional documents or rights attaching to Investments

The Company shall not, without the prior written consent of the Cash Seller, amend, or agree to the amendment of:

- (a) the memorandum or articles of association, or any other constitutional documents, of any issuer that is not a public company; or
- (b) the rights or liabilities attaching to any of the Investments.

8.8 Preservation of Investments

The Company shall ensure (as far as it is able to by the exercise of all voting rights, powers of control and other means available to it) that any issuer that is not a public company shall not:

- (a) consolidate or subdivide any of its Investments, or reduce or re-organise its share capital in any way;
- (b) issue any new shares or stock; or
- (c) refuse to register any transfer of any of its Investments that may be lodged for registration by, or on behalf of, the Cash Seller or the Company in accordance with this deed.

8.9 Investments information

The Company shall, promptly following receipt, send to the Cash Seller copies of any notice, circular, report, accounts and any other document received by it that relates to the Investments.

9. EQUIPMENT COVENANTS

9.1 Maintenance of Equipment

The Company shall:

- (a) maintain the Equipment in good and serviceable condition (except for expected fair wear and tear) in compliance with all relevant manuals, handbooks, manufacturer's instructions and recommendations and maintenance or servicing schedules;
- (b) at its own expense, renew and replace any parts of the Equipment when they become obsolete, worn out or damaged with parts of a similar quality and of equal or greater value; and
- (c) not permit any Equipment to be:
 - (i) used or handled other than by properly qualified and trained persons; or
 - (ii) overloaded or used for any purpose for which it is not designed or reasonably suitable.

9.2 Payment of Equipment taxes

The Company shall promptly pay all taxes, fees, licence duties, registration charges, insurance premiums and other outgoings in respect of the Equipment and, on demand, produce evidence of such payment to the Cash Seller.

9.3 Notice of charge

The Company:

- (a) shall, if so requested by the Cash Seller, affix to and maintain on each item of Equipment in a conspicuous place, a clearly legible identification plate containing the following wording:

"NOTICE OF CHARGE

This [DESCRIBE ITEM] and all additions to it and ancillary equipment are subject to a fixed charge dated _____ in favour of Stephen Joseph Paul Craddock."

- (b) shall not, and shall not permit any person to, conceal, obscure, alter or remove any plate affixed in accordance with clause 9.3(a).

10. BOOK DEBTS COVENANTS

10.1 Realising Book Debts

The Company shall:

- (a) as an agent for the Cash Seller, collect in and realise all Book Debts, pay the proceeds into a Designated Account immediately on receipt and, pending that payment, hold those proceeds in trust for the Cash Seller;
- (b) not, without the prior written consent of the Cash Seller, withdraw any amounts standing to the credit of any Designated Account; and
- (c) if called on to do so by the Cash Seller, execute a legal assignment of the Book Debts to the Cash Seller on such terms as the Cash Seller may require and give notice of that assignment to the debtors from whom the Book Debts are due, owing or incurred.

10.2 Preservation of Book Debts

The Company shall not (except as provided by clause 10.1 or with the prior written consent of the Cash Seller) release, exchange, compound, set-off, grant time or indulgence in respect of, or in any other manner deal with, all or any of the Book Debts.

11. INTELLECTUAL PROPERTY COVENANTS

11.1 Preservation of rights

The Company shall take all necessary action to safeguard and maintain present and future rights in, or relating to, the Intellectual Property including (without limitation) by observing all covenants and stipulations relating to those rights, and by paying all applicable renewal fees, licence fees and other outgoings.

11.2 Registration of Intellectual Property

The Company shall use all reasonable efforts to register applications for the registration of any Intellectual Property, and shall keep the Cash Seller informed of all matters relating to each such registration.

11.3 Maintenance of Intellectual Property

The Company shall not permit any Intellectual Property to be abandoned, cancelled or to lapse.

12. POWERS OF THE CASH SELLERS

12.1 Power to remedy

- (a) The Cash Seller shall be entitled (but shall not be obliged) to remedy, at any time, a breach by the Company of any of its obligations contained in this deed.
- (b) The Company irrevocably authorises the Cash Seller and his agents to do all things that are necessary or desirable for that purpose.
- (c) Any monies expended by the Cash Seller in remedying a breach by the Company of its obligations contained in this deed shall be reimbursed by the Company to the Cash Seller on a full indemnity basis and shall carry interest in accordance with clause 19.1.

12.2 Exercise of rights

The rights of the Cash Seller under clause 12.1 are without prejudice to any other rights of the Cash Seller under this deed. The exercise of any rights of the Cash Seller under this deed shall not make the Cash Seller liable to account as a mortgagee in possession.

12.3 Power to dispose of chattels

- (a) At any time after the security constituted by this deed has become enforceable, the Cash Seller or any Receiver may, as agent for the Company, dispose of any chattels or produce found on any Property.
- (b) Without prejudice to any obligation to account for the proceeds of any disposal made under clause 12.3(a), the Company shall indemnify the Cash Seller and any Receiver against any liability arising from any disposal made under clause 12.3(a).

12.4 Cash Sellers 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 Cash Seller 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.

12.5 Conversion of currency

- (a) For the purpose of, or pending the discharge of, any of the Secured Liabilities, the Cash Seller may convert any monies received, recovered or realised by it under this deed (including the proceeds of any previous conversion under this clause 12.5) from their existing currencies of denomination into any other currencies of denomination that the Cash Seller may think fit.
- (b) Any such conversion shall be effected at Barclays Bank Plc then prevailing spot selling rate of exchange for such other currency against the existing currency.
- (c) Each reference in this clause 12.5 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.

12.6 New accounts

- (a) If the Cash Seller receives, or is deemed to have received, notice of any subsequent Security Interest, or other interest, affecting all or part of the Secured Assets, the Cash Seller may open a new account for the Company in the Cash Seller's books. Without prejudice to the Cash Seller's right to combine accounts, no money paid to the credit of the Company in any such new account shall be appropriated

towards, or have the effect of discharging, any part of the Secured Liabilities.

- (b) If the Cash Seller does not open a new account immediately on receipt of the notice, or deemed notice, under clause 12.6(a), then, unless the Cash Seller give express written notice to the contrary to the Company, all payments made by the Company to the Cash Seller shall be treated as having been credited to a new account of the Company and not as having been applied in reduction of the Secured Liabilities, as from the time of receipt of the relevant notice by the Cash Seller.

12.7 Cash Sellers' set-off rights

If the Cash Seller has more than one account for the Company in its books, the Cash Seller may at any time after:

- (a) the security constituted by this deed has become enforceable; or
- (b) the Cash Seller has received, or is deemed to have received, notice of any subsequent Security Interest or other interest affecting all or any part of the Secured Assets,

transfer, without prior notice, all or any part of the balance standing to the credit of any account to any other account that may be in debit. After making any such transfer, the Cash Seller shall notify the Company of that transfer.

12.8 Indulgence

The Cash Seller may, at his 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 any such person is jointly liable with the Company) 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 Company for the Secured Liabilities.

12.9 Appointment of an Administrator

- (a) The Cash Seller may, without notice to the Company, appoint any one or more persons to be an Administrator of the Company pursuant to Paragraph 14 of Schedule B1 of the Insolvency Act 1986 if the security constituted by this deed becomes enforceable.
- (b) Any appointment under this clause 12.9 shall:

- (i) be in writing signed by a duly authorised signatory of the Cash Seller; and
- (ii) take effect, in accordance with paragraph 19 of Schedule B1 of the Insolvency Act 1986.
- (c) The Cash Seller may apply to the court for an order removing an Administrator from office and may by notice in writing in accordance with this clause 12.9 appoint a replacement for any Administrator who has died, resigned, been removed or who has vacated office upon ceasing to be qualified.

13. WHEN SECURITY BECOMES ENFORCEABLE

13.1 Security becomes enforceable on Event of Default

The security constituted by this deed shall be immediately enforceable if an Event of Default occurs.

13.2 Discretion

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

14. ENFORCEMENT OF SECURITY

14.1 Enforcement powers

- (a) The power of sale and other powers conferred by section 101 of the LPA 1925 (as varied or extended by this deed) shall, as between the Cash Seller and a purchaser from the Cash Seller, arise on and be exercisable at any time after the execution of this deed, but the Cash Seller shall not exercise such power of sale or other powers until the security constituted by this deed has become enforceable under clause 13.1.
- (b) Section 103 of the LPA 1925 does not apply to the security constituted by this deed.

14.2 Extension of statutory powers of leasing

The statutory powers of leasing and accepting surrenders conferred on mortgagees under the LPA 1925 and by any other statute are extended so as to authorise the Cash Seller and any Receiver, at any time after the security constituted by this deed has become enforceable, whether in its own name or in that of the Company, to:

- (a) grant a lease or agreement to lease;
- (b) accept surrenders of leases; or
- (c) grant any option of the whole or any part of the Secured Assets with whatever rights relating to other parts of it,

whether or not at a premium and containing such covenants on the part of the Company, and on such terms and conditions (including the payment of money to a lessee or tenant on a surrender) as the Cash Seller or Receiver thinks fit without the need to comply with any of the restrictions imposed by sections 99 and 100 of the LPA 1925.

14.3 Access on enforcement

- (a) At any time after the Cash Seller have demanded payment of the Secured Liabilities or if the Company defaults in the performance of its obligations under this deed or the Sale Agreement, the Company will allow the Cash Seller or his Receiver, without further notice or demand, immediately to exercise all its rights, powers and remedies in particular (and without limitation) to take possession of any Secured Asset and for that purpose to enter on any premises where a Secured Asset is situated (or where the Cash Seller or a Receiver reasonably believes a Secured Asset to be situated) without incurring any liability to the Company for, or by any reason of, that entry.
- (b) At all times, the Company must use its best endeavours to allow the Cash Seller or his Receiver access to any premises for the purpose of clause 14.3(a) (including obtaining any necessary consents or permits of other persons) and ensure that its employees and officers do the same.

14.4 Prior Security Interests

At any time after the security constituted by this deed has become enforceable, or after any powers conferred by any Security Interest having priority to this deed shall have become exercisable, the Cash Seller may:

- (a) redeem that or any other prior Security Interest;

- (b) procure the transfer of that Security Interest to it; and
- (c) settle and pass any account of the holder of any prior Security Interest.

Any accounts so settled and passed shall be, in the absence of any manifest error, conclusive and binding on the Company. All monies paid by the Cash Seller to an encumbrancer in settlement of any of those accounts shall, as from its payment by the Cash Seller, be due from the Company to the Cash Seller on current account and shall bear interest at the default rate of interest specified in the Sale Agreement and be secured as part of the Secured Liabilities.

14.5 Protection of third parties

No purchaser, mortgagee or other person dealing with the Cash Seller, 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 Cash Seller, a Receiver or Delegate is purporting to exercise has become exercisable or is properly exercisable; or
- (c) how any money paid to the Cash Seller, any Receiver or any Delegate is to be applied.

14.6 Privileges

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

14.7 No liability as mortgagee in possession

Neither the Cash Seller, any Receiver, any Delegate nor any Administrator shall be liable 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 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.

14.8 Conclusive discharge to purchasers

The receipt of the Cash Seller 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 Cash Seller, every Receiver and Delegate may do so for any consideration, in any manner and on any terms that it or he thinks fit.

14.9 Right of appropriation

(a) To the extent that:

- (i) the Secured Assets constitute Financial Collateral; and
- (ii) this deed and the obligations of the Company under it constitute a Security Financial Collateral Arrangement,

the Cash Seller 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 or discharge of the Secured Liabilities in any order that the Cash Seller may, in their absolute discretion, determine.

- (b) The value of any Secured Assets appropriated in accordance with this clause shall be the price of those Secured Assets at the time the right of appropriation is exercised as listed on any recognised market index, or determined by any other method that the Cash Seller may select (including independent valuation).
- (c) The Company agrees that the methods of valuation provided for in this clause are commercially reasonable for the purposes of the Financial Collateral Regulations.

15. RECEIVER

15.1 Appointment

At any time after the security constituted by this deed has become enforceable, or at the request of the Company, the Cash Seller 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.

15.2 Removal

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

15.3 Remuneration

The Cash Seller 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, which shall be due and payable immediately on its being paid by the Cash Seller.

15.4 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 Cash Seller 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.

15.5 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 Cash Seller despite any prior appointment in respect of all or any part of the Secured Assets.

15.6 Agent of the Company

Any Receiver appointed by the Cash Seller under this deed shall be the agent of the Company and the Company 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 Company goes into liquidation and after that the Receiver shall act as principal and shall not become the agent of the Cash Seller.

16. POWERS OF RECEIVER

16.1 General

- (a) Any Receiver appointed by the Cash Seller under this deed shall, in addition to the powers conferred on him by statute, have the powers set out in clause 16.2 to clause 16.23.
- (b) If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing him 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 16 may be on behalf of the Company, the directors of the Company (in the case of the power contained in clause 16.16) or himself.

16.2 Repair and develop Properties

A Receiver may undertake or complete any works of repair, building or development on the Properties and may apply for and maintain any planning permission, development consent, building regulation approval or any other permission, consent or licence to carry out any of the same.

16.3 Surrender leases

A Receiver may grant, or accept surrenders of, any leases or tenancies affecting any Property and may grant any other interest or right over any Property on any terms, and subject to any conditions, that he thinks fit.

16.4 Employ personnel and advisors

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 he thinks fit. A Receiver may discharge any such person or any such person appointed by the Company.

16.5 Make VAT elections

A Receiver may make, exercise or revoke any value added tax option to tax as he thinks fit.

16.6 Remuneration

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

16.7 Realise Secured Assets

A Receiver may collect and get in the Secured Assets or any part of them in respect of which he 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.

16.8 Manage or reconstruct the Company's business

A Receiver may carry on, manage, develop, reconstruct, amalgamate or diversify or concur in carrying on, managing, developing, reconstructing, amalgamating or diversifying the business of the Company.

16.9 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 he is appointed in any manner (including, without limitation, by public auction or private sale) and generally on any terms and conditions as he 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.

16.10 Sever fixtures and fittings

A Receiver may sever and sell separately any fixtures or fittings from any Property without the consent of the Company.

16.11 Sell Book Debts

A Receiver may sell and assign all or any of the Book Debts in respect of which he is appointed in any manner, and generally on any terms and conditions, that he thinks fit.

16.12 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.

16.13 Make settlements

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

16.14 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 he thinks fit.

16.15 Improve the Equipment

A Receiver may make substitutions of, or improvements to, the Equipment as he may think expedient.

16.16 Make calls on Company members

A Receiver may make calls conditionally or unconditionally on the members of the Company in respect of uncalled capital with (for that purpose and for the purpose of enforcing payments of any calls so made) the same powers as are conferred by the articles of association of the Company on its directors in respect of calls authorised to be made by them.

16.17 Insure

A Receiver may, if he thinks fit, but without prejudice to the indemnity in clause 19, effect with any insurer any policy of insurance either in lieu or satisfaction of, or in addition to, the insurance required to be maintained by the Company under this deed.

16.18 Powers under the LPA 1925

A Receiver may exercise all powers provided for in the LPA 1925 in the same way as if he 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.

16.19 Borrow

A Receiver may, for any of the purposes authorised by this clause 16, raise money by borrowing from the Cash Seller (or from any other person) either unsecured or on the security of all or any of the Secured Assets in respect of which he is appointed on any terms that he thinks fit (including, if the Cash Seller consents, terms under which that security ranks in priority to this deed).

16.20 Redeem prior Security Interests

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

16.21 Delegation

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

16.22 Absolute beneficial owner

A Receiver may, in relation to any of the Secured Assets, exercise all powers, authorisations and rights he 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.

16.23 Incidental powers

A Receiver may do any other acts and things:

- (a) that he may consider desirable or necessary for realising any of the Secured Assets;
- (b) that he may consider incidental or conducive to any of the rights or powers conferred on a Receiver under or by virtue of this deed or law; and
- (c) that he lawfully may or can do as agent for the Company.

17. DELEGATION

17.1 Delegation

The Cash Seller 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 21.1).

17.2 Terms

The Cash Seller and each Receiver may make a delegation on the terms and conditions (including the power to sub-delegate) that they think fit.

17.3 Liability

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

18. APPLICATION OF PROCEEDS

18.1 Order of application of proceeds

All monies received by the Cash Seller, 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 Cash Seller (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 Cash Seller determines; and
- (c) in payment of the surplus (if any) to the Company or other person entitled to it.

18.2 Appropriation

Neither the Cash Seller, 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.

18.3 Suspense account

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

- (a) may, at the discretion of the Cash Seller, 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 Cash Seller and the Company; and
- (c) may be held in that account for so long as the Cash Seller, Receiver or Delegate thinks fit.

19. COSTS AND INDEMNITY

19.1 Costs

The Company shall pay to, or reimburse, the Cash Seller and any Receiver on demand, 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 Cash Seller, any Receiver or any Delegate in connection with:

- (a) this deed (including for the avoidance of doubt the preparation, negotiation, execution and delivery of this deed) or the Secured Assets;
- (b) taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Cash Seller's, a Receiver's or a Delegate's rights under this deed;
- (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 Company) at the rate and in the manner specified in the Sale Agreement.

19.2 Indemnity

The Company shall indemnify the Cash Seller, each Receiver and each Delegate, and their respective employees and agents, on a full indemnity basis against any cost, charge, expense, tax, loss, liability or damage incurred by any of them as a result of:

- (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 Company in performing any of its obligations under this deed.

Any past or present employee or agent may enforce the terms of this clause 19.2 subject to and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

20. FURTHER ASSURANCE

20.1 Further assurance

The Company shall, at its own expense, take whatever action the Cash Seller 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 Secured Asset; or
- (c) facilitating the exercise of any right, power, authority or discretion exercisable by the Cash Seller or any Receiver in respect of any Secured Asset,

including, without limitation (if the Cash Seller 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 Cash Seller or to his nominee) and the giving of any notice, order or direction and the making of any registration.

21. POWER OF ATTORNEY

21.1 Appointment of attorneys

By way of security, the Company irrevocably appoints the Cash Seller, every Receiver and every Delegate separately to be the attorney of the Company 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 Company is required to execute and do under this deed; 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 Cash Seller, any Receiver or any Delegate.

21.2 Ratification of acts of attorneys

The Company 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 21.1.

22. RELEASE

Subject to clause 24.3, on the expiry of the Security Period (but not otherwise), the Cash Seller shall, at the request and cost of the Company, take whatever action is necessary to:

- (a) release the Secured Assets from the security constituted by this deed; and
- (b) reassign the Secured Assets to the Company.

23. ASSIGNMENT AND TRANSFER

23.1 Assignment by Cash Seller

- (a) At any time, without the consent of the Company, the Cash Seller may assign or transfer the whole or any part of the Cash Seller's rights and/or obligations under this deed to any person.
- (b) The Cash Seller may disclose to any actual or proposed assignee or transferee any information about the Company, the Secured Assets and this deed that the Cash Seller consider appropriate.

23.2 Assignment by Company

The Company may not assign any of its rights, or transfer any of its obligations, under this deed, or enter into any transaction that would result in any of those rights or obligations passing to another person.

24. FURTHER PROVISIONS

24.1 Independent security

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

24.2 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 Cash Seller discharges this deed in writing.

24.3 Discharge conditional

Any release, discharge or settlement between the Company and the Cash Seller shall be deemed conditional on no payment or security received by the Cash Seller 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 Cash Seller or his 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 Cash Seller deem necessary to provide the Cash Seller with security against any such avoidance, reduction or order for refund; and
- (b) the Cash Seller may recover the value or amount of such security or payment from the Company subsequently as if the release, discharge or settlement had not occurred.

24.4 Certificates

A certificate or determination by the Cash Seller as to any amount for the time being due to it from the Company under this deed shall be, in the absence of any manifest error, conclusive evidence of the amount due.

24.5 Rights cumulative

The rights and remedies of the Cash Seller conferred by this deed are cumulative, may be exercised as often as the Cash Seller considers appropriate, and are in addition to his rights and remedies under the general law.

24.6 Variations and waivers

Any waiver or variation of any right or remedy by the Cash Seller (whether arising under this deed or under the general law), or any consent given under this deed, is only be effective if it is in writing and signed by the waiving, varying or consenting party, and applies only in the circumstances for which it was given, and shall not prevent the party giving it from subsequently relying on the relevant provision.

24.7 Further exercise of rights

No act or course of conduct or negotiation by, or on behalf of, the Cash Seller shall, in any way, preclude the Cash Seller from exercising any right or remedy under this deed or constitute a suspension or variation of any such right or remedy.

24.8 Delay

No delay or failure to exercise any right or remedy under this deed shall operate as a waiver of that right or remedy or constitute an election to affirm this deed. No election to affirm this deed on the part of the Cash Seller shall be effective unless it is in writing.

24.9 Single or partial exercise

No single or partial exercise of any right or remedy under this deed shall prevent any further or other exercise of that right or remedy, or the exercise of any other right or remedy under this deed.

24.10 Consolidation

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

24.11 Partial invalidity

The invalidity, unenforceability or illegality of any provision (or part of a provision) of this deed under the laws of any jurisdiction shall not affect the validity, enforceability or legality of the other provisions. If any invalid, unenforceable or illegal provision would be valid, enforceable or legal if some part of it were deleted, the provision shall apply with any modification necessary to give effect to the commercial intention of the parties.

24.12 Counterparts

This deed may be executed and delivered in any number of counterparts, each of which is an original and which together have the same effect as if each party had signed the same document.

25. NOTICES

25.1 Service

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

- (a) in writing, delivered personally or sent by pre-paid first-class letter; and
- (b) sent:
 - (i) to the Company at:
Unit 6, Interlink Way South, Bardon Hill, Coalville,
Leicestershire, LE67 1PH
Attention: Nicholas Andrew Flint

- (ii) to the Cash Seller at the address set out at the beginning of this deed

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

25.2 Receipt by Company

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

- (a) if given by hand, at the time of actual delivery; and
- (b) if posted, on the second Business Day after the day it was sent by pre-paid first-class post.

A notice or other communication given as described in clause 25.2(a) on a day that 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.

25.3 Receipt by Cash Seller

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

26. GOVERNING LAW AND JURISDICTION

26.1 This deed and any disputes or claims arising out of or in connection with its subject matter or formation (including non-contractual disputes or claims) are governed by and construed in accordance with the law of England.

26.2 The parties irrevocably agree that the courts of England have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this deed or its subject matter or formation (including non-contractual disputes and claims).

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

Schedule 1 Property

Part 1. Registered Property

1. Lease Unit 6, Interlink Way South, Bardon Hill, Leicestershire LE67 1PH dated 29th October 2018 and made between (1) Adrian William Calvert, Dawn Caroline Craddock, Karen Jane Lewis, and Helen Tracy Flint (as Landlord); and (2) the Company (as Tenant)

2. Lease Unit 5, Interlink Way South, Bardon Hill, Leicestershire LE67 1PH dated 23rd May 2014 and made between (1) Gam Trustees Limited, Nicholas Flint, Jessica Findell and Stephen Craddock as trustees of A C Valves SSAS (as Landlord); and (2) the Company (as Tenant)

Part 2. Unregistered Property

None

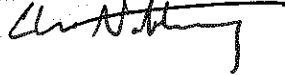
EXECUTED as a DEED by A C VALVES &)
CONTROLS LIMITED)

acting by NICHOLAS ANDREW FLINT,
a director,

in the presence of:

)
Director



Witness signature: 

Witness name: CHRIS NORTHWAY

Address: Shakespeare Martineau LLP
Solicitors
Two Colton Square
Leicester
LE1 1QH

Occupation: SOLICITOR

EXECUTED as a DEED by STEPHEN JOSEPH)
PAUL CRADDOCK)

in the presence of:

)



Witness signature: 

Witness name: CHRIS NORTHWAY

Address: Shakespeare Martineau LLP
Solicitors
Two Colton Square
Leicester
LE1 1QH

Occupation: SOLICITOR