



**Registration of a Charge**

Company Name: **BOXT LIMITED**

Company Number: **08086606**



Received for filing in Electronic Format on the: **13/11/2023**

XCG82AV7

**Details of Charge**

Date of creation: **13/11/2023**

Charge code: **0808 6606 0004**

Persons entitled: **NATIONAL WESTMINSTER BANK PLC**

Brief description: **FIRST FIXED CHARGE OVER TRADE MARK NUMBER UK00003205830.  
FOR FURTHER DETAILS OF LAND, SHIP, AIRCRAFT OR INTELLECTUAL  
PROPERTY PLEASE REFER TO THE INSTRUMENT.**

**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:

**MACFARLANES LLP**



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

Company number: 8086606

Charge code: 0808 6606 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 13th November 2023 and created by BOXT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 13th November 2023 .

Given at Companies House, Cardiff on 13th November 2023

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



**Companies House**



**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**

EXECUTION VERSION

**Date** 13 November **2023**

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**BOXT LIMITED**  
as Chargor

and

**NATIONAL WESTMINSTER BANK PLC**  
as Chargee

**SECURITY AGREEMENT**

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**DATE** 13 November

2023

## **PARTIES**

- 1 **BOXT LIMITED** of 3320 Century Way Thorpe Park, Leeds, West Yorkshire, England, LS15 8ZB (Company number 08086606) (the "**Chargor**"); and
- 2 **NATIONAL WESTMINSTER BANK PLC** of 250 Bishopsgate, London, EC2M 4AA (Company number 929027) (the "**Chargee**").

## **BACKGROUND**

- A The Chargor is entering into this deed in connection with the Finance Documents.
- B The Chargee and the Chargor intend this document to take effect as a deed notwithstanding the fact that a party may only execute this document under hand.

**IT IS AGREED** as follows:

### 1 **Definitions and interpretation**

#### 1.1 **Definitions**

Unless otherwise provided in this deed, terms defined in the Facility Agreement shall have the same meaning where used in this deed.

In addition, in this deed, unless the context otherwise requires, the following words shall have the following meanings:

**Accounts:** all accounts, and all moneys from time to time standing to the credit (including any interest thereon) of such accounts and all rights in relation thereto, with any bank, financial institution or other person in any jurisdiction now or at any time hereafter (and from time to time) owned, operated or held by the Chargor or in which the Chargor has an interest;

**Administrator:** a person appointed in accordance with Sched B1 Insolvency Act 1986 to manage the Chargor's affairs, business and property;

**Assigned Agreements:** any agreement designated to be an Assigned Agreement by the Chargee and the Chargor;

**Charged Assets:** all the assets for the time being subject to the Security created by this deed (and references to the Charged Assets include references to any part of them);

**Charged Stock:** means any Eligible Equipment owned, and paid for by, the Borrower,

**Debts:** all book and other debts, of any kind whatsoever now or at any time hereafter (and from time to time) due, owing or payable to the Chargor or in which the Chargor has an interest and the proceeds of the same, including the benefit of any judgment or order to pay a sum of money, and the benefit of all rights, securities and guarantees of any nature enjoyed or held by it in relation to the same;

**Equipment:** all equipment, plant, machinery, tools, vehicles, furniture and other tangible moveable property now or at any time hereafter (and from time to time) owned by the Chargor, and any part thereof, together with the benefit of all contracts and warranties relating to the same;

**Facility Agreement:** a £5,000,000 senior revolving facility agreement between the Borrower and the Lender dated on or around the date of this deed;

**File:** in respect of a Receivable, all information, comments, documents and any correspondence from or to the relevant customer in respect of such Receivable, including the relevant Receivable Agreement together with any Related Rights;

**Floating Charge Assets:** all the assets for the time being subject to the floating charge created by this deed (and references to the Floating Charge Assets include references to any part of it);

**Goodwill:** all goodwill now or at any time hereafter (and from time to time) of or in the Chargor;

**Insolvency Event:** the occurrence of any of the events or circumstances set out in clauses 23.6 (*Insolvency*) - 23.8 (*Creditors' process*) (inclusive) of the Facility Agreement;

**Insurance Policies:** all contracts and policies of insurance or assurance and all moneys payable under or pursuant to such policies, now or at any time hereafter (and from time to time) taken out by or on behalf of the Chargor or (to the extent of its interest) in which the Chargor has an interest excluding, in each case, contracts and policies of insurance or assurance which relate to liabilities to third parties;

**Intellectual Property:** all interests in respect of any patent (including supplementary protection certificates), trade mark, service mark, trade name, registered design, design right, copyright, know-how, utility model, topographical or similar right, moral right, invention, confidential information, trade secret, database right, right in passing off and any other right in intellectual property subsisting anywhere in the world in any of the foregoing whether registered or unregistered and in each case, any registrations, extensions, renewals or applications of or for the same, now or at any time hereafter (and from time to time) owned or held by the Chargor or (to the extent of its interest) in which the Chargor has an interest;

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

**Pension Fund Interests:** all interests and rights now or at any time hereafter (and from time to time) owned or held by the Chargor in relation to any pension fund;

**Properties:** all estates or interests in any freehold and leasehold properties (whether registered or unregistered) and all commonhold or other immoveable properties now or at any time hereafter (and from time to time) owned by the Chargor;

**Property Interests:** all interests in or over the Properties and all rights, licences, guarantees, rents, deposits, contracts, covenants and warranties relating to the Properties, in each case, now or at any time hereafter (and from time to time) owned or held by the Chargor;

**Receivable Agreement:** in respect of a Receivable, the agreement constituting that Receivable;

**Receiver:** a person appointed by the Chargee to be a receiver or receiver and manager or (if permitted by law) an administrative receiver of all or any part of the Charged Assets of the Chargor;

**Registered Trade Mark:** all interests of the Chargor in respect of any trade mark registration or application now or at any time hereafter (and from time to time) including those registrations and/or applications detailed in Schedule 6 (*Trade Marks*) hereof;

**Related Rights:** means security, guarantees and/or indemnities which may be granted in favour of the Chargor in connection with a Receivable from time to time;

**Restrictions Notice:** a "restrictions notice" as defined in paragraph 1(2) of Schedule 1B of the Companies Act 2006;

**Secured Liabilities:** all present and future liabilities and obligations at any time due, owing or incurred by the Chargor to any party under or in connection with the Finance Documents, both actual and contingent and whether incurred solely or jointly, as principal or surety and/or in any other capacity;

**Securities:** all stocks, shares, loan capital, securities, bonds and investments of any kind whatsoever (whether or not marketable) now or at any time hereafter (and from time to time) owned by the Chargor, or in which the Chargor has an interest, together with all allotments

offered or arising in respect thereof or incidental thereto and all stocks, shares, loan capital, securities, bonds, investments, rights, income, money or property accruing, deriving, offered or paid from time to time by way of dividend, distribution, interest, exchange, capital reorganisation, conversion, redemption, bonus, rights, preference, option or otherwise in respect thereof;

**Securities Issuer:** the issuer of any Securities;

**Security Period:** the period starting on the date of this deed and ending on the date on which the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full;

**Trade Mark:** all interests in respect of any trade marks, whether registered or unregistered, and any registrations, extensions, renewals or applications for the same now and at any time thereafter (and from time to time) owned or held by the Chargor or in which the Chargor has an Interest, including those trade marks so detailed in Schedule 6 (*Trade Marks*) hereof;

**Uncalled Capital:** in relation to the Chargor, all the uncalled capital now or at any time hereafter (and from time to time) of the Chargor; and

**Warning Notice:** a "warning notice" as defined in paragraph 1(2) of Schedule 1B of the Companies Act 2006.

## 1.2 Construction

1.2.1 Unless otherwise provided in this deed, the provisions of clause 1.2 (*Construction*) of the Facility Agreement apply to this deed as though they were set in full in this deed, *mutatis mutandis*.

1.2.2 In this deed (unless the context requires otherwise) any reference to:

1.2.2.1 the Chargor, any Securities Issuer, any Administrator or Receiver or any other person shall be construed so as to include their successors in title, permitted assigns, permitted transferees and (in the case of any Administrator or Receiver) lawful substitutes and/or replacements;

1.2.2.2 a Finance Document or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as amended (however fundamentally, including any amendment providing for any increase in the amount of any facility or other liability) from time to time with the agreement of the relevant parties and (where such consent is, by the terms of any Finance Document or the relevant document, required to be obtained as a condition to such amendment being permitted) the prior consent of the Chargee;

1.2.2.3 "assets" includes present and future properties, revenues and rights of every description;

1.2.2.4 the Security constituted by this deed becoming "enforceable" shall mean that the Security created under this deed has become enforceable under clause 13.1 (*Enforcement events*);

1.2.2.5 "owned" includes having legal or equitable title to or a right to have legal or equitable title transferred;

1.2.2.6 "law" includes the common law, any statute, bye-law, regulation or instrument and any kind of subordinate legislation, and any order, requirement, code of practice, circular, guidance note, licence, consent or permission made or given pursuant to any of the foregoing;



- 1.2.2.7 a provision of law is a reference to that provision as amended or re-enacted from time to time;
- 1.2.2.8 a time of day is a reference to London time;
- 1.2.2.9 any gender includes a reference to the other genders;
- 1.2.2.10 the singular includes a reference to the plural and vice versa; and
- 1.2.2.11 a clause or schedule is to a clause or schedule (as the case may be) of or to this deed.

1.2.3 Clause and schedule headings are for ease of reference only.

### 1.3 **Nature of security over real property**

A reference in this deed to any freehold, leasehold or commonhold property includes:

- 1.3.1 all buildings and fixtures (including trade and tenant's fixtures) which are at any time situated on that property;
- 1.3.2 the proceeds of sale of any part of that property; and
- 1.3.3 the benefit of any covenants for title given or entered into by any predecessor in title of the Chargor in respect of that property or any monies paid or payable in respect of those covenants.

### 1.4 **Secured Liabilities**

References in this deed to the Secured Liabilities shall be construed in relation to the Finance Documents so as to include (i) any increase or reduction in any amount made available thereunder and/or any alteration and/or addition to the purposes for which any such amount, or increased or reduced amount, may be used, (ii) any ancillary facility provided in substitution for or in addition to the facility originally made available thereunder, (iii) any rescheduling of the indebtedness incurred thereunder whether in isolation or in connection with any of the foregoing and (iv) any combination of any of the foregoing.

## 2 **Covenant to pay; Further advances**

### 2.1 **Covenant to pay**

The Chargor hereby covenants with the Chargee that it will on demand pay and discharge all Secured Liabilities owing or incurred from or by it to the Chargee when the same become due in accordance with the terms of the Finance Documents, whether by acceleration or otherwise, together with interest to the date of payment at such rates and upon such terms as may from time to time be agreed, commission, fees, enforcement expenses and other charges and all legal and other costs, charges and expenses (reasonably incurred by it, other than in respect of an enforcement), on a full and unqualified indemnity basis, which may be incurred by the Chargee in relation to any such Secured Liabilities or generally in respect of the Chargor.

### 2.2 **Potential invalidity**

Neither the covenant to pay in clause 2.1 (*Covenant to pay*) nor the Security constituted by this deed shall extend to or include any liability or sum which would, but for this clause, cause such covenant or Security to be unlawful under any applicable law.

### 2.3 **Further advances**

This deed secures further advances made under or pursuant to the terms of the Finance Documents.

### 3 **Grant of security**

#### 3.1 **Fixed security**

As a continuing security for the payment and discharge of the Secured Liabilities, the Chargor with full title guarantee hereby:

3.1.1 grants to the Chargee a charge by way of legal mortgage over all its Properties which are listed in Schedule 1 (*Properties currently owned*) opposite its name;

3.1.2 charges to the Chargee, by way of first fixed charge, all its:

3.1.2.1 Properties now owned by it to the extent that they are not the subject of a charge by way of legal mortgage pursuant to clause 3.1.1;

3.1.2.2 Properties acquired by it after the date of this deed;

3.1.2.3 Property Interests;

3.1.2.4 Equipment;

3.1.2.5 Securities;

3.1.2.6 Intellectual Property (excluding Trade Marks);

3.1.2.7 Trade Marks;

3.1.2.8 Debts;

3.1.2.9 Accounts;

3.1.2.10 Pension Fund Interests;

3.1.2.11 Goodwill and Uncalled Capital;

3.1.2.12 interests in the Receivables, including (without limitation):

(i) the Chargor's right to demand, sue, recover, receive and give receipts for all principals and gain receipts for all principal payable or to become payable in respect of the Receivables or the unpaid part thereof and the interest and fees thereon and any rights or remedies of the Chargor against the relevant customer in respect of each such Receivable; and

(ii) the benefit of the Files, the right to sue on all covenants given by the relevant customer in each Receivable Agreement, the right to exercise all the Chargor's powers in relation to each Receivable Agreement or otherwise in connection with the Receivables and their Related Rights and any rights of the Chargor against the relevant customer in respect of each Receivable;

3.1.2.13 Charged Stock;

3.1.2.14 right, title and interest in and to any agreement, licence, consent or authorisation relating to its business at any time not otherwise mortgaged, charged or assigned pursuant to clauses 3.1.1 - 3.1.4 inclusive;

3.1.3 assigns to the Chargee absolutely, subject to a proviso for reassignment on redemption, all of its right, title and interest in and to the Insurance Policies; and

- 3.1.4 assigns to the Chargee absolutely, subject to a proviso for reassignment on redemption, the benefit of the Assigned Agreements to which it is a party or an addressee and any claims arising under any of the same, and the benefit of any guarantee or security for the performance of the Assigned Agreements.

## 3.2 Floating security

### 3.2.1 Floating charge

As a continuing security for the payment or discharge of the Secured Liabilities, the Chargor with full title guarantee hereby charges to the Chargee, by way of first floating charge, all of its undertaking and assets at any time not effectively mortgaged, charged or assigned pursuant to clauses 3.1.1 - 3.1.4 (*Fixed security*) inclusive.

### 3.2.2 Qualifying floating charge

Sched B1 para 14 Insolvency Act 1986 (as inserted by s.248 and Sched 16 Enterprise Act 2002) applies to the floating charge created by this deed.

### 3.2.3 Automatic conversion of floating charge

Notwithstanding anything express or implied in this deed (save for clause 3.2.7 (*Moratorium*)), and without prejudice to any law which may have similar effect, if:

3.2.3.1 the Chargor creates or attempts to create any Security (other than as permitted under the Facility Agreement and subject to any applicable grace period contained therein) or any trust in favour of another person over any Floating Charge Asset; or

3.2.3.2 the Chargor disposes or attempts to dispose of any Floating Charge Asset other than as permitted under the Facility Agreement or in the ordinary course of its trading; or

3.2.3.3 an Insolvency Event has occurred,

the floating charge created by this deed will automatically and immediately (without notice) be converted into a fixed charge over all the Floating Charge Assets or, in the case of clauses 3.2.3.1 and 3.2.3.2, over the relevant Floating Charge Asset.

### 3.2.4 Conversion of floating charge by notice

Notwithstanding anything express or implied in this deed (save for clause 3.2.7 (*Moratorium*))) if:

3.2.4.1 an Event of Default is continuing; or

3.2.4.2 the Chargee considers (in its sole discretion) that any Floating Charge Assets are in jeopardy,

the Chargee may at any time thereafter, by notice to the Chargor, convert the floating charge created by this deed with immediate effect into a fixed charge over all or any of the Floating Charge Assets of the Chargor specified in such notice (but without prejudice to the Chargee's rights to serve a notice in respect of any other Floating Charge Assets and any other rights of the Chargee whatsoever).

### 3.2.5 Assets acquired after any floating charge conversion

Any asset acquired by the Chargor after any conversion of the floating charge created by this deed, in accordance with clauses 3.2.3 (*Automatic conversion of*

*floating charge*) or 3.2.4 (*Assets acquired after any floating charge conversion*) which but for such conversion would be subject to a floating charge shall (unless the Chargee confirms in writing to the contrary) be charged to the Chargee by way of first fixed charge.

### 3.2.6 **Reconversion of fixed charge assets into floating charge assets**

The Chargee may at any time after any conversion of the floating charge created by this deed over any Charged Assets into a fixed charge in accordance with clauses 3.2.3 (*Automatic conversion of floating charge*) or 3.2.4 (*Assets acquired after any floating charge conversion*) reconvert such fixed charge into a floating charge by notice to the Chargor.

### 3.2.7 **Moratorium**

Unless s.A52(4) Insolvency Act 1986 allows, the floating charge created by this deed may not be converted into a fixed charge solely by reason of:

- 3.2.7.1 the obtaining of a moratorium; or
- 3.2.7.2 anything done with a view to obtaining a moratorium (including any preliminary decision or investigation),

under Part A1 Insolvency Act 1986.

## 3.3 **Title documents**

The Chargor shall within three Business Days of the execution of this deed (or, if later, the date of acquisition of the relevant Charged Assets or the relevant request from the Chargee) deposit with the Chargee (and the Chargee shall during the continuance of this security be entitled to hold):

- 3.3.1 all deeds and documents of title relating to the Charged Assets necessary to show good and marketable title to the Charged Assets; and
- 3.3.2 all certificates relating to the Securities and such instruments of transfer in blank and other documents as the Chargee may from time to time require to enable to the Chargee or its nominees to be registered as owner of or otherwise obtain legal title to the Securities.

## 3.4 **Security notices**

The Chargor shall within three Business Days of the execution of this deed or, in the case of any Insurance Policy taken out, any Assigned Agreement entered into (or designated as such in accordance with this deed) or any Account opened by the Chargor after its execution of this deed, within three Business Days of the date (as applicable) on which such Insurance Policy is taken out, such Assigned Agreement is entered into (or designated as such) or such Account is opened:

- 3.4.1 give notice substantially in the form set out in part 1 of schedule 3 (*Form of notice to insurers*) to the relevant insurers of the assignment pursuant to clause 3.1.3 (*Fixed security*) of its rights and interest in and under the Insurance Policies and, use reasonable endeavours to procure that each addressee of such notice will promptly provide an acknowledgement to the Chargee in the form set out in part 2 of schedule 3 (*Form of acknowledgement from insurers*);
- 3.4.2 give notice substantially in the form set out in part 1 of schedule 4 (*Form of notice to counterparties of Assigned Agreements*) to the other parties to the Assigned Agreements to which it is a party of the assignment pursuant to clause 3.1.4 (*Fixed security*) of its rights and interest in and under the Assigned Agreements and use its reasonable endeavours to procure that each addressee of such notice will promptly provide an acknowledgement to the Chargee in the form set

out in part 2 of schedule 4 (*Form of acknowledgement from counterparties to Assigned Agreements*); and

- 3.4.3 save in relation to any account held with the Chargee (in respect of which the execution of this deed by the Chargor and the Chargee shall constitute notice to the Chargee of the charge created by this deed over that Chargor's rights and interests under such account), give notice substantially in the form set out in part 1 of schedule 5 (*Form of notice of charge to third party bank*) to the banks, financial institutions and other persons of its charging to the Chargee pursuant to clause 3.1.2.9 (*Fixed security*) of its rights and interests under such accounts and use reasonable endeavours to procure that each addressee of such notice will promptly provide an acknowledgement to the Chargee in the form set out in part 2 of schedule 5 (*Form of acknowledgement from third party bank*).

### 3.5 **Leasehold security restrictions**

- 3.5.1 There shall be excluded from the Security created by this deed any leasehold property held by the Chargor under a lease which precludes either absolutely or conditionally (including requiring the consent of any third party) the Chargor from creating any charge over its leasehold interest in that property (each an "**Excluded Property**") until the relevant condition or waiver has been satisfied or obtained.
- 3.5.2 For each Excluded Property, the Chargor undertakes to:
- 3.5.2.1 apply for the relevant consent or waiver of prohibition or conditions within three Business Days of the date of this deed or, if later, within three Business Days of the Chargor acquiring the Excluded Property and to use its reasonable endeavours to obtain that consent or waiver of prohibition or conditions as soon as possible;
  - 3.5.2.2 upon request, keep the Chargee informed of its progress in obtaining such consent or waiver; and
  - 3.5.2.3 forthwith upon receipt of such consent or waiver, provide the Chargee with a copy.
- 3.5.3 Immediately upon receipt of any consent or waiver referred to in clause 3.5.2, the relevant formerly Excluded Property shall stand charged to the Chargee under clause 3.1.1, clause 3.1.2.1, clause 3.1.2.2 or clause 3.1.2.3 (*Fixed security*) as the case may be. If required by the Chargee at any time following receipt of that waiver or consent, the Chargor will execute a further valid fixed charge in such form as the Chargee shall require.

## 4 **Restrictions on dealing**

### 4.1 **Negative pledge and restriction on disposal**

The Chargor hereby covenants with the Chargee that it will not at any time except in accordance with (and as expressly permitted under) the terms of the Facility Agreement or this Deed or with the prior consent of the Chargee:

- 4.1.1 create or purport to create or permit to subsist any Security on or in relation to the Charged Assets; or
- 4.1.2 enter into a single transaction or a series of transactions (whether related or not) and whether voluntary or involuntary to sell, lease, transfer, surrender or otherwise dispose of or cease to exercise control of all, or part of, any interest in any Charged Assets.

## 4.2 **Land Registry restriction**

4.2.1 In respect of any Property registered at the Land Registry and charged by way of legal mortgage under this deed, the Chargor hereby consents to the entry of the following restriction on the register of its title to such Property:

“No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [•] in favour of National Westminster Bank Plc referred to in the charges register or their conveyancer”.

4.2.2 The Chargor authorises the Chargee to make any application which it deems appropriate for the designation of this deed or any other Finance Document as an exempt information document under rule 136 Land Registration Rules 2003 and will use its best endeavours to assist with any such application made by or on behalf of the Chargee. The Chargor will notify the Chargee in writing as soon as it receives notice of any person's application under rule 137 Land Registration Rules 2003 for the disclosure of this deed or any other Finance Document, following its designation as an exempt information document and will not make any application under rule 138 Land Registration Rules 2003 for the removal of the designation of any such document as an exempt information document.

## 5 **Debts and Accounts**

### 5.1 **Preservation of debts**

The Chargor shall not, except in accordance with (and as expressly permitted under) the terms of the Facility Agreement, sell, factor, discount, release, exchange, compound, set-off, grant time or indulgence in respect of, or in any other manner deal with, all or any of the Debts save as hereinafter expressly provided.

### 5.2 **Realising debts**

The Chargor shall:

5.2.1 after the security constituted by this Deed has become enforceable, as agent for the Chargee, collect in and realise all Debts in the ordinary course of its business, pay the proceeds into the Accounts forthwith upon receipt and, pending that payment, hold those proceeds in trust for the Chargee (in each case unless otherwise agreed with the Chargee or provided for in the Facility Agreement); and

5.2.2 if called upon so to do by the Chargee, execute a legal assignment of the Debts to the Chargee in such terms as the Chargee may require and give notice thereof to the debtors from whom the Debts are due, owing or incurred in such terms as the Chargee may require.

### 5.3 **Accounts**

5.3.1 All Accounts must be maintained with the Chargee or as otherwise agreed with the Chargee.

5.3.2 Any cash pooling, netting or similar arrangements entered into or to be entered into by the Chargor in respect of the Accounts must be on the terms which have been approved by the Chargee.

### 5.4 **Withdrawals**

After the security constituted by this deed has become enforceable, the Chargor shall comply with any notice served by the Chargee on the Chargor prohibiting it from withdrawing all or

any monies from time to time standing to the credit of any of its Accounts except with the prior consent of the Chargee.

6 **Insurance**

The Chargor hereby covenants with the Chargee that it will insure its assets and business in accordance with the requirements of the Facility Agreement.

7 **Equipment**

The Chargor hereby covenants with the Chargee as follows:

7.1 **Maintenance of equipment**

to use all reasonable but commercial prudent endeavours to maintain the Equipment in good and serviceable condition (fair wear and tear excepted);

7.2 **Payment of equipment taxes**

promptly to pay all taxes, fees, licence duties, registration charges, insurance premiums and other outgoings in respect of the Equipment and on demand produce evidence thereof to the Chargee; and

7.3 **Equipment information**

to give the Chargee such information concerning the location, condition, use and operation of the Equipment as the Chargee may reasonably require and to permit any persons designated by the Chargee at all reasonable times to inspect and examine the Equipment and the records maintained in connection therewith;

7.4 **Notice of Charge**

if so requested by the Chargee, to place and maintain on each item of Equipment, in a conspicuous place, a clearly legible identification plate containing the following wording:

"NOTICE OF CHARGE

This [*description of item*] and ancillary equipment is subject to a fixed charge dated [•] in favour of National Westminster Bank Plc."

8 **Intellectual Property**

The Chargor hereby covenants with the Chargee as follows:

8.1 **Preservation of rights**

to take all action to safeguard and maintain its present and future rights in or relating to the Intellectual Property necessary for the business of the Chargor and, if requested to do so by the Chargee (acting reasonably), to sign or procure the signature of, and comply with all instructions of the Chargee in respect of, any document required to make entries in any public register of Intellectual Property which either record the existence of this deed or the restrictions on disposal imposed by this deed; and

8.2 **Consents**

promptly to obtain any consent required for the creation of a fixed charge over any Intellectual Property.

## 9 **Securities**

### 9.1 **Registration of Securities**

The Chargee may, at any time after the security constituted by this deed has become enforceable, cause any or all of the Securities to be registered in the name of the Chargee or its nominee. The Chargor agrees promptly to execute and deliver to the Chargee all such transfers and other documents and do all such things as may be necessary or desirable to achieve such registration.

### 9.2 **Additional registration obligations**

The Chargor hereby:

- 9.2.1 grants and agrees to procure as necessary, all consents, waivers, approvals and permissions which are necessary, under the articles of association of any Securities Issuer or otherwise, for the transfer of the Securities to the Chargee or its nominee or to a purchaser upon enforcement of this deed; and
- 9.2.2 agrees to procure the amendment of the share transfer provisions of each Securities Issuer's articles of association in such manner as the Chargee may require in order to permit such a transfer.

### 9.3 **Dividends and voting rights prior to enforcement**

Until the security constituted by this deed becomes enforceable:

- 9.3.1 all cash dividends or other cash distributions paid or payable in respect of the Securities may be paid directly to the Chargor which shall be permitted to apply such dividends or distributions as it deems fit to the extent permitted by the Facility Agreement;
- 9.3.2 any cash dividends or other cash distributions paid in respect of any of the Securities and received by the Chargee or its nominee shall, on request by the Chargor, be released and paid;
- 9.3.3 the Chargor may exercise all voting and other rights and powers attaching to the Securities and exercisable by the Chargor provided that the exercise of such voting and other rights and powers would not prejudice the Chargee's security under this deed or the value of the Securities or contravene any Finance Document; and
- 9.3.4 the Chargee will (to the extent that it has or will acquire any such rights or powers) exercise all voting and other rights and powers attaching to the Securities and exercisable by the Chargee or its nominee as the Chargor may from time to time direct provided that acting in accordance with such directions would not prejudice the Chargee's security under this deed or the value of the Securities or contravene any Finance Document.

### 9.4 **Dividends and voting rights post enforcement**

After the security constituted by this deed has become enforceable:

- 9.4.1 all dividends and other distributions paid in respect of the Securities and received by the Chargor shall be held on trust for the Chargee and forthwith paid into an Account (as designated by the Chargee) or, if received by the Chargee or its nominee, shall be retained by the Chargee; and
- 9.4.2 (subject to service of notice on the Chargor of the intention to do so) the Chargee may exercise or direct the exercise (or refrain from exercising or directing the exercise) of all voting and other rights and powers attaching to the Securities as the Chargee may in its absolute discretion think fit and the Chargor shall, and



shall procure that its nominees shall, comply with any such directions from the Chargee concerning the exercise of such rights and powers.

## 9.5 **Warning Notice or Restrictions Notice**

- 9.5.1 The Chargor represents and warrants to the Chargee that no Warning Notice or Restrictions Notice has been issued to it in respect of all or any part of the Securities and remains in effect.
- 9.5.2 The Chargor shall comply with any notice served on it in respect of all or any part of the Securities pursuant to part 21A of the Companies Act 2006 within the timeframe specified in that notice and shall deliver a copy of any such notice to the Chargee promptly upon receipt.

## 9.6 **Additional undertakings**

The Chargor further undertakes to the Chargee that it shall:

- 9.6.1 duly and promptly pay all calls, instalments and other moneys which may be payable from time to time in respect of the Securities, it being acknowledged by the Chargor that the Chargee shall be under no liability whatsoever in respect of any such calls, instalments or other moneys;
- 9.6.2 not without the Chargee's prior consent or unless permitted under the Facility Agreement amend, or agree to the amendment of, the memorandum or articles of association of any Securities Issuer or the rights or liabilities attaching to any of the Securities;
- 9.6.3 ensure (insofar as it is able by the exercise of all voting rights, powers of control and other means available to it to do so) that no Securities Issuer will:
  - 9.6.3.1 consolidate or sub-divide any of its Securities or reduce or re-organise its share capital in any way (other than as permitted under the Facility Agreement);
  - 9.6.3.2 issue any new shares or stock (other than as permitted under the Facility Agreement); or
  - 9.6.3.3 refuse to register any transfer of any of its Securities which may be lodged for registration by or on behalf of the Chargee or the Chargor in accordance with this deed; and
- 9.6.4 promptly give notice of this deed to any custodian of any Securities in any form which the Chargee may reasonably require and use its reasonable endeavours to ensure that the custodian acknowledges that notice in any form which the Chargee may reasonably require.

## 10 **Uncalled Capital**

The Chargor further covenants with the Chargee that it will not call up, or receive in advance of calls, any Uncalled Capital and it will apply all proceeds of any Uncalled Capital, immediately on receipt, towards the discharge of the Secured Liabilities.

## 11 **Representations and warranties**

### 11.1 **Representations and warranties**

The Chargor represents and warrants to the Chargee, on the date of this deed as follows:

- 11.1.1 it is (except as permitted under the terms of the Finance Documents) the legal and beneficial owner of the Charged Assets;

- 11.1.2 it has not received or acknowledged notice of any adverse claim by any person in respect of the Charged Assets or any interest in them;
- 11.1.3 there are no covenants, agreements, reservations, conditions, interests, rights or other matters whatever which materially and adversely affect the Charged Assets;
- 11.1.4 no facility necessary for the enjoyment and use of the Charged Assets is subject to terms entitling any person to terminate or curtail its use;
- 11.1.5 nothing has arisen or has been created or is subsisting which would be an overriding interest in any Property;
- 11.1.6 there is no prohibition on assignment in any Insurance Policy or any Assigned Agreement (or guarantee or security for the performance thereof), and its entry into this deed will not constitute a breach of any Insurance Policy or any Assigned Agreement (or guarantee or security for the performance thereof); and
- 11.1.7 this deed creates the Security it purports to create and is not liable to be amended or otherwise set aside on its liquidation or otherwise.

## 11.2 **Repetition**

The representations and warranties set out in clause 11.1 (*Representations and warranties*) will be deemed to be repeated by the Chargor on each day the Repeating Representations are deemed to be repeated by reference to the facts and circumstances then existing.

## 11.3 **Notice of breach**

The Chargor will promptly upon becoming aware of the same give the Chargee notice in writing of any breach of any representation or warranty set out in clause 11.1 (*Representations and warranties*).

## 12 **Power to remedy**

- 12.1 If the Chargor is at any time in breach of any of its obligations contained in this deed, the Chargee shall be entitled (but shall not be bound) to remedy such breach and the Chargor hereby irrevocably authorises the Chargee and its agents to do all things necessary or desirable in connection therewith.
- 12.2 The rights of the Chargee contained in this clause 12 are without prejudice to any other rights of the Chargee hereunder and the exercise by the Chargee of its rights under this clause shall not make the Chargee liable to account as a mortgagee in possession.

## 13 **Enforcement**

### 13.1 **Enforcement events**

The security constituted by this deed shall become immediately enforceable if an Event of Default occurs and is continuing.

### 13.2 **Statutory power of sale**

The statutory power of sale shall arise on and be exercisable at any time after the execution of this deed (and the Secured Liabilities shall be deemed to have become due and payable for that purpose), provided that the Chargee shall not exercise such power of sale until the security constituted by this deed has become enforceable.

### 13.3 **Extension of statutory powers**

- 13.3.1 Any restriction imposed by law on the power of sale (including under s.103 LPA) or on the right of a mortgagee to consolidate mortgages (including under s.93

LPA) does not apply to the security constituted by this deed and the Chargee or any Receiver shall have the right to consolidate all or any of the security constituted by this deed with any other Security in existence at any time and to make any applications to the Land Registry in support of the same.

- 13.3.2 Any powers of leasing conferred on the Chargee or any Receiver by law are extended so as to authorise the Chargee or any Receiver to lease, make agreements for leases, accept surrenders of leases and grant options as the Chargee or Receiver may think fit and without the need to comply with any restrictions conferred by law (including under ss.99 or 100 LPA).

#### 13.4 **No obligation to enquire**

No person dealing with the Chargee, any Administrator or any Receiver appointed hereunder, or its or their agents or brokers, shall be concerned to enquire:

- 13.4.1 whether the security constituted by this deed has become enforceable;
- 13.4.2 whether any power exercised or purported to be exercised has become exercisable;
- 13.4.3 whether any money remains due under the Finance Documents;
- 13.4.4 as to the necessity or expediency of the stipulations and conditions subject to which any sale of any Charged Assets shall be made, or otherwise as to the propriety or regularity of any sale of any of the Charged Assets; or
- 13.4.5 how any money paid to the Chargee, Administrator or Receiver, or its or their agents or brokers, is to be applied.

#### 13.5 **No liability as mortgagee in possession**

None of the Chargee, any Administrator or any Receiver shall be liable:

- 13.5.1 to account as mortgagee in possession in respect of all or any of the Charged Assets; or
- 13.5.2 for any loss upon realisation of, or for any neglect or default of any nature whatsoever in connection with, all or any of the Charged Assets for which a mortgagee in possession might as such be liable unless directly caused by its or their gross negligence or wilful misconduct.

#### 13.6 **Power to dispose of chattels**

After the security constituted by this deed has become enforceable, the Chargee, any Administrator or any Receiver may dispose of any chattels or produce found on any Property as agent for the Chargor and, without prejudice to any obligation to account for the proceeds of any sale of such chattels or produce the Chargee, the Administrator or the Receiver shall be indemnified by the Chargor against any liability arising from such disposal.

#### 13.7 **Redemption of prior Security**

At any time after the security constituted by this deed shall have become enforceable the Chargee may:

- 13.7.1 redeem any prior Security;
- 13.7.2 procure the transfer thereof to itself; and/or
- 13.7.3 settle and pass the accounts of the prior encumbrancer and any account so settled and passed shall be, in the absence of manifest error, conclusive and binding on the Chargor and all monies paid by the Chargee to the prior encumbrancer in accordance with such accounts shall as from such payment be

due from the Chargor to the Chargee on current account and shall bear interest and be secured as part of the Secured Liabilities.

## 14 **Administrator and Receiver**

### 14.1 **Appointment of Administrator or Receiver**

At:

- (a) any time after the security constituted by this deed becomes enforceable;
- (b) any time after any corporate action or any other steps are taken or legal proceedings started by or in respect of the Chargor with a view to the appointment of an Administrator; or
- (c) the request of the Chargor,

the Chargee may without further notice, under seal or by writing under hand of a duly authorised officer of the Chargee:

- 14.1.1 appoint any person or persons to be an Administrator of the Chargor; or
- 14.1.2 appoint any person or persons to be a Receiver of all or any part of the Charged Assets of the Chargor; and
- 14.1.3 (subject to s.45 Insolvency Act 1986) from time to time remove any person appointed to be a Receiver and appoint another in their place.

### 14.2 **Moratorium**

Unless s.A52(4) Insolvency Act 1986 allows, the Chargee is not entitled to appoint a Receiver solely by reason of:

- 14.2.1 the obtaining of a moratorium; or
- 14.2.2 anything done with a view to obtaining a moratorium (including any preliminary decision or investigation),

under Part A1 Insolvency Act 1986.

### 14.3 **More than one appointment**

Where more than one person is appointed Administrator or Receiver, they will have power to act separately (unless the appointment by the Chargee specifies to the contrary).

### 14.4 **Additional powers**

- 14.4.1 The powers of appointing an Administrator or a Receiver conferred by this deed shall be in addition to all statutory and other powers of the Chargee under the Insolvency Act 1986 and the LPA or otherwise and shall be exercisable without the restrictions contained in s.109 LPA or otherwise.
- 14.4.2 The power to appoint an Administrator or a Receiver (whether conferred by this deed or by statute) shall be and remain exercisable by the Chargee notwithstanding any prior appointment in respect of all or any part of the Charged Assets.

### 14.5 **Agent of the Chargor**

- 14.5.1 Any Administrator or Receiver shall be the agent of the Chargor and the Chargor shall be solely responsible for their acts and remuneration as well as for any defaults committed by them.

- 14.5.2 No party will incur any liability (either to the Chargor or to any other person) by reason of the appointment of an Administrator or Receiver.

#### 14.6 **Powers of Administrator and Receiver**

A Receiver shall have (and shall be entitled to exercise), in relation to the Charged Assets over which they are appointed, and an Administrator shall have in addition to the powers they enjoy under Sched B1 Insolvency Act 1986, the following powers (as the same may be varied or extended by the provisions of this deed):

- 14.6.1 (in respect of a Receiver) all of the powers of an administrative receiver set out in Sched 1 Insolvency Act 1986 (whether or not the Receiver is an administrative receiver);
- 14.6.2 all of the powers conferred from time to time on receivers, mortgagors and mortgagees in possession by the LPA;
- 14.6.3 all of the powers and rights of a legal and beneficial owner and the power to do or omit to do anything which the Chargor itself could do or omit to do; and
- 14.6.4 the power to do all things which, in the opinion of the Administrator or Receiver (as appropriate) are incidental to any of the powers, functions, authorities or discretions conferred or vested in the Administrator or Receiver pursuant to this deed or upon receivers by statute or law generally (including the bringing or defending of proceedings in the name of, or on behalf of, the Chargor; the collection and/or realisation of Charged Assets in such manner and on such terms as the Administrator or Receiver sees fit; and the execution of documents in the name of the Chargor (whether under hand, or by way of deed or by utilisation of the company seal of the Chargor)).

#### 15 **Amounts received**

##### 15.1 **Application of proceeds**

Any Receiver shall apply all monies received by them (other than insurance monies):

- 15.1.1 first in paying all rents, taxes, duties, rates and outgoings affecting any Charged Assets;
- 15.1.2 secondly in paying all costs, charges and expenses of and incidental to their appointment and the exercise of their powers and all outgoings paid by them;
- 15.1.3 thirdly in paying their remuneration (as agreed between them and the Chargee);
- 15.1.4 fourthly in or towards discharge of the Secured Liabilities in such order and manner as provided for in the Finance Documents and as the Chargee shall determine; and
- 15.1.5 finally in paying any surplus to the Chargor or any other person entitled to it.

##### 15.2 **Section 109(8) Law of Property Act 1925**

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

##### 15.3 **Currencies of denomination**

For the purpose of or pending the discharge of any of the Secured Liabilities, the Chargee may convert any monies received, recovered or realised by the Chargee under this deed from their existing denominations and/or currencies of denomination into such other denominations

and/or currencies of denomination as the Chargee may think fit and any such conversion shall be effected at the Chargee's then prevailing spot selling rate of exchange.

#### 15.4 **Suspense account**

All monies received recovered or realised by the Chargee under this deed may at the discretion of the Chargee be credited to any interest bearing suspense or impersonal account and may be held in such account for so long as the Chargee thinks fit pending the application from time to time (as the Chargee shall be entitled to do as it may think fit) of such monies and accrued interest thereon (if any) in or towards the discharge of any of the Secured Liabilities.

#### 15.5 **New accounts**

If the Chargee receives notice of any subsequent charge or other interest affecting all or part of the Charged Assets, the Chargee may open a new account or accounts for the Chargor in its books and (without prejudice to the Chargee's right to combine accounts) no money paid to the credit of the Chargor in any such new account will be appropriated towards or have the effect of discharging any part of the Secured Liabilities. If the Chargee does not open a new account or accounts immediately on receipt of such notice then unless the Chargee gives express notice to the contrary to the Chargor as from the time of receipt of such notice by the Chargee all payments made by the Chargor to the Chargee in the absence of any express appropriation by the Chargor to the contrary shall be treated as having been credited to a new account of the Chargor and not as having been applied in reduction of the Secured Liabilities.

#### 15.6 **Chargee set-off rights**

If the Chargee shall have more than one account for the Chargor in its books the Chargee may at any time after the security constituted by this deed has become enforceable or the Chargee has received notice of any subsequent charge or other interest affecting all or any part of the Charged Assets and without prior notice forthwith transfer all or any part of the balance standing to the credit of any such account to any other such account which may be in debit but the Chargee shall notify the Chargor of the transfer having been made.

### 16 **Power of attorney and delegation**

#### 16.1 **Power of attorney**

The Chargor hereby by way of security irrevocably appoints the Chargee and (jointly and severally) each and every Administrator or Receiver of this deed to be the attorney of the Chargor and in its name and on its behalf and as its act and deed or otherwise and at any time while an Event of Default is continuing to sign, execute, seal, deliver, complete any blanks in and otherwise perfect any deed, transfer, assurance, agreement, instrument, notice or act which such Administrator or Receiver or the Chargee may consider expedient in the exercise of any of their or its powers or in respect of the Chargor's obligations under this deed. The power of attorney hereby granted is to secure the performance of obligations owed to the donees within the meaning of the Powers of Attorney Act 1971.

#### 16.2 **Ratification**

The Chargor ratifies and confirms and agrees to ratify and confirm:

- 16.2.1 all transactions entered into by the Chargee and/or any Administrator or Receiver in the proper exercise of its or their powers in accordance with this deed; and
- 16.2.2 all transactions entered into by the Chargee and/or any Administrator or Receiver in signing, sealing, delivering and otherwise perfecting any assignment, mortgage, charge, security, document or other act.

### 16.3 **Delegation**

The Chargee and any Administrator or Receiver shall have full power to delegate the powers, authorities and discretions conferred on it or them by this deed (including the power of attorney), on such terms and conditions as it or they shall see fit which shall not preclude exercise of these powers, authorities or discretions by it or them or any revocation of the delegation or subsequent delegation.

## 17 **Protection of security and further assurance**

### 17.1 **Independent security**

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

### 17.2 **Continuing security**

This deed shall remain in full force and effect as a continuing security for the Secured Liabilities, notwithstanding any settlement of account or intermediate payment or discharge in whole or in part.

### 17.3 **No waivers; rights cumulative**

No failure to exercise, nor delay in exercising, on the part of the Chargee, any right or remedy under this deed shall operate as a waiver, nor shall any single or partial exercise of any right or remedy preclude any further or other exercise, or the exercise of any other right or remedy. The rights and remedies of the Chargee provided in this deed are cumulative and not exclusive of any rights or remedies provided by law.

### 17.4 **No Chorgor set-off**

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

### 17.5 **Further assurance**

17.5.1 The Chorgor shall, promptly upon request by the Chargee or any Receiver or Administrator, at its own expense, take whatever action the Chargee or a Receiver or an Administrator may require for:

17.5.1.1 creating, perfecting or protecting any security intended to be created by or pursuant to this deed;

17.5.1.2 facilitating the realisation of any Charged Asset;

17.5.1.3 exercising any right, power or discretion conferred on the Chargee or any Receiver or Administrator, or any of its or their respective delegates or sub-delegates in respect of any Charged Asset; or

17.5.1.4 creating and perfecting security in favour of the Chargee (equivalent to the security intended to be created by this deed) over any assets of the Chorgor located in any jurisdiction outside England and Wales.

17.5.2 This includes:

17.5.2.1 the re-execution of this deed;

17.5.2.2 the execution of any legal mortgage, charge, transfer, conveyance, assignment or assurance of any property, whether to the Chargee or to its nominee; and

17.5.2.3 the giving of any notice, order or direction and the making of any filing or registration,

which, in any such case, the Chargee (or the Receiver or Administrator, as appropriate) may think expedient.

## 17.6 **Registration of Trade Marks**

The Chargor as registered proprietor (or otherwise) appoints the Chargee as its agent to apply for the particulars of this deed and of the Chargee's interest in the Registered Trade Marks to be entered in the Register of Trade Marks under section 25(1) of the Trade Marks Act 1994 (as amended), and such other registers as the Chargee considers appropriate in any applicable jurisdiction, and the Chargor agrees to execute all documents and forms required to enable those particulars to be entered on the Register of Trade Marks or any such other registers.

## 18 **Costs and indemnity**

18.1 The provisions of clause 18 (*Costs and Expenses*) of Facility Agreement are incorporated into this deed as if set out in full *mutatis mutandis*.

18.2 The Chargor hereby agrees to indemnify and hold harmless the Chargee, any Administrator and any Receiver from and against all actions, claims, expenses, demands and liabilities, whether arising out of contract or in tort or in any other way, which may at any time be incurred by it or them or by any manager or agent appointed by it or officer of it for whose debt, default or miscarriage it or they may be answerable for anything done or omitted to be done in the exercise or purported exercise of powers pursuant to this deed (otherwise, in each case, than by reason of its or their fraud, gross negligence or wilful misconduct).

## 19 **Miscellaneous**

### 19.1 **Certificates conclusive**

A certificate or determination by the Chargee as to any amount or rate under this deed shall be conclusive evidence of that amount or rate in the absence of any manifest error.

### 19.2 **Notice of assignment**

This deed constitutes notice in writing to the Chargor of any charge or assignment of a debt owed by the Chargor to any other member of the Group and contained in any other Finance Document.

### 19.3 **Financial collateral**

19.3.1 To the extent that the Charged Assets constitute "financial collateral" and this deed and the obligations of the Chargor under this deed constitute a "security financial collateral arrangement" (in each case for the purpose of and as defined in the Financial Collateral Arrangements (No. 2) Regulations 2003 (SI 2003 No. 3226)), the Chargee shall have the right after the Security constituted by this deed has become enforceable to appropriate all or any part of that financial collateral in or towards the satisfaction of the Secured Liabilities.

19.3.2 For the purpose of clause 19.3.1, the value of the financial collateral appropriated shall be such amount as the Chargee reasonably determines having taken into account advice obtained by it from an independent investment or accountancy firm of national standing selected by it.



#### 19.4 **Severability**

If any provision of this deed is or becomes invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected or impaired thereby.

#### 19.5 **Section 2(1) Law of Property (Miscellaneous Provisions) Act 1989**

The terms of the Finance Documents and of any side letters between any parties in relation to the Finance Documents are incorporated in this deed to the extent required to ensure that any purported disposition of Charged Assets contained in this deed is a valid disposition in accordance with s.2(1) Law of Property (Miscellaneous Provisions) Act 1989.

#### 19.6 **Third party rights**

Save as expressly provided to the contrary in a Finance Document, a third party (being any person other than the Chargor and the Chargee and their successors and permitted assigns) 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. Notwithstanding any term of any Finance Document, the consent of such third party is not required to rescind or vary this deed at any time.

#### 19.7 **Joint and several liability**

The covenants, agreements, obligations and liabilities of the Chargor contained in this deed or implied on their part are joint and several and shall be construed accordingly.

#### 20 **Demands and notices**

Any demand, notice, consent or communication to be made or given by or to the Chargor or the Chargee under or in connection with this deed shall be made and delivered as provided in clause 29 (*Notices*) of the Facility Agreement. Any demand on the Chargor shall be validly made whether or not it contains an accurate statement of the amount of the Secured Liabilities.

#### 21 **Assignment and transfer**

##### 21.1 **Assignment by the Chargee**

The Chargee may at any time without the consent of the Chargor, assign or transfer the whole or any part of its rights under this deed to any person.

##### 21.2 **Assignment by Chargor**

The Chargor may not assign any of its rights or transfer any of its obligations under this deed or enter into any transaction which would result in any of these rights or obligations passing to another person.

#### 22 **Release of Security**

##### 22.1 **Release**

Subject to clause 22.3 (*Discharge conditional*), upon the expiry of the Security Period (but not otherwise) the Chargee shall, at the request and cost of the Chargor, take whatever action is necessary to release the Charged Assets from the Security constituted by this deed and re-assign the Charged Assets to the Chargor.

##### 22.2 **Avoidance of payments and reinstatement**

If any payment by the Chargor or any discharge given by the Chargee (whether in respect of the obligations of the Chargor or any security for those obligations or otherwise) is (a) capable of being avoided or reduced (in the opinion of the Chargee) or (b) avoided or reduced in each case as a result of insolvency or any similar event, then:

- 22.2.1 the liability of the Chargor will continue as if the payment, discharge, avoidance or reduction had not occurred;
- 22.2.2 the Chargee will be entitled to recover the value or amount of that security or payment from the Chargor, as if the payment, discharge, avoidance or reduction had not occurred; and
- 22.2.3 the Chargee shall be entitled to enforce this deed subsequently as if such payment, discharge, avoidance or reduction had not occurred.

**22.3 Discharge conditional**

Any release, discharge or settlement between the Chargor and the Chargee shall be deemed conditional upon no payment or security received by the Chargee in respect of the Secured Liabilities being avoided or reduced or ordered to be refunded pursuant to any provision of any enactment relating to insolvency, bankruptcy, winding-up, administration or receivership and, notwithstanding any such release, discharge or settlement:

- 22.3.1 the Chargee or its nominee shall be at liberty to retain this deed and the Security created by or pursuant to this deed, including all certificates and documents relating to the Charged Assets or any part thereof, for such period as the Chargee shall deem necessary to provide the Chargee with security against any such avoidance or reduction or order for refund; and
- 22.3.2 the Chargee shall be entitled to recover the value or amount of such security or payment from the Chargor concerned subsequently as if such settlement, discharge or release had not occurred and the Chargor agrees with the Chargee accordingly and charges the Charged Assets and the proceeds of sale thereof with any liability under this clause, whether actual or contingent.

**23 Governing law**

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

**24 Enforcement**

**24.1 Jurisdiction of English courts**

- 24.1.1 The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this deed (including a dispute regarding the existence, validity or termination of this deed) (a "**Dispute**").
- 24.1.2 The parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no party will argue to the contrary.
- 24.1.3 This clause 24.1 is for the benefit of the Chargee only. As a result, the Chargee shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Chargee may take concurrent proceedings in any number of jurisdictions.

**25 Counterparts**

This deed may be executed in counterparts, all of which when taken together shall be deemed to constitute one and the same instrument.

**In Witness** whereof this deed has been executed by the Chargor and is intended to be and is hereby delivered as a deed the day and year first above written and has been signed on behalf of the Chargee.

## **SCHEDULE 1**

### **Properties currently owned**

#### **Part A: Registered Land**

#### **Part B: Unregistered Land**

SCHEDULE 2

Account

Account name	Account number	Sort code
Lloyds Bank Plc		

### SCHEDULE 3

#### PART 1

##### Form of notice to insurers

From: [Chargor] (the "**Company**")

To: [insurer]

Date:

We refer to the [describe policy and its number] (the "**Policy**").

We hereby give notice that, pursuant to a security agreement dated [ ] (the "**Security Agreement**"), we have assigned to [ ] (the "**Chargee**") all our right, title, interest and benefit in and to the Policy.

We irrevocably authorise and instruct you from time to time:

- (a) to disclose to the Chargee without any reference to or further authority from us (and without any enquiry by you as to the justification for each disclosure), such information relating to the Policy as the Chargee may at any time and from time to time request;
- (b) to hold all sums from time to time due and payable by you to us under the Policy to the order of the Chargee;
- (c) to pay or release all or any part of the sums from time to time due and payable by you to us under the Policy only in accordance with the written instructions given to you by the Chargee from time to time;
- (d) to comply with any written notice or instructions in any way relating to, or purporting to relate to, the Policy, the sums payable to us from time to time under the Policy or the debts represented thereby which you receive at any time from the Chargee without any reference to or further authority from us and without any enquiry by you as to the justification for or validity of such notice or instruction; and
- (e) to send copies of all notices and other information given or received under the Policy to the Chargee.

We are not permitted to receive from you, otherwise than through the Chargee, any amount in respect of or on account of the sums payable to us from time to time under the Policy or to agree any amendment or supplement to, or waive any obligation under, the Policy without the prior written consent of the Chargee.

This notice may only be revoked or amended with the prior written consent of the Chargee.

Please confirm by completing the enclosed acknowledgement and returning it to the Chargee (with a copy to us) that:

- (a) you accept the instructions and authorisations contained in this notice;
- (b) you have not, at the date the enclosed acknowledgement is returned to the Chargee, received any notice that any third party has or will have any right or interest in, or has made, or will be making any claim or demand or taking any action in respect of, the rights of the Company under or in respect of the Policy and you will notify the Chargee promptly if you should do so in future;

- (c) you will pay or release all or part of the amounts from time to time due and payable by you under the Policy in accordance with the written instructions given to you by the Chargee from time to time;
- (d) you will not exercise any right to terminate, cancel, vary or waive the Policy or take any action to amend or supplement the Policy without first giving 14 days' written notice to the Chargee; and
- (e) that the Chargee's interest as mortgagee is noted on the Policy.

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

Yours faithfully

.....  
for and on behalf of  
[ ]

## PART 2

### Form of acknowledgement from insurers

From: [insurer]

To: [Chargee] (the "Chargee")

Date:

We acknowledge receipt of a notice dated [ ] (the "Notice") and addressed to us by [ ] (the "Company") regarding the Policy (as defined in the Notice).

We confirm that:

- (a) we accept the instructions and authorisations contained in the Notice;
- (b) we have not, at the date of this acknowledgement, received any notice that any third party has or will have any right or interest in, or has made, or will be making any claim or demand or taking any action in respect of, the rights of the Company under or in respect of the Policy and we will notify the Chargee promptly if you should do so in future;
- (c) we will pay or release all or part of the amounts from time to time due and payable by us under the Policy in accordance with the written instructions given to us by the Chargee from time to time;
- (d) we will not exercise any right to terminate, cancel, vary or waive the Policy or take any action to amend or supplement the Policy without first giving 14 days' written notice to the Chargee; and
- (e) the Chargee's interest as mortgagee is noted on the Policy.

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

Yours faithfully

[insurer]

## SCHEDULE 4

### PART 1

#### Form of notice to counterparties of Assigned Agreements

From: [Chargor]

To: [counterparty]

Date:

We refer to the [describe relevant Assigned Agreement] (the "**Agreement**").

We hereby notify you that pursuant to a security agreement dated [ ] (the "**Security Agreement**") we have assigned to [ ] (the "**Chargee**") absolutely (subject to a proviso for reassignment on redemption) all our right, title, interest and benefit in and to the Agreement.

We further notify you that:

- (a) we may not agree to amend, modify or terminate the Agreement without the prior written consent of the Chargee;
- (b) subject to paragraph (a) above you may continue to deal with us in relation to the Agreement until you receive written notice to the contrary from the Chargee. Thereafter we will cease to have any right to deal with you in relation to the Agreement and therefore from that time you should deal only with the Chargee;
- (c) you are authorised to disclose information in relation to the Agreement to the Chargee on request;
- (d) you must pay all monies to which we are entitled under the Agreement direct to the Chargee (and not to us) unless the Chargee otherwise agrees in writing; and
- (e) the provisions of this notice may only be revoked with the written consent of the Chargee.

Please sign and return the enclosed copy of this notice to the Chargee (with a copy to us) by way of confirmation that:

- (i) you agree to the terms set out in this notice and to act in accordance with its provisions; and
- (ii) you have not received notice that we have assigned our rights under the Agreement to a third party or created any other interest (whether by way of security or otherwise) in the Agreement in favour of a third party.

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

Yours faithfully

.....  
for and on behalf of  
[ ]



## PART 2

### Form of acknowledgement from counterparties of Assigned Agreements

From: [counterparty]

To: [Chargee]

Copy to: [Chargor]

Date:

We hereby acknowledge receipt of the notice dated [ ], a copy of which is attached to the acknowledgment (the "**Notice**") and confirm the matters set out in paragraphs (i) and (ii) of the Notice.

.....  
for and on behalf of  
[counterparty]

## SCHEDULE 5

### PART 1

#### Form of notice of charge to third party bank

To: [name and address of third party bank]

Attention: [ ]

Date:

We hereby give you notice that by a security agreement dated [ ] 2023 (the "**Security Agreement**") (a copy of which is attached) we have charged [ ] (the "**Chargee**") all our right, title and interest in and to all sums of money which are now or may from time to time in the future be held in the following accounts in our name with you together with all interest credited thereto and the debts represented by those sums:

[ ]

(together the "**Accounts**").

We hereby irrevocably instruct and authorise you:

- 1 to credit to each Account all interest from time to time earned on the sums of money held in that Account;
- 2 to disclose to the Chargee, without any reference to or further authority from us and without any liability or inquiry by you as to the justification for such disclosure, such information relating to the Accounts and the sums in each Account as the Chargee may, at any time and from time to time, request you to disclose to it;
- 3 to hold all sums from time to time standing to the credit of each Account in our name with you to the order of the Chargee;
- 4 to pay or release all or any part of the sums from time to time standing to the credit of each Account in our name with you in accordance with the written instructions of the Chargee at any time and from time to time; and
- 5 to comply with the terms of any written notice or instructions in any way relating to the Accounts or the sums standing to the credit of any Account from time to time which you may receive at any time from the Chargee without any reference to or further authority from us and without any liability or inquiry by you as to the justification for or validity of such notice or instructions.

Please note we are not permitted to withdraw any amount from the Accounts without the prior written consent of the Chargee.

By counter signing this notice, the Chargee confirms that we may make withdrawals from the Accounts until such time as the Chargee shall notify you in writing that its permission is withdrawn, whereupon we will not be permitted to withdraw any amounts from any Account without the prior written consent of the Chargee.

These instructions cannot be revoked or varied without the prior written consent of the Chargee.

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

Please confirm your acceptance of the above instructions by returning the attached acknowledgement to the Chargee with a copy to ourselves.

Yours faithfully

By: .....  
for and on behalf of  
[Chargor]

Counter-signed by:

.....  
for and on behalf of  
[Chargee]

## PART 2

### Form of acknowledgement from third party bank

To: [Chargee]

Date:

We confirm receipt of a notice dated [ ] (the "**Notice**") from [Chargor] (the "**Company**") of a charge, upon the terms of a Security Agreement dated [ ] 2023, over all the Company's right, title and interest in and to all sums of money which are now or may from time to time in the future be held in the following accounts with us in the name of the Company together with interest relating thereto:

[ ]

(together the "**Accounts**").

We confirm that:

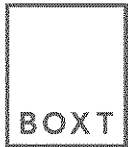



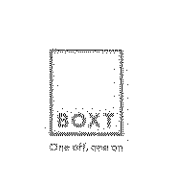
- 1 we accept the instructions and authorisations contained in the Notice and undertake to comply with its terms;
- 2 we have not received notice of the interest of any third party in any Account or in the sums of money held in any Account or the debts represented by those sums and we will notify you promptly should we receive notice of any third party interest;
- 3 we have not claimed or exercised, nor will we claim or exercise, any Security or right of set-off or combination or counterclaim or other right in respect of any Account, the sums of money held in any Account or the debts represented by those sums;
- 4 we will not permit any amount to be withdrawn from any Account except against the signature of one of your authorised signatories;
- 5 until you notify us in writing that withdrawals are prohibited, the Company may make withdrawals from the Accounts; upon receipt of such notice we will not permit any amount to be withdrawn from any Account except against the signature of one of your authorised signatories; and
- 6 we will not seek to modify, vary or amend the terms upon which sums are deposited in the Accounts without your prior written consent.











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


Yours faithfully

.....  
for and on behalf of  
[third party bank]

**SCHEDULE 6****Trade Marks**

<b>Trade Mark</b>	<b>Ser./Reg./App. No.</b>	<b>Country/Area</b>
<b>BOXT</b>	UK00003205830	United Kingdom
	UK00003205833	United Kingdom
	UK00003209266	United Kingdom
	UK00003209267	United Kingdom
	UK00003209268	United Kingdom
	UK00003209271	United Kingdom

	UK00003212733	United Kingdom
	UK00003212737	United Kingdom
	UK00003234793	United Kingdom
	UK00003234798	United Kingdom
	UK00003234806	United Kingdom
	UK00003234905	United Kingdom
   	UK00003824682	United Kingdom

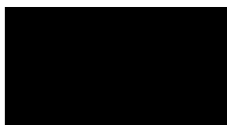
	UK00003824688	United Kingdom
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## SIGNATORIES (TO SECURITY AGREEMENT)

### The Chargor

EXECUTED as a DEED and )  
DELIVERED by BOXT )  
LIMITED acting by: )

Director



in the presence of: )

Signature:



Name: **Marija Skramic**

Address:



Occupation: **BOXT CFO**



**The Chargee**

SIGNED by  
for and on behalf of **NATIONAL**  
**WESTMINSTER BANK PLC:**

)  
)  
)

