



Registration of a Charge

Company Name: **SOTERO LIMITED**

Company Number: **10351119**



Received for filing in Electronic Format on the: **11/02/2022**

XAXMOT02

Details of Charge

Date of creation: **08/02/2022**

Charge code: **1035 1119 0006**

Persons entitled: **DBW INVESTMENTS (11) LIMITED**

Brief description: **ALL THAT FREEHOLD LAND KNOWN AS LAND ON THE NORTH-EAST OF GREENFIELDS, BRONLLYS, BRECON, LD3 0LE AS REGISTERED AT HM LAND REGISTRY UNDER TITLE NUMBER CYM816538**

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: **GELDARDS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10351119

Charge code: 1035 1119 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 8th February 2022 and created by SOTERO LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th February 2022 .

Given at Companies House, Cardiff on 14th February 2022

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 8 February 2022

- (1) **SOTERO LIMITED**
- (2) **DBW INVESTMENTS (11) LIMITED**

CHARGE BY WAY OF LEGAL MORTGAGE

DEED OF CHARGE dated

8 February 2022

MADE BETWEEN:

- (1) **SOTERO LIMITED** registered number 10351119 whose registered office is at 111-112 Bute Street, Cardiff, Wales, CF10 5AD ("the Mortgagor") and
- (2) **DBW INVESTMENTS (11) LIMITED** registered number 08516240 whose registered office is Unit J Yale Business Village, Ellice Way, Wrexham, Wales, LL13 7YL ("the Mortgagee").

1. DEFINITIONS

In this Deed unless the context requires otherwise:

- 1.1 **"Agreement for Lease"** means all present and future agreements, contracts, options or undertakings for or in connection with the creation of any estate, interest or right in or over the Property (including, without limitation, for any lease, licence, tenancy or right to occupy whether on a fixed term or periodic basis);
- 1.2 **"Business"** means the trade or business carried on by the Mortgagor at the Property;
- 1.3 **"Charged Assets"** means the property, assets, debts, rights and undertaking which at any time shall be or ought under any provision of this Deed to be charged or mortgaged or assigned in favour of or held by the Mortgagee as specific security for the payment and discharge of all Liabilities and references to the "Charged Assets" include references to any part of them;
- 1.4 **"Interest Rate"** means the rate charged to the Mortgagor by the Mortgagee from time to time on the Liabilities;
- 1.5 **"Event of Default"** means the occurrence of any of the following events:
 - 1.5.1 if any of the Liabilities shall not be paid or discharged by the Mortgagor when due; or
 - 1.5.2 if the Mortgagor breaches any provisions of this Deed or of any agreement containing any terms and conditions of or applicable to the Liabilities; or
 - 1.5.3 any other event shall take place which in the opinion of the Mortgagee puts in jeopardy all or any part of the security created by this Deed;
- 1.6 **"Full Title Guarantee"** has the meaning ascribed by the Law of Property (Miscellaneous Provisions) Act 1994;
- 1.7 **"Insolvency Act"** means the Insolvency Act 1986;

- 1.8 **"Liabilities"** means all monies, obligations and liabilities whether principal, interest or otherwise which may now or at any time in the future be due or owing or incurred by the Mortgagor to the Mortgagee (whether actual or contingent and whether incurred alone or jointly with another as principal, guarantor, surety or otherwise and in whatever name or style) together with interest, charges and other expenses;
- 1.9 **"LPA"** means the Law of Property Act 1925;
- 1.10 **"Property"** means the land described in the Schedule and all easements and rights attached to such property and references to the Property include references to any part of it including all buildings, fixtures and other structures and fixed plant and machinery from time to time thereon;
- 1.11 **"Receiver"** means a receiver appointed by the Mortgagee under this Deed;
- 1.12 **"Security Interest"** means any mortgage, charge, pledge, lien, hypothecation, leasing, hiring, hire purchase agreement, trust, arrangement, title, retention, encumbrance, assignment, rights of set-off, third party rights or other security interest right or arrangement whatsoever and whether express or arising by operation of law.

2. INTERPRETATION

In the interpretation of this Deed unless the context requires otherwise:

- 2.1 references to particular clauses, sub-clauses, paragraphs or schedules are to clauses, sub-clauses, paragraphs or schedules of or to this Deed;
- 2.2 references to a person are to be construed to include corporations, firms, companies, partnerships, individuals, associations, states and administrative and governmental and other entities whether or not a separate legal entity;
- 2.3 references to any person are to be construed to include references to their respective person's successors, transferees and assigns whether direct or indirect;
- 2.4 the singular includes the plural and words in the plural shall include the singular;
- 2.5 words importing any gender include every gender;
- 2.6 headings are inserted for convenience only and shall be disregarded for the purposes of interpretation;
- 2.7 references to any statutory provision are to be construed as references to that statutory provision as amended, supplemented, re-enacted or replaced from time to time (whether before or after the date of this Deed) and are to include any orders, regulations, instruments or other subordinated legislation made under or deriving validity from that statutory provision;

- 2.8 the words "including" and "in particular" are to be construed as being by way of illustration or emphasis only and are not to be construed as, nor shall they take effect as, limiting the generality of any foregoing words;
- 2.9 the "security constituted" means all security created by or in connection with this Deed and not for the time being duly released;
- 2.10 references to this "Deed" include any other deed supplemental to this Deed or otherwise executed or entered into in connection with the provisions of this Deed; and
- 2.11 where the "Mortgagor" consists of two or more parties:-
- 2.11.1 such expression shall in this Deed mean and include such two or more parties and each of them or (as the case may require) any of them;
 - 2.11.2 all covenants, charges, agreements and undertakings expressed or implied on the part of the Mortgagor in this Deed shall be deemed to be joint and several covenants, charges, agreements and undertakings by such parties;
 - 2.11.3 each shall be bound even if the other of them intended or expressed to be bound by this Deed shall not be so bound; and
 - 2.11.4 the Mortgagee may release or discharge any one or more of them from all or any liability or obligation under this Deed or may make any arrangement or composition with any such person without by such action releasing any other or others of them or otherwise prejudicing any of its rights under this Deed or otherwise.

3. PAYMENTS BY MORTGAGOR

- 3.1 The Mortgagor shall on demand pay and discharge the Liabilities when due to the Mortgagee.
- 3.2 If not paid on their due date the Liabilities (and any sums awarded to the Mortgagee by any order or judgement obtained in connection with this Deed) shall bear interest at the Interest Rate (both before and after any demand or judgement).
- 3.3 Interest on the Liabilities shall accrue (as the case may be):
- 3.3.1 from the date specified in this Deed as being the date upon which payment was due; or
 - 3.3.2 from the date upon which they were incurred or are paid by the Mortgagee or become due (whether at maturity, on acceleration, on demand or otherwise) whichever first occurs

to the date of actual payment without there being any need for demand to be made for the payment of such interest and such interest shall be compounded at the Mortgagee's option and at intervals of the Mortgagee's choice but without prejudice to the right of the Mortgagee to require the payment of such interest.

4. LEGAL MORTGAGE

4.1 As continuing security for the payment of the Liabilities the Mortgagor charges with Full Title Guarantee in favour of the Mortgagee:

4.1.1 by way of legal mortgage the Property, the interest of the Mortgagor in any proceeds of sale or other disposal or grant of any interest in the Property whenever receivable or payable and the benefit of covenants for title by any predecessor in title of the Mortgagor and any money paid or payable under any such covenants; and

4.1.2 (without prejudice to the security created by the above legal mortgage) by way of assignment:

- (a) all rents and other income from time to time arising from or accruing on the Property or in connection with or arising out of any lease of the Property or any Agreement for Lease or otherwise without limitation derived by the Mortgagor from the Property and the benefit to the Mortgagor of all other rights and claims which the Mortgagor is now or may in the future become entitled in connection with the Property including without limitation the benefit of all rights and claims of the Mortgagor against, and of all covenants given by, any tenant and licensee from time to time of the Property and of the guarantees and indemnities for any such obligations and any beneficial interest the Mortgagor may have from time to time in the Property or in any compensation or insurance money attributable to the Property;
- (b) the benefit of all guarantees, warranties and representations given or made by and any rights or remedies against all or any professional advisors now or at any time engaged by the Mortgagor in connection with the Charged Assets and the manufacturers, suppliers or installers of all plant, machinery, fixtures, fittings and other items now or from time to time in the buildings erected or to be erected on the Charged Assets and any other person, firm or company now or from time to time under the contract with or under a duty to the Mortgagor and the benefit of all sums recovered in any proceedings against all or any of such persons;
- (c) the benefit of all Agreements for Lease, all the proceeds of any claim, award or judgement arising out of any Agreement for Lease and all

sums paid or payable to the Mortgagor under or in connection with any Agreement for Lease;

provided that nothing in this sub-clause shall constitute the Mortgagee as a Mortgagee in possession;

4.1.3 by way of fixed charge:

- (a) all the goodwill of the Business; and
- (b) the full benefit of all contracts entered into by or with the Mortgagor in connection with the Business.

- 4.2 Where the Mortgagor is a company, the Mortgagor charges to the Mortgagee with Full Title Guarantee and as continuing security for the payment and discharge of the Liabilities by way of floating charge all moveable plant, machinery, implements, utensils, furniture and equipment now or from time to time placed on or used in or about the Property and belonging to the Mortgagor.
- 4.3 The Mortgagee may by notice in writing to the Mortgagor convert the floating charge contained in clause 4.2 into a fixed charge as regards any Charged Assets specified in such notice at any time after this Deed becomes enforceable. If without the prior written consent of the Mortgagee the Mortgagor charges, pledges or otherwise encumbers (whether by way of a fixed or floating security) any of the Charged Assets subject to a floating charge under this Deed or attempts to do so, or if any person levies or attempts to levy any distress, execution, sequestration or other process against any of the Charged Assets, the charge created under this Deed over such property or assets shall automatically without notice operate and have effect as a fixed charge instantly such event occurs.
- 4.4 The Mortgagor shall at any time, on written demand by the Mortgagee, procure that all rents and other income assigned under clause 4.1.2 shall be paid directly to such account as the Mortgagee may from time to time direct and the Mortgagor shall immediately upon any demand so instruct any tenant or licensee from time to time of the Property by notice in writing. Following any such demand until such payment the Mortgagor shall hold all such rents and other income on trust for the Mortgagee.
- 4.5 The Mortgagor shall at any time on written demand by the Mortgagee execute as security for the payment or discharge of the Liabilities a letter of set-off, charge or other security agreement or instrument over or in connection with any balance from time to time standing to the credit of any account or accounts referred to in clause 4.4 in such form as the Mortgagee may require and such document or instrument shall be prepared, completed and registered by or on behalf of the Mortgagee at the cost of the Mortgagor.
- 4.6 Until final redemption this Deed and the security created by it shall remain in full force and effect by way of continuing security and shall not be affected in any way by any

settlement of account (whether or not any Liabilities remain outstanding after such settlement) or other matter or thing whatsoever.

- 4.7 The parties to this Deed apply to the Chief Land Registrar for a restriction to be entered on the Register of the title(s) of the Property that:

"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 8 February 2022 in favour of DBW Investments (11) Limited referred to in the charges register."

5. FURTHER ASSURANCE

The Mortgagor shall from time to time and at all times promptly and at its own cost execute and do all such acts, documents, assurances, consents, deeds and things as the Mortgagee may require for perfecting the security intended to be created by this Deed and for facilitating or effecting any dealings by the Mortgagee under the powers of this Deed and shall from time to time and at all times after the security created by this Deed shall have become enforceable execute and do all such acts, documents, assurances, consents, deeds and things as the Mortgagee may require for facilitating the realisation of any Charged Assets over which such security has become immediately enforceable and for the exercise by it of all the powers, authorities and discretions conferred by this Deed on the Mortgagee or any Receiver appointed by it and in particular shall execute all transfers, conveyances, dispositions, assignments and assurances of the Charged Assets and shall give all notices, orders and directions which the Mortgagee or any such Receiver may think expedient.

6. DEALINGS WITH CHARGED ASSETS

- 6.1 The Mortgagor covenants with the Mortgagee that it will not without the prior written consent of the Mortgagee:
- 6.1.1 create or allow to be created any Security Interest on any of the Charged Assets capable of ranking in priority to or equally with the security created by this Deed or any right or option on the Charged Assets nor agree to do or allow any such matter;
 - 6.1.2 sell, convey, transfer or otherwise dispose of any of the Charged Assets (or any interest in them) other than disposals of assets charged under clause 4.2 provided such disposals are made in the ordinary course of the Mortgagor's business for their market value; nor
 - 6.1.3 for any of the Charged Assets:

- (a) exercise or agree to exercise any of the powers of leasing and ancillary powers vested in or conferred on mortgagors in possession by common law or by sections 99 and 100 LPA; or
- (b) create or agree a tenancy of any land nor part with or share possession or occupation or agree to do so.

7. COVENANTS BY THE MORTGAGOR

7.1 The Mortgagor covenants with the Mortgagee that at all times during the continuance of any of the security created by this Deed it will:

- 7.1.1 duly pay or cause to be paid all rents, rates, taxes, levies, assessments, impositions, calls and outgoings whether governmental, municipal or otherwise imposed upon or payable in connection with the Charged Assets or any part of them owned by it as and when such debts shall become payable;
- 7.1.2 duly observe and perform or cause to be duly observed and performed all obligations imposed by law and all covenants, obligations, agreements, stipulations, conditions and the terms of all conveyances, grants, leases, assignments, contracts, agreements and other deeds and documents affecting the Charged Assets owned by it or any part of them;
- 7.1.3 keep or cause to be kept the Property and every part of it in all material respects in a good and tenable state of repair and condition;
- 7.1.4 not pull down or remove any building or erection on the lands for the time being forming part of the Property or the fixtures annexed to the Property without the previous consent in writing of the Mortgagee except in connection with the renewal or replacement of such Property;
- 7.1.5 permit the Mortgagee and such persons as the Mortgagee shall from time to time appoint to enter into and upon the Property and to view the state and condition of it;
- 7.1.6 apply or cause an application to be made for any necessary permission to erect, make or maintain any building, erection, improvement, material change, alteration or addition on or to the Property or to make any change in the use itself;
- 7.1.7 keep the Charged Assets insured with such insurer and against such risks as the Mortgagee may require and to the Mortgagee's satisfaction for its full replacement value with the interest of the Mortgagee noted and duly pay all premiums and produce to the Mortgagee when so requested evidence of such insurance and payment of premiums and subject to the rights of third parties under any statute, lease or tenancy to have such moneys applied to or towards

making good the loss or damage for which they were received and subject to the rights of any prior mortgage of the Charged Assets, apply such insurance proceeds in making good the loss or damage for which such moneys were received or at the Mortgagee's option in or towards the discharge of the Liabilities and pending such application the Mortgagor will hold such proceeds in trust for the Mortgagee; and

- 7.1.8 not create or permit to arise or subsist any overriding interest or excluded interest under the Land Registration Act 2002 in relation to the Property nor permit any person to become entitled to any proprietary right or interest in the Property;

and in default of any such covenant it shall be lawful for but not incumbent upon the Mortgagee to enter on the Property and to do and pay all such acts and expenses as the Mortgagee may deem necessary to prevent or remedy any breach and the Mortgagor shall on demand repay to the Mortgagee any such money expended by the Mortgagee with interest at the Interest Rate and until such payment such debts shall be secured on the Charged Assets.

8. REPRESENTATIONS AND WARRANTIES

- 8.1 The Mortgagor represents and warrants to the Mortgagee that:

- 8.1.1 It has and will at all times have the necessary power to enter into and perform its obligations under this Deed;
- 8.1.2 this Deed constitutes its legal, valid, binding and enforceable obligations and is a security over the Charged Assets and every part of it effective in accordance with its terms; and
- 8.1.3 all necessary authorisations and consents to enable or entitle it to enter into this Deed have been obtained and will remain in full force and effect during the subsistence of the security constituted by this Deed.

9. MORTGAGEE'S POWERS OF ENFORCEMENT

Sections 103 and 109 of the LPA shall not apply to this Deed and the statutory powers of sale and appointing a Receiver under Sections 101 and 109 of the LPA (as varied and extended under this Deed) shall arise on the execution of this Deed and shall become immediately exercisable without the restrictions contained in the LPA on giving of notice or otherwise at any time after the occurrence of an Event of Default. Upon the occurrence of an Event of Default the whole of the Liabilities will become payable.

10. MORTGAGEE'S POWER TO APPOINT A RECEIVER

- 10.1 At any time:

10.1.1 after the occurrence of an Event of Default; or

10.1.2 upon request by the Mortgagor,

the Mortgagee may in its discretion without further notice appoint in writing a Receiver or Receivers over all or any part of the Charged Assets with power (subject to the provisions of the Insolvency Act 1986) from time to time to remove any Receiver so appointed and appoint one or more Receivers in his place. Where two or more persons are appointed as Receivers they shall have the power to act severally as well as jointly.

10.2 The Mortgagee may from time to time determine the remuneration of such Receiver.

10.3 Every such Receiver shall be the agent of the Mortgagor for all purposes and the Mortgagor alone shall be responsible for his acts and defaults, loss or misconduct and for his remuneration and the Mortgagee shall not incur any liability as a result of its making or consenting to his appointment as such Receiver.

11. POWERS, RIGHTS AND DUTIES OF RECEIVER

11.1 The Receiver shall have and be entitled to exercise all powers conferred by the LPA and the Insolvency Act 1986 in the same way as if the Receiver had been duly appointed under such statutes and in particular by way of addition to but without limiting any general powers referred to above (and without prejudice to any of the Mortgagee's powers referred to above) the Receiver shall have power in the name of the Mortgagor or otherwise to do the following things namely:

11.1.1 to take possession of, collect and get in all or any part of the Charged Assets;

11.1.2 to commence and/or complete any building operations on the Property and to apply for and obtain any planning permissions, building regulation approvals and any other permissions, consents or licences in each case as he may in his absolute discretion think fit;

11.1.3 to borrow moneys from the Mortgagee or others on the security of the Charged Assets for the purpose of exercising any of his powers;

11.1.4 to purchase or acquire any land and purchase, acquire and grant any interest in or right over the land or accept surrenders of leases or tenancies of the Property and to carry any such transactions into effect;

11.1.5 to sell, transfer, assign, lease or concur in selling, letting or leasing the Property or any part of it on such terms and conditions and for such consideration and payable at such time to time as he may in his absolute direction think fit including without limitation the power to dispose of any fixtures separately from the Property;

- 11.1.6 to take, continue or defend proceedings or make any arrangement or compromise between the Mortgagor and any persons which he may think expedient;
 - 11.1.7 to make and effect all repairs and improvements;
 - 11.1.8 to effect such insurances of or in connection with the Charged Assets as he shall in his absolute discretion think fit;
 - 11.1.9 to purchase materials, tools, equipment, goods or supplies;
 - 11.1.10 to carry on the Business;
 - 11.1.11 to appoint managers, officers, contractors and agents for the above purposes upon such terms concerning remuneration or otherwise as he may determine; or
 - 11.1.12 to do all such other acts and things as may be considered to be incidental or conducive to any of the above matters or powers and which he lawfully may or can do.
- 11.2 Any moneys received by the Receiver in the exercise of his powers under this Deed and under general law shall be (so far as the law permits) applied by him firstly in the payment of the costs, charges and expenses of and incidental to his appointment and the exercise of all or any of his powers and in payment of his remuneration and any balance shall be paid to the person or persons entitled to it.

12. MORTGAGEE AND RECEIVER LIABLE ONLY FOR ACTUAL RECEIPTS

The Mortgagee shall not nor shall any Receiver appointed by it or its agents be liable by reason of an entry into possession of the Charged Assets or any part of them to account as mortgagee in possession or for anything except actual receipts or be liable for any loss on realisation or for any default or omission for which a mortgagee in possession might be liable.

13. PROTECTION OF THIRD PARTIES

No person dealing with the Mortgagee or any Receiver shall be concerned to enquire whether the security created by this Deed has become enforceable or whether any power exercised or purported to be exercised under this Deed has become exercisable or whether any money remains due on the security created by this Deed or to see to the application of any money paid to the Mortgagee or to any such Receiver and such dealing shall be deemed to be within the powers conferred by this Deed and the remedy of the Mortgagor for any irregularity in the exercise of such powers shall be in damages only.

14. MORTGAGEE'S RIGHTS

At any time after this Deed becomes enforceable all powers of the Receiver may be exercised by the Mortgagee whether as attorney of the Mortgagor or otherwise.

15. POWER OF ATTORNEY

- 15.1 The Mortgagor irrevocably and by way of security appoints the Mortgagee and any Receiver for the time being jointly and also severally to be its attorney or attorneys and in its name and otherwise on its behalf to do all acts and things and to sign, seal, execute, deliver, perfect and do all deeds, instruments, documents, acts and things which may be required for carrying out any obligation imposed on the Mortgagor by this Deed.
- 15.2 The Mortgagor ratifies and confirms and agrees to ratify and confirm whatever any such attorney or attorneys shall do or purport to do in the exercise or purported exercise of the power of attorney in clause 15.1 and the Mortgagor irrevocably acknowledges and agrees that the said power of attorney is amongst other matters given to secure the performance of such obligation to ratify and confirm owed to the Mortgagee and any Receiver by the Mortgagor.

16. REMEDIES CUMULATIVE ETC

- 16.1 The rights, powers and remedies provided by this Deed are cumulative and are not nor are they to be construed as being exclusive of any rights powers or remedies provided by law or otherwise.
- 16.2 No failure on the part of the Mortgagee to exercise or delay on its part in exercising any of its respective rights, powers and remedies provided by this Deed or by law (collectively the "Rights") shall operate as a waiver of the Rights nor shall any single or partial waiver of any of the Rights preclude any further or other exercise of that one of the Rights concerned or the exercise of any other of the Rights.
- 16.3 All costs, charges and expenses properly incurred by the Mortgagee in connection with this Deed or the Liabilities shall be reimbursed by the Mortgagor to the Mortgagee on demand on a full indemnity basis and until so reimbursed shall carry interest at the Interest Rate from the date of payment to the date of reimbursement and be secured on the Charged Assets.
- 16.4 The Mortgagee and every Receiver, attorney or other person appointed by the Mortgagee under this Deed and their respective employees shall be entitled to be indemnified on a full indemnity basis out of the Charged Assets for all liabilities and expenses properly incurred by any of them in or directly or indirectly as a result of the exercise or purported exercise of any of the powers, authorities or discretions vested in them under this Deed and against all actions, proceedings, losses, costs, claims and demands for any matter or thing done or omitted in any way connected to the Charged

Assets and the Mortgagee and any such Receiver may retain and pay all sums for such matters out of the monies received under the powers conferred by this Deed.

- 16.5 The restriction on the right of consolidating mortgage securities contained in Section 93 LPA shall not apply to this Deed.

17. PRIOR SECURITY INTEREST

- 17.1 At any time after any powers conferred by any security interest having priority over the security constituted by this Deed shall have become exercisable the Mortgagee may redeem such or any other prior Security Interest or procure the transfer of it to itself and may settle and pass the accounts of the holder of such Security Interest and any accounts so settled and passed shall be conclusive and binding on the Mortgagor.
- 17.2 All money, interest, costs, charges and expenses of or incidental to such redemption or transfer shall be paid by the Mortgagor to the Mortgagee on demand.

18. TRANSFERS

- 18.1 This Deed is freely assignable or transferable by the Mortgagee.
- 18.2 The Mortgagor may not assign or transfer any of its obligations under this Deed or enter into any transaction which would result in any of those obligations passing to another person.
- 18.3 The Mortgagee may disclose to any person related to the Mortgagee and/or any person to whom it is proposing to transfer or assign or has transferred or assigned this Deed any information about the Mortgagor.

19. AVOIDANCE OF PAYMENTS

- 19.1 No assurance, security or payment which may be avoided or adjusted under any enactment relating to bankruptcy or insolvency or under Part VI of the Insolvency Act 1986 or similar legislation binding on the Mortgagor in a jurisdiction other than England and Wales and no release, settlement or discharge given or made by the Mortgagee on the faith of any such assurance, security or payment shall prejudice or affect the right of the Mortgagee to recover from the Mortgagor (including the right to recover any monies which it may have been compelled by due process of law to refund under the provisions of the Insolvency Act 1986 and any costs payable by it or otherwise incurred in connection with such process) or to enforce the security created by or in connection with this Deed to the full extent of all monies and liabilities secured by this Deed.
- 19.2 The Mortgagee can retain the security created by this Deed for a period of 25 months after all the Liabilities have been paid and discharged in full notwithstanding any release, settlement, discharge or arrangement given or made by the Mortgagee on or as a consequence of such payment or termination of liability. If at any time within the period of 25 months after such payment or discharge a petition shall be presented to

a court for an order for the winding up of the Mortgagor or any person ("the Principal Debtor") whose liabilities to the Mortgagee have been guaranteed by the Mortgagor or an application is made to a court for an administration order for the Mortgagor or the Principal Debtor, or any person gives notice of its intention to appoint an administrator of the Mortgagor or of the Principal Debtor, or any person files with the court a notice of intention to appoint an administrator or a notice of appointment of an administrator of the Mortgagor or the Principal Debtor, or the Mortgagor or the Principal Debtor shall commence to be wound up or to go into administration or any analogous proceedings shall be commenced by or against the Mortgagor or the Principal Debtor, the Mortgagee shall be at liberty to continue to retain such security for and during such further period as the Mortgagee may determine. The Mortgagor agrees that in such event such security shall be deemed to have continued to have been held as security for the payment and discharge to the Mortgagee of all the Liabilities.

20. PROVISIONS SEVERABLE

Every provision contained in this Deed shall be severable and distinct from every other such provision and if at any time any one or more of such provisions is or becomes invalid, illegal or unenforceable the validity, legality and enforceability of the remaining such provisions shall not in any way be affected as a result.

21. LAW AND JURISDICTION

This Deed shall be governed by and construed in accordance with the provisions of the laws of England and Wales and the parties agree to submit to the exclusive jurisdiction of the courts of England and Wales.

22. DELIVERY

The Mortgagor has executed this Deed as a deed on the condition that it shall not be created for the purposes of the Companies Act 2006 Section 859A nor delivered for the purposes of Section 46 of that Act until it is dated by or on behalf of the parties.

23. COUNTERPARTS

This Deed may be executed in any number of counterparts in which case this Deed will be as effective as if all signatures on the counterpart were on one single copy of the Deed.

THIS CHARGE has been executed as a deed by the Mortgagor and under hand by the Mortgagee on the date stated above.

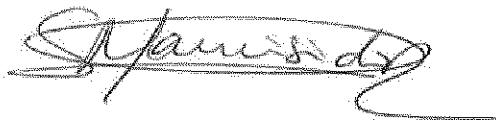
THE SCHEDULE

The Property

All that freehold land known as land on the north-east of Greenfields, Bronllys, Brecon, LD3 OLE as registered at HM Land Registry under Title Number CYM816538

EXECUTED as a Deed by
SOTERO LIMITED
acting by a director

)
)
)



Director

In the presence of:
(Witness signature)



Name:

JOHN KNIGHT

Occupation

PROJECT MANAGER

Address

113, SPLOTT ROAD

CARDIFF CF24 2BX.

Witness Signature (only required
if signed by one Director)