Companies House

MR01(ef)

Registration of a Charge

Company name: **METROPOLITAN PROPERTIES COMPANY LIMITED**

Company number: **00043381**

Received for Electronic Filing: **16/12/2015**

X4MC8LU1

Details of Charge

Date of creation: **14/12/2015**

Charge code: **0004 3381 0069**

Persons entitled: **SVENKSA HANDELSBANKEN AB (PUBL)**

Brief description: **ELGAR LODGE HAYESFORD PARK BROMLEY KENT BR2 9BP FLATS 92,94,95,98,112,117,129,134,167,170,178,179 AND REGISTERED UNDER TITLE NUMBERS SGL515781 SGL515780 SGL515779 SGL515778 SGL515790 SGL515789 SGL515786 SGL515798 SGL515787 SGL515785 SGL515788 SGL515794**

Contains fixed 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: **BIR D& BIRD LLP**

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 43381

Charge code: 0004 3381 0069

The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th December 2015 and created by METROPOLITAN PROPERTIES COMPANY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th December 2015 .

Given at Companies House, Cardiff on 17th December 2015

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

THIS LEGAL CHARGE is made on 14 DECEMBER 2015 **BETWEEN:**

(1) **Metropolitan Properties Company Limited**, company number 00043381 (the "**Mortgagor**"); and

(2) **Svenska Handelsbanken AB (publ)** (the "**Bank**").

IT IS AGREED as follows:

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Deed, unless the context otherwise requires:

"**Authorisations**" means all authorisations, consents and permits issued by any governmental body agency, department or regulatory, self-regulatory or other authority including, without limitation, local and public authorities and statutory undertakings.

"**Charged Assets**" means all the undertaking, property and assets of the Mortgagor described in clause 3.1 (*Fixed charge)* including any part thereof and any interest therein.

"**Collateral Instruments**" means instruments, guarantees, indemnities and other assurances against financial loss and any other documents which contain or evidence an obligation to pay or discharge any liabilities of any person.

"**Enforcement Date**" means the date on which the Bank demands the payment or discharge of all or any part of the Secured Liabilities or, if earlier, the date on which an application is made or other action is taken for the administration of the Mortgagor.

"**Insurances**" means all contracts or policies of insurance relating to the Properties in which the Mortgagor from time to time has an interest.

"**Party**" means a party to this Deed and includes its successors in title, permitted assigns and permitted transferees, whether immediate or derivative.

"**Planning Acts**" means the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Planning (Hazardous Substances) Act 1990, the Planning (Consequential Provisions) Act 1990, the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004, and any subordinate legislation made (before or after this Deed) under those statutes and any other statute governing or controlling the use or development of land and property.

"**Properties**" means the properties set out in the Schedule attached and Property means any one of them.

"**Receiver**" means any one or more receivers and/or managers appointed by the Bank pursuant to this Deed in respect of the Mortgagor or over all or any of the Charged Assets.

"**Security Interest**" means any mortgage, charge, pledge, lien, hypothecation, assignment by way of security, right of set-off, trust arrangement for the purpose of providing security or any other encumbrance securing any obligation of any person or any other type of preferential arrangement (including, without limitation, title transfer and retention arrangements) having a similar effect.

"**Secured Liabilities**" means all moneys, obligations and liabilities covenanted to be paid or discharged under or pursuant to clause 2 (*Covenant to pay*).

"**Security Period**" means the period from the date of this Deed until the Bank confirms in writing to the Mortgagor that all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full.

1.2 Construction

1.2.1 Any reference in this Deed to:

(i) an **"amendment"** includes amendment, implement, novation, re-enactment, replacement, reinstatement or variation and **"amend"** or **"amended"** will be considered accordingly;

(ii) **"assets"** includes present and future property, revenues and rights of every description;

(iii) **"consent"** shall be construed as including, without limitation, any authorisation, consent, approval, resolution, licence, exemption, filing, notarisation or registration;

(iv) **"this Deed"** or any other agreement or instrument is a reference to this Deed or that other agreement or instrument as the same may have been, or may from time to time be, amended, novated, replaced, restated or supplemented provided that, where the consent of the Bank is required to such amendment, novation, replacement, restatement or supplement, such consent has been obtained;

(v) a **"guarantee"** includes any guarantee, indemnity, counter indemnity or other assurance in respect of the indebtedness of any person;

(vi) the words **"includes"**, **"including"** and **"in particular"** shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any foregoing words;

(vii) **"law"** includes common or customary law, principles of equity and any constitution, code of practice, decree, judgment, decision, legislation, order, ordinance, regulation, bye-law, statute, treaty or other legislative measure in any jurisdiction or any present or future directive, regulation, guideline, request, rule or requirement (in each case, whether or not having the force of law but, if not having the force of law, the compliance with which is in accordance with the general practice of persons to whom the directive, regulation, guideline, request, rule or requirement is intended to apply) of any governmental, intergovernmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation;

(viii) a **"person"** includes any person, firm, company, corporation, government, state or agency of a state or any association, trust or partnership (whether or not having separate legal personality) or two or more of the foregoing;

(ix) a **"regulation"** includes any regulation, rule, official directive, request or guideline (whether or not having the force of the law) of any governmental, intergovernmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation;

(x) **"rights"** includes all rights, title, benefits, powers, privileges, interests, claims, authorities, discretions, remedies, liberties, easements, quasi-easements and appurtenances (in each case, of every kind, present, future and contingent); and

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

1.2.3 A reference in this Deed to any person includes that person's successors in title, whether immediate or derivative and (in the case of the Bank only) its permitted assignees and permitted transferees, whether immediate or derivative.

1.2.4 If two or more persons are included in the definition "Mortgagor" then the use in this deed of the word "Mortgagor" shall be deemed to refer to such persons both together and separately and the Mortgagor's obligations shall be their joint and several obligations and each of them shall be primarily liable by way of indemnity for the liabilities to the Bank.

2 COVENANT TO PAY

2.1 Covenant

The Mortgagor covenants that it will on demand pay to the Bank all moneys and discharge all obligations and liabilities of it now or hereafter due, owing or incurred by it to the Bank when the same become due for payment or discharge whether by acceleration or otherwise, and whether such moneys, obligations or liabilities are expressed or implied; present, future or contingent; joint or several; incurred as principal or surety; originally owing to the Bank or purchased or otherwise acquired by it; denominated in sterling or in any other currency; or incurred on any banking account or in any other manner whatsoever.

2.2 Certain liabilities

The liabilities referred to in clause 2.1 *(Covenant)* shall, without limitation, include:

2.2.1 all liabilities under or in connection with foreign exchange transactions, interest rate swaps and hedging transactions and other arrangements entered into for the purpose of limiting exposure to fluctuations in interest or exchange rates;

2.2.2 all liabilities arising from the issue, acceptance, endorsement, confirmation or discount of any negotiable or non-negotiable instruments, documentary or other credits, bonds, guarantees, indemnities or other instruments of any kind;

2.2.3 interest (both before and after judgment) to date of payment at such rates and on such terms as may from time to time be agreed, commission, fees and other charges and all legal and other costs, charges and expenses on a full and unqualified indemnity basis which may be incurred by the Bank in relation to any such moneys, obligations or liabilities or generally in respect of the Mortgagor; and

2.2.4 all costs, charges, expenses and liabilities incurred as a result of or pursuant to the exercise of the rights and powers contained in this Deed.

2.3 Notwithstanding any other provision of this Deed, the amount which may be recovered from the Mortgagor under the terms of this Deed will be limited to the proceeds of realisation of the Charged Assets.

3 CHARGES

3.1 Fixed charge

The Mortgagor charges to the Bank with full title guarantee as a continuing security for the payment and discharge of the Secured Liabilities the following assets, both present and future:

3.1.1 by way of legal mortgage the Properties; and

3.1.2 by way of fixed charge:

(i) all plant and machinery owned by the Mortgagor and its interest in any plant and machinery in its possession located at the Properties;

(ii) all fixtures and fittings from time to time attached to the Properties;

(iii) all other chattels of the Mortgagor located at the Properties and not ordinarily disposed of in the ordinary course of business;

(iv) all benefits in respect of the Insurances including all claims and the refund of any premiums;

(v) all rents receivable from any lease granted of the Properties; and

(vi) all the goodwill of the Mortgagor's business carried on at the Properties.

3.2 The Mortgagor confirms and agrees that at any time on or after the Enforcement Date, the Bank and/or any Receiver may – as agent for the Mortgagor – sell any assets of the Mortgagor which have not been removed from the Properties. The Mortgagor hereby assigns and agrees to assign the proceeds of such sale to the Bank and agrees that the Bank may apply such proceeds in reduction of the Secured Liabilities.

3.3 Set Off

The Mortgagor hereby agrees that the Bank may at any time and from time to time without notice, set off any amounts owed by it to the Mortgagor in or towards satisfaction of the Secured Liabilities (which shall be in addition to and without prejudice to such rights of set-off, combination, lien and other rights whatsoever conferred on the Bank by law) and may transfer any sum or sums standing to the credit of any account of the Mortgagor with the Bank at any of its branches of whatever nature and in whatever currency denominated, in or towards satisfaction of any sums due and payable from the Mortgagor to the Bank under this Deed or in or towards satisfaction of the Secured Liabilities.

If the liability in respect of which the Bank is exercising its rights of set-off is contingent, or not yet payable, it shall automatically be accelerated, and shall accordingly be due and payable, before and at the time of such set-off. If the sums standing to the credit of any account of the Mortgagor with the Bank at any of its branches against which set-off is to be made are not due or matured or otherwise payable, they shall notwithstanding anything to the contrary contained in this Deed be deemed already to be so for the purposes of the set-off contemplated in this clause provided that the Bank shall not be obliged to exercise any right given to it by this clause.

4 UNDERTAKINGS

4.1 Duration

The undertakings in this clause 4 remain in force during the Security Period.

4.2 Negative Pledge

The Mortgagor will not create or agree to create or permit to subsist any Security Interest over the Charged Assets (other than in favour of the Bank).

4.3 Deposit of deeds

The Mortgagor will deposit with the Bank (to be held at the risk of the Mortgagor) all deeds and documents of title relating to the Properties and such other Charged Assets as the Bank may require.

4.4 Development and alterations

4.4.1 The Mortgagor will not, without the prior written consent of the Bank (not to be unreasonably withheld or delayed), make or (to the extent that it is able) permit others to make any application for planning permission in respect of any part of the Properties or make any structural or material alteration or addition to the Properties or carry out or permit to be carried out any development (within the meaning of that expression in the Planning Acts) on any part of the Properties provided that the Bank's consent shall not be required for any internal non-structural alterations carried out or to be carried out on the Properties pursuant to the terms of any occupational lease.

4.4.2 In the event that, during the Security Period, the Properties or any one of them is intended to be developed or is in the course of development (in each case with the prior written consent of the Bank), the Mortgagor shall:

(i) proceed diligently and to the reasonable satisfaction of the Bank and any competent authority with such development in all respects in conformity with all planning and by-law consents which shall together with the plans and specifications be produced to the Bank for approval prior to the commencement of any works of development; and

(ii) obtain such further insurance as shall be required and specified by the Bank.

4.5 Repair

The Mortgagor will keep all its buildings, fixtures, fittings, plant and machinery (or procure that they are kept) in good repair and in good working order and condition (fair wear and tear excepted in the case of fixtures, plant and machinery) and fully protected against damage or deterioration and not commit any waste thereon or lessen the value thereof.

4.6 Access

The Mortgagor will permit any person appointed by the Bank, without the Bank becoming liable to account as mortgagee in possession, (at reasonable times and on reasonable notice) to enter on and inspect the state of the Properties and other premises (if any) on which the Mortgagor shall from time to time be carrying out any contract or other works.

4.7 Notices

4.7.1 The Mortgagor will, within 5 Business Days of receipt, give full particulars to the Bank of any notice, order, direction, designation, resolution or proposal having specific application to the Properties or to

the area in which it is situate, given or made by any planning authority or other public body or authority whatever or in pursuance of the powers conferred by any other statute.

4.7.2 The Mortgagor will, if requested by the Bank, without delay and at its own cost take all reasonable or necessary steps to comply with any such notice or order.

4.7.3 The Mortgagor will further, if requested by the Bank, but at its own cost, make or join with the Bank in making such objections or representations against or in respect of any proposal for such a notice or order as the Bank shall reasonably deem expedient.

4.7.4 Any compensation received by the Mortgagor as a result of any notice or order shall be applied in repayment of the Secured Liabilities.

4.8 Planning Acts

The Mortgagor will:

4.8.1 not do or knowingly omit or knowingly suffer to be done or omitted any act, matter or thing in, on or in respect of the Properties required to be done or omitted by the Planning Acts or which shall contravene the provisions of the Planning Acts; and

4.8.2 indemnify and keep indemnified the Bank against all actions, proceedings, costs, expenses, claims and demands whatsoever in respect of any such act, matter or thing so contravening the provisions of the Planning Acts.

4.9 Land Registration Acts

4.9.1 The Mortgagor will not, without the prior written consent of the Bank:

(i) permit any person to be registered as proprietor under the Land Registration Acts of the Properties;

(ii) create or knowingly permit to arise or subsist any overriding interest affecting the Properties within the definition in the Land Registration Acts; or

(iii) permit any person to become entitled to any proprietary right or interest which might reasonably be expected adversely to affect the value of the Properties or any other Charged Asset thereon.

4.9.2 The costs incurred by the Bank in lodging from time to time a notice or restriction against registration of the Properties shall be deemed to be costs properly incurred by it under this Deed.

4.10 Insurances

4.10.1 The Mortgagor shall effect insurance of the Properties, all such insurances to be in amount and in form and with an insurance company or underwriters acceptable to the Bank (acting reasonably).

4.10.2 The Mortgagor will procure that the Bank is co-insured on each such insurance policy and that every such policy shall contain:

(i) a standard mortgagee clause whereby such insurance shall not be vitiated or avoided as against a mortgagee in the event or as a result of any misrepresentation, act or neglect or failure to make disclosure on the part of the insured party or any circumstance beyond the control of the insured party; and

(ii) terms providing that it shall not be invalidated so far as the Bank is concerned for failure to pay any premium due without the insurer first giving to the Bank not less than 14 days' written notice.

4.10.3 If the Mortgagor fails to comply with any of the provisions of this clause, the Bank shall immediately be entitled to effect the Insurances concerned at the expense of the Mortgagor.

4.10.4 Except as provided below, the proceeds of any insurance in respect of physical damage must be used towards replacing, restoring or reinstating the Properties.

4.10.5 At the Bank's request insurance proceeds in respect of physical damage of a value greater than £100,000 in respect of any single insurance pay-out event shall be used to prepay, without penalty or

premium, the Secured Liabilities and until such payment occurs the Mortgagor shall hold the insurance proceeds on trust for the Bank (the perpetuity period for which trust shall be 80 years).

4.11 Restrictions on dealing with Charged Assets

4.11.1 The Mortgagor will not, without the prior written consent of the Bank (not to be unreasonably withheld or delayed) (whether by a single transaction or a series of related or unrelated transactions and whether at the same time or over a period of time) sell, transfer, lease or otherwise dispose of any of the Charged Assets or agree to do so (save that the Mortgagor may, without the Bank's consent, lease any Property forming part of the Properties where the exclusive annual rent does not exceed £250,000).

4.11.2 The Mortgagor shall not, without first obtaining the express written permission of the Bank (not to be unreasonably withheld or delayed), exercise any of the powers of leasing or of accepting surrenders of leases conferred by sections 99 and 100 of the Law of Property Act 1925 or by common law or vary any lease or tenancy agreement or reduce any sum payable under the same.

4.12 Power to remedy

4.12.1 If the Mortgagor at any time defaults in complying with any of its obligations contained in this Deed, the Bank shall, without prejudice to any other rights arising as a consequence of such default, be entitled to make good such default and the Mortgagor irrevocably authorises the Bank and its employees and agents by way of security to do all such things necessary or desirable in connection with the same.

4.12.2 Any moneys so expended by the Bank shall be repayable by the Mortgagor to the Bank on demand.

4.13 Leasehold Property

If the Properties are leasehold, the Mortgagor undertakes to comply with the terms of the lease and immediately inform the Bank if any notice is received from the lessor relating to any actual or suggested breach of the lease or threatening action or proceedings for possession or to forfeit the lease.

5 FURTHER ASSURANCE

5.1 Further assurance

The Mortgagor shall, if and when required by the Bank:

5.1.1 execute such further Security Interests and assurances in favour of the Bank and do all such acts and things as the Bank shall from time to time require over or in relation to all or any of the Charged Assets to secure the Secured Liabilities or to perfect or protect the security intended to be created by this Deed over the Charged Assets or any part thereof or to facilitate the realisation of the same; and

5.1.2 affix to such items of the Charged Assets or endorse or cause to be endorsed thereon as the Bank shall stipulate such labels, signs, memoranda or other recognisable identification markings as the Bank shall require referring or drawing attention to the security constituted by or pursuant to this Deed.

6 POWERS OF THE BANK

6.1 Powers on enforcement

At any time on or after the Enforcement Date, or if requested by the Mortgagor, the Bank may, without further notice and whether or not a Receiver shall have been appointed, exercise all the powers conferred on mortgagees by the Law of Property Act 1925, as varied or extended by this Deed, and all the powers and discretions conferred by this Deed on a Receiver either expressly or by reference.

6.2 Subsequent Security Interests

6.2.1 If the Bank receives notice of any subsequent Security Interest affecting the Charged Assets or any part thereof, the Bank may open a new account for the Mortgagor.

6.2.2 If it does not open a new account then, unless the Bank gives express written notice to the contrary to the Mortgagor, it shall nevertheless be treated as if it had opened a new account at the time when it received such notice and as from that time all payments made by or on behalf of the Mortgagor to the

Bank shall be credited or be treated as having been credited to the new account and shall not operate to reduce the Secured Liabilities at the time when it received such notice.

6.3 Statutory power of leasing

The Bank shall have the power to lease and make agreements for leases at a premium or otherwise, to accept surrenders of leases and to grant options on such terms as the Bank shall consider expedient and without the need to observe any of the provisions of sections 99 and 100 of the Law of Property Act 1925.

6.4 Contingencies

6.4.1 If the Bank enforces the security constituted by this Deed at a time when no amount in respect of the Secured Liabilities is due and payable, the Bank (or the Receiver) may pay the proceeds of any recoveries effected by it into a suspense account.

6.4.2 The Bank may (subject to the payment of any claims having priority to this security) withdraw amounts standing to the credit of such account for application as follows:

(i) paying all costs, charges and expenses incurred and payments made by the Bank (or the Receiver) in the course of such enforcement;

(ii) paying remuneration to the Receiver as and when the same becomes due and payable; and

(iii) paying amounts due and payable in respect of the Secured Liabilities as and when the same become due and payable.

6.5 Power of sale and right of consolidation

Sections 93 and 103 of the Law of Property Act 1925 do not apply to the security constituted by this Deed.

7 APPOINTMENT AND POWERS OF RECEIVER

7.1 Appointment

7.1.1 At any time on or after the Enforcement Date, or if requested by the Mortgagor, the Bank may by instrument in writing executed as a deed or under the hand of any duly authorised officer appoint a Receiver of the Charged Assets or any part thereof.

7.1.2 Where more than one Receiver is appointed, each joint Receiver shall have power to act severally, independently of any other joint Receivers, except to the extent that the Bank may specify to the contrary in the appointment.

7.1.3 The Bank may (subject to section 45 of the Insolvency Act 1986) remove any Receiver so appointed and appoint another in his place and may (subject to the provisions of any applicable law) replace an administrator of the Mortgagor previously appointed by the Bank where there is a vacancy in such office.

7.2 Receiver as agent

A Receiver shall be the agent of the Mortgagor and the Mortgagor shall be solely responsible for his acts or defaults and for his remuneration.

7.3 Powers of Receiver

A Receiver shall have all the powers conferred from time to time on receivers, administrative receivers and administrators by statute and power on behalf and at the expense of the Mortgagor to do, or omit to do, anything which the Mortgagor could do, or omit to do, in relation to the Charged Assets or any part thereof including:

7.3.1 take possession of, collect and get in, and give a good discharge for, all or any of the Charged Assets; and/or

7.3.2 exercise in respect of the Charged Assets all voting or other powers or rights available to a registered or other holder in such manner as he may think fit; and/or

7.3.3 carry on, manage, develop, reconstruct, amalgamate or diversify the business of the Mortgagor or any part thereof; and/or

7.3.4 lease or otherwise acquire and develop or improve properties or other assets without being responsible for loss or damage; and/or

7.3.5 raise or borrow any money from or incur any other liability to the Bank or others on such terms, with or without security, as he may think fit and so that any such security may be or include a charge on the whole or any part of the Charged Assets ranking in priority to this security or otherwise; and/or

7.3.6 sell, let, surrender or accept surrenders, grant licences or otherwise dispose of or deal with all or any of the Charged Assets for such consideration and generally on such terms and conditions as he may think fit and the consideration for such sale, lease or disposition may be for cash, debentures or other obligations, shares, stock, securities or other valuable consideration and be payable immediately or by instalments spread over such period as he shall think fit and so that any consideration received or receivable shall immediately be and become charged with the payment of all the Secured Liabilities; and/or

7.3.7 promote the formation of companies with a view to the same becoming a Subsidiary of the Mortgagor and purchasing, leasing, licensing or otherwise acquiring interests in all or any of the Charged Assets or otherwise, arrange for such companies to trade or cease to trade and to purchase, lease, license or otherwise acquire all or any of the Charged Assets on such terms and conditions as he may think fit; and/or

7.3.8 make any arrangement or compromise or enter into, or cancel, any contracts which he shall think expedient; and/or

7.3.9 make and effect such repairs, renewals and improvements to the Charged Assets or any part thereof as he may think fit and maintain, renew, take out or increase insurances; and/or

7.3.10 appoint managers, agents, officers and employees for any of the purposes referred to in this clause 7.3; and/or

7.3.11 make calls conditionally, or unconditionally, on the members of the Mortgagor in respect of uncalled capital; and/or

7.3.12 institute, continue, enforce, defend, settle or discontinue any actions, suits or proceedings in relation to the Charged Assets or any part thereof or submit to arbitration as he may think fit; and/or

7.3.13 delegate his powers in accordance with clause 10 (*Delegation*); and/or

7.3.14 sign any document, execute any deed and do all such other acts and things as may be considered by him to be incidental or conducive to any of the matters or powers referred to in this clause 7.3 or to the realisation of the security created by or pursuant to this Deed and to use the name of the Mortgagor for all the purposes referred to in this clause 7.3.

7.4 Remuneration

The Bank may from time to time determine the remuneration of any Receiver and section 109(6) of the Law of Property Act 1925 shall be varied accordingly.

8 APPLICATION OF PROCEEDS

All moneys received by the Bank or by any Receiver shall be applied, after the discharge of the remuneration and expenses of the Receiver and all liabilities having priority to the Secured Liabilities, in or towards satisfaction of such of the Secured Liabilities and in such order as the Bank in its absolute discretion may from time to time conclusively determine, except that the Bank may credit the same to a suspense account for so long and in such manner as the Bank may from time to time conclusively determine and the Receiver may retain the same for such period as he and the Bank consider expedient.

9 PROTECTION OF THIRD PARTIES

9.1 Deemed right to enforce

In favour of any purchaser (as defined in section 205 of the Law of Property Act 1925) or person dealing in good faith, the Secured Liabilities shall be deemed to become due, and all rights of enforcement conferred on the Bank by the Law of Property Act 1925, as varied and extended by this Deed, shall be deemed to arise, immediately after the execution of this Deed.

9.2 No enquiry required

No purchaser or other person dealing with the Bank or a Receiver shall be bound or concerned to enquire whether any power exercised or purported to be exercised under this Deed has become exercisable or whether any money is due on the security of this Deed or as to the propriety or regularity of any sale by, or other dealing with, the Bank or such Receiver or be concerned with notice to the contrary. Any such sale or dealing shall be deemed to be within the powers conferred by this Deed and to be valid and effectual accordingly.

10 DELEGATION

The Bank and any Receiver may delegate by power of attorney or in any other manner to any person any right, power or discretion exercisable by it under this Deed. Any such delegation may be made on the terms (including power to sub-delegate) and subject to any regulations which the Bank or such Receiver (as the case may be) may think fit. Neither the Bank nor any Receiver will be in any way liable or responsible to the Mortgagor for any loss or liability arising from any act, default, omission or misconduct on the part of any such delegate or sub-delegate.

11 INDEMNITIES

11.1 Enforcement costs

The Mortgagor shall on demand, indemnify the Bank against any cost, loss or liability incurred by the Bank or by any Receiver as a result of the enforcement, preservation or attempted preservation of any of the security created by or pursuant to this Deed or any of the Charged Assets.

11.2 Indemnity from Charged Assets

The Bank and any Receiver, attorney, agent or other person appointed by the Bank under this Deed and the officers and employees of the Bank and any such Receiver, attorney, agent or other person (each an "**Indemnified Party**") shall be entitled to be indemnified out of the Charged Assets in respect of all costs and losses which may be incurred by, or made against, any of them (or by or against any manager, agent, officer or employee for whose liability, act or omission any of them may be answerable) at any time relating to or arising out of or as a consequence of:

11.2.1 anything done or omitted in the exercise, or purported exercise, of the powers contained in this Deed; or

11.2.2 any breach by the Mortgagor of any of its obligations under this Deed; or

11.2.3 any claim made or asserted against an Indemnified Party which would not have arisen if this Deed had not been executed and which was not caused by the gross negligence or wilful default of the relevant Indemnified Party.

12 POWER OF ATTORNEY

12.1 Power of attorney

The Mortgagor, by way of security (and to secure proprietary interests of any delegates), irrevocably appoints each of the Bank and any Receiver and their respective delegates severally to be its attorney in its name and on its behalf:

12.1.1 to execute and complete any documents or instruments which the Bank or such Receiver may require for perfecting the title of the Bank to the Charged Assets or for vesting the same in the Bank, its nominee or any purchaser;

12.1.2 to sign, execute, seal and deliver, and otherwise perfect, any further Security Interest or document referred to in clause 5.1 *(Further assurance)*; and

12.1.3 otherwise generally to sign, seal, execute and deliver all deeds, agreements and other documents and to do all acts and things which may be required for the full exercise of all or any of the powers conferred on the Bank or a Receiver under this Deed or which may be deemed expedient by the Bank or a Receiver in connection with any disposition, realisation or getting in of the Charged Assets or any part thereof or in connection with any other exercise of any power under this Deed.

12.2 Ratification

The Mortgagor ratifies and confirms and agrees to ratify and confirm all acts and things which any attorney pursuant to clause 12.1 *(Power of attorney)* shall do, or purport to do, in the exercise of his powers under clause 12.1 *(Power of attorney)*.

13 MISCELLANEOUS PROVISIONS

13.1 Continuing security

This Deed and the obligations of the Mortgagor under this Deed shall:

13.1.1 secure the ultimate balance of the Secured Liabilities and shall be a continuing security notwithstanding any settlement of account or other matter whatsoever;

13.1.2 be in addition to, and not prejudice or affect, any present or future Collateral Instrument, Security Interest, right or remedy held by or available to the Bank; and

13.1.3 not merge with, or be in any way prejudiced or affected by the existence of, any such Collateral Instrument, Security Interest, right or remedy.

13.2 Settlements conditional

Any settlement or discharge between the Bank and the Mortgagor shall be conditional on no security of, or disposition or payment to, the Bank (whether by the Mortgagor or otherwise) being avoided or reduced or required to be paid away or refunded by virtue of any requirement or enactment (in each case whether or not having the force of law and whether relating to bankruptcy, insolvency, liquidation, administration or otherwise) at any time in force or by virtue of any obligation to give effect to any preference or priority and the Bank shall be entitled to recover the value or amount of any such security or payment from the Mortgagor and to enforce this Deed as if such settlement on discharge had not occurred.

13.3 Land Registry

13.3.1 In respect of the Properties charged by this Deed, the title to which is or is to be registered at the Land Registry, the Mortgagor:

(i) certifies that the security created by this Deed does not contravene any of the provisions of the constitutional documents of the Mortgagor; and

(ii) hereby applies to the Land Registry for the entry of the following restriction in the Proprietorship Register of any relevant Properties:

"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the proprietor for the time being of the charge dated [the date of this Deed] in favour of Svenska Handelsbanken AB (publ) referred to in the charges register".

13.3.2 The obligation on the part of the Bank to make further advances to the Mortgagor under any facility or other documentation issued by the Bank to the Mortgagor shall be deemed to be incorporated in this Deed for the purposes of Section 94(1)(c) of the Law of Property Act 1925, Section 49(3) of the Land Registration Act 2002 and Rule 108 of the Land Registration Rules 2003 and for the purposes of the Land Registration Rules 2003 and Section 49(3) of the Land Registration Act 2002 the Bank hereby applies to the Chief Land Registrar to enter a note of such obligation on the register of each of the titles referred to in clause 13.3.1.

13.4 No responsibility for loss

Neither the Bank nor any Receiver shall be responsible for any loss occasioned by the timing of the exercise of its powers under this Deed.

13.5 No liability as mortgagee in possession

Neither the Bank nor any Receiver shall be liable to account as mortgagee or heritable creditor in possession in respect of all or any of the Charged Assets or be liable for any loss on realisation or for any neglect or default of any nature whatsoever for which a mortgagee or heritable creditor in possession may be liable as such.

14 CHANGES TO THE PARTIES AND DISCLOSURE

14.1 Assignments and transfers by the Chargor

The Mortgagor may not assign any of its rights or transfer any of its rights or obligations under this Deed.

14.2 Assignments and transfers by the Bank and disclosure

The Bank may assign and transfer any of its rights and obligations under this Deed to any person or otherwise grant an interest in them to any person.

15 PARTIAL INVALIDITY

If, at any time, any provision of this Deed is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions nor the legality, validity or enforceability of such provisions under the law of any other jurisdiction will in any way be affected or impaired.

16 NOTICES

Any communication to be made by the Bank under or in connection with this Deed shall be made in writing and, unless otherwise stated, may be made by fax or letter to the address of the Mortgagor last known to the Bank.

17 CALCULATIONS AND CERTIFICATES

17.1 Accounts

In any litigation or arbitration proceedings arising out of or in connection with this Deed, the entries made in the accounts maintained by the Bank are prima facie evidence of the matters to which they relate.

17.2 Certificates and determinations

Any certification or determination by the Bank under this Deed is, in the absence of manifest error, conclusive evidence of the matters to which it relates.

17.3 No set-off by the Mortgagor

All payments to be made by the Mortgagor under this Deed shall be calculated and be made without (and free and clear of any deduction for) set-off or counterclaim.

18 LAW OF PROPERTY (MISCELLANEOUS PROVISIONS) ACT 1989

For the purposes of the Law of Property (Miscellaneous Provisions) Act 1989, any provisions of each document governing the terms of the Secured Liabilities and relating to any disposition of property shall be deemed to be incorporated in this Deed.

19 THIRD PARTY RIGHTS

Save as permitted in this Deed, a person who is not a party to this Deed has no rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed. This clause 19 does not affect any right or remedy of any person which exists or is available otherwise than pursuant to that Act.

20 GOVERNING LAW

This Deed shall be governed by, and construed in accordance with, English law.

This Deed has been entered into at the date stated at the beginning of this Deed.

SCHEDULE – PROPERTIES

Property	Title No	Freehold/Leasehold
Elgar Lodge Hayesford Park Bromley Kent BR2 9BP Flats 92, 94, 95, 98, 112, 117, 129, 134, 167, 170, 178, & 179	SGL515781 SGL515780 SGL515779 SGL515778 SGL515790 SGL515789 SGL515786 SGL515798 SGL515787 SGL515785 SGL515788 SGL515794	Leasehold

SIGNATORIES

Mortgagor

Executed as a deed)
by affixing the common seal of the)
Mortgagor in the presence of)
two directors or a director and)
the company secretary)
)

Director

Director/Secretary

For and on behalf of the Bank

Authorised Signatory