

MR01

Particulars of a charge

154890/23



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A fee is be payable with this form  
Please see 'How to pay' on the last page

✓ **What this form is for**  
You may use this form to register  
a charge created or evidenced by  
an instrument

✗ **What this form is NOT for**  
You may not use this form to  
register a charge where there is no  
instrument Use form MR08.

For further information, please  
refer to our guidance at  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)  
COMPANIES HOUSE

This form **must be delivered to the Registrar for registration within  
21 days** beginning with the day after the date of creation of the charge.  
If delivered outside of the 21 days it will be rejected unless it is accompanied by a  
court order extending the time for delivery



You **must** enclose a certified copy of the instrument with this form. The  
instrument must be scanned and placed on the public record. **Do not send the original.**

TUESDAY



LD4 \*L5DI5V8R\* 16/08/2016 #110

1

**Company details**

Company number 0 0 0 6 6 5 1 6

Company name in full West Ham United Football Club Limited

33 For official use

→ **Filling in this form**  
Please complete in typescript or in  
bold black capitals  
  
All fields are mandatory unless  
specified or indicated by \*

2

**Charge creation date**

Charge creation date 1 0 8 2 0 1 6

3

**Names of persons, security agents or trustees entitled to the charge**

Please show the names of each of the persons, security agents or trustees  
entitled to the charge

Name Rights and Media Funding Limited

Name

Name

Name

If there are more than four names, please supply any four of these names then  
tick the statement below

☐ I confirm that there are more than four persons, security agents or  
trustees entitled to the charge

# MR01

## Particulars of a charge

4

### Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument

Brief description

None

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument"

Please limit the description to the available space

5

### Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

☒ Yes

☐ No

6

### Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☐ Yes Continue

☒ No Go to Section 7

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ Yes

7

### Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☒ Yes

☐ No

8

### Trustee statement <sup>1</sup>

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge

☐

<sup>1</sup> This statement may be filed after the registration of the charge (use form MR06)

9

### Signature

Please sign the form here

Signature

Signature

X Ben Leighton Pinner LUP X

This form must be signed by a person with an interest in the charge

**MR01****Particulars of a charge****Presenter information**

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **Claire Wainwright (36465 1)**

Company name **Berwin Leighton Paisner LLP**

Address **Adelaide House**

**London Bridge**

Post town **London**

County/Region

Postcode 

E	C	4	R		9	H	A
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Country

DX **92 LONDON/CHANCERY LN**

Telephone **+44 (0)20 3400 1000**

**Certificate**

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.

**Checklist**

**We may return forms completed incorrectly or with information missing.**

**Please make sure you have remembered the following.**

- ☐ The company name and number match the information held on the public Register
- ☐ You have included a certified copy of the instrument with this form
- ☐ You have entered the date on which the charge was created
- ☐ You have shown the names of persons entitled to the charge
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☐ You have given a description in Section 4, if appropriate
- ☐ You have signed the form
- ☐ You have enclosed the correct fee
- ☐ Please do not send the original instrument, it must be a certified copy

**Important information**

**Please note that all information on this form will appear on the public record.**

**How to pay**

**A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.**

Make cheques or postal orders payable to 'Companies House'.

**Where to send**

**You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:**

**For companies registered in England and Wales:**

The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ  
DX 33050 Cardiff

**For companies registered in Scotland:**

The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF  
DX ED235 Edinburgh 1  
or LP - 4 Edinburgh 2 (Legal Post)

**For companies registered in Northern Ireland**

The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG  
DX 481 N R Belfast 1

**Further information**

For further information, please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)**



**FILE COPY**

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

Company number: 66516

Charge code: 0006 6516 0033

The Registrar of Companies for England and Wales hereby certifies that a charge dated 10th August 2016 and created by WEST HAM UNITED FOOTBALL CLUB LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th August 2016.

Dx

Given at Companies House, Cardiff on 23rd August 2016



**Companies House**



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

DATED 10 August 2016

**WEST HAM UNITED FOOTBALL CLUB LIMITED**  
as Assignor

**RIGHTS AND MEDIA FUNDING LIMITED**  
as Assignee

**DEED OF ASSIGNMENT**  
relating to certain receivables due to the Assignor from  
The Football Association Premier League Limited

WE HEREBY CERTIFY THAT, SAVE FOR MATERIAL REDACTED  
PURSUANT TO S 859G OF THE COMPANIES ACT 2006, THIS COPY  
INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT

*Berwin Leighton Paiser LLP*

BERWIN LEIGHTON PAISER LLP  
ADELAIDE HOUSE  
LONDON BRIDGE  
LONDON EC4R 9HA

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**DATED** 10 August **2016**

## **PARTIES**

- (1) **WEST HAM UNITED FOOTBALL CLUB LIMITED**, a company incorporated under the laws of England and Wales, with company number 00066516, whose registered office is at Boleyn Ground, Green Street, Upton Park, London E13 9AZ (the "**Assignor**")
- (2) **RIGHTS AND MEDIA FUNDING LIMITED**, a company incorporated under the laws of England and Wales, with company number 07575619, whose registered office is at c/o Berwin Leighton Paisner LLP, Adelaide House, London Bridge, London EC4R 9HA (the "**Assignee**")

## **BACKGROUND**

- (A) The Assignee (as lender) has made available to the Assignor (as borrower) a facility pursuant to the Facility Letter.
- (B) It is a condition precedent to the Assignee making available the Advance to the Assignor under the Facility Letter that the Assignor executes and delivers this Deed to the Assignee
- (C) This Deed supplements the Facility Letter and is the Security Assignment referred to in the Facility Letter.

## **OPERATIVE PROVISIONS**

### **1 DEFINITIONS AND INTERPRETATION**

#### **1.1 Definitions**

In this Deed, unless a contrary indication appears:

**"Advance"** means the sum of up to [REDACTED] which may be drawn by the Assignor pursuant to the Facility Letter.

**"Assigned Rights"** means all of the Assignor's rights, title and interest (whether present or future, actual or contingent) in and to the Receivables.

**"Deed"** means this deed of assignment.

**"Event of Default"** has the meaning given to it in the Facility Letter.

**"Facility"** means the facility made available by the Assignee to the Assignor pursuant to the Facility Letter, being for an aggregate principal amount of up to [REDACTED]

**"Facility Letter"** means the facility letter entered into by the Assignee (as lender), and the Assignor (as borrower) dated 10 August 2016 as may be amended from time to time.

**"Football Creditors"** means each of the creditors referred to in rules E.28 and E.36 of the Rules.

**"HMRC"** means HM Revenue and Customs.

**"Loan"** means the loan made or to be made to the Assignor under the Facility or the principal amount outstanding for the time being of any such Loan.

**"Party"** means a party to this Deed.

**"Premier League"** means The Football Association Premier League Limited (or combination of association football clubs comprising the clubs known as the FA Premier League, or any replacement thereof by whatever name).

**"Receivables"** means all amounts (excluding VAT) due or owing to or which may be due or owing to or purchased or otherwise acquired or received by the Assignor from the Premier League for the 2016/2017 and 2017/2018 association football seasons in relation to:

- (a) the Basic Award Fund (or "parachute payment" monies) due in July 2017 under Rules D.17.1, D.18 1 and D.25 1 of the Rules; and
- (b) any other amount due or owing to the Assignor from the Premier League in the period from and including July 2017 relating to the Assignor's participation in the Premier League for the 2016/17 season and/or relating to the Assignor's participation in the Premier League for the 2017/18 season (for the avoidance of doubt this includes Overseas Broadcasting Money, Commercial Contract Money and Radio Contract Money, each as defined in the Rules).

**"Receiver"** means any receiver and/or manager (or joint receivers and/or managers) appointed under Clause 8 (*Receiver*).

**"Repayment Amount"** means the aggregate of the amount payable under Clause 4.1 of the Facility Letter and any amount payable but, at the relevant time unpaid, under each of Clause 4.4, Clause 5, Clause 6, Clause 7 and Clause 8 of the Facility Letter and Clause 3 6.1 and Clause 8.7 of this Deed.

**"Rules"** means the rules of the Premier League from time to time in effect between the Premier League and its members. If any amendment or restatement of the existing rules in place as at the date of this Deed is made, all references to a particular **"Rule"** in this Deed shall be construed as meaning the corresponding rule in the updated rules notwithstanding any change to the actual number of the relevant rule.

**"Security Interest"** means any mortgage, pledge, lien, charge, assignment, hypothecation or security interest or any other agreement or arrangement having the effect of conferring security.

**"Secured Liabilities"** means all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or in any other capacity whatsoever) of the Assignor to the Assignee (whether under or pursuant to Transaction Documents or otherwise) but which shall not exceed the Repayment Amount.

**"Security Documents"** has the meaning given to such term in the Facility Letter.

**"Security Period"** means the period beginning on the date of this Deed and ending on the date on which the Assignee is satisfied that all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full

**"Transaction Documents"** means this Deed, the Facility Letter, the Utilisation



Request and each of the Security Documents.

**"Utilisation Dates"** mean the dates on which the Assignee pays the Advance to the Assignor in accordance with the terms of the Facility Letter.

**"Utilisation Request"** has the meaning given to it in the Facility Letter.

**1.2 Defined expressions**

Defined terms in the Facility Letter shall have the same meanings when used in this Deed unless otherwise expressly defined in this Deed.

**1.3 Inconsistency between Facility Letter and this Deed**

This Deed shall be read together with the other Transaction Documents, but in case of any conflict between the Facility Letter and this Deed, the Facility Letter shall prevail.

**1.4 Third party rights**

A person who is not a party to this Deed has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or to enjoy the benefit of any term of this Deed.

**1.5 Security Documents**

This Deed is a Security Document for the purposes of the Facility Letter.

**2 COVENANT TO PAY**

The Assignor covenants with the Assignee duly and punctually.

- (a) to pay the Secured Liabilities to the Assignee; and
- (b) to perform and observe all its other obligations under the Transaction Documents to which the Assignor is or is to be a party,

**Provided that** every payment which the Assignor makes in accordance with the Facility Letter shall, to the same extent, satisfy the Assignor's liabilities under Clause 2(a).

**3 ASSIGNMENT**

**3.1 Assignment**

The Assignor, with full title guarantee, assigns to the Assignee absolutely all rights and interests which now or at any later time it has to, in or in connection with, the Assigned Rights.

**3.2 Fixed, continuing and additional security**

3.2.1 The Security Interests created by Clause 3.1 (*Assignment*) are fixed.

3.2.2 The security constituted by this Deed is continuing and will extend to the ultimate balance of all of the Secured Liabilities, regardless of any intermediate payment or discharge in whole or in part.

- 3.2.3 The security constituted by this Deed is in addition to and is not in any way prejudiced by any other guarantee or security now or subsequently held by the Assignee.

**3.3 No obligations assumed by the Assignee**

The Assignor shall remain liable to perform all obligations connected with the Assigned Rights and the Assignee shall not, in any circumstances, have or incur any obligation of any kind in connection with the Assigned Rights

**3.4 Notice and acknowledgment of assignment**

- 3.4.1 The Assignor and the Assignee acknowledge that, prior to the date of this Deed, the Assignor has given written notice to the Premier League of the assignment contained in Clause 3.1 (*Assignment*) in the form set out in Schedule 1, together with all other documentation referred to in such notice as being required by the Premier League, and that the Premier League has confirmed that it is satisfied with the form and content of the Transaction Documents.

- 3.4.2 As evidence of the Premier League's satisfaction with the form and content of the Transaction Documents, the Assignor shall obtain from the Premier League a signed acknowledgement in the form set out in Schedule 2.

- 3.4.3 The Assignee shall countersign the acknowledgment in the form set out in Schedule 2 to confirm that in taking the benefit of this Deed, the Assignor's entitlement to future distributions of Central Funds (as defined in the Premier League Articles and Rules) is subject to the provisions of the Articles and Rules of the Premier League.

**3.5 Negative pledge; disposal of assets**

- 3.5.1 The Assignor shall not create or permit to subsist any Security Interest over the Assigned Rights or any right relating to the Assigned Rights (save for those which are the subject of this Deed or as permitted under the Facility Letter).

- 3.5.2 The Assignor shall not sell or otherwise dispose of the Assigned Rights or any right relating to the Assigned Rights.

**3.6 Release of security**

- 3.6.1 At the end of the Security Period, the Assignee shall, at the request and cost of the Assignor, re-assign to the Assignor such rights as the Assignee then has to, or in connection with, the Assigned Rights.

- 3.6.2 Any re-assignment pursuant to Clause 3.6.1 shall be made without any representation, covenant or other recourse whatsoever.

**4 REPRESENTATIONS**

The Assignor represents and warrants to the Assignee as follows.

**4.1 Title to Assigned Rights**

The Assignor is the sole legal and beneficial owner of all rights and interests in the Receivables and which the Rules create in favour of the Assignor in respect of the Receivables.

**4.2 No restrictions on right to assign**

Subject to the acknowledgment of the Premier League, the Assignor has the right, without requiring the concurrence, consent or authority of any other person, to create, in respect of all the Assigned Rights, the Security Interests which Clause 3 (*Assignment*) purports to create.

**4.3 No third party Security Interests**

No third party has any Security Interest or any other right, interest or claim over, in or in relation to, the Assigned Rights.

**4.4 Information**

All information relating to the Assigned Rights has been disclosed to the Assignee in writing prior to the date of this Deed.

**4.5 Repetition**

The representations and warranties set out in this Clause 4 (*Representations*) shall survive the execution of this Deed and, if the Utilisation Dates do not each fall on the date of this Deed, shall be deemed to be repeated on the Utilisation Dates with reference to the facts and circumstances then existing.

**5 UNDERTAKINGS**

**5.1 Duration**

The Assignor shall comply with the following provisions of this Clause 5 (*Undertakings*) at all times during the Security Period except as the Assignee may otherwise permit.

**5.2 Payment of monies received**

It is a term of this Deed that the Premier League will make payment of the Receivables to the Assignee. If the Assignor receives any monies or other property in connection with the Assigned Rights to which, pursuant to this Deed, it is not entitled, then it shall immediately upon receipt by it (or by any person acting on its behalf), pay over or transfer to the Assignee (or as the Assignee may direct) any monies or other property which the Assignor (or any person acting on its behalf) may receive or recover in connection with the Assigned Rights and all property which may, directly or indirectly, represent, accrue on or be derived from any such monies or property.

**5.3 Action to enforce Assigned Rights**

5.3.1 The Assignor shall take any action which the Assignee may reasonably request (a) for the purpose of establishing or maintaining any right which is part of, or which relates to, the Assigned Rights and in the absence of any such request, not take any such action or (b) after the occurrence and during the continuance of an Event of Default, to enforce payment of the Receivables where the Assignee is not permitted by law to take such action itself as assignee of the Assigned Rights.

5.3.2 Without limiting its generality, this Clause 5.3 (*Action to enforce Assigned Rights*) may apply to the commencement of, or any other action relating to, any legal proceedings or arbitration relating to the Assigned Rights or to any matter arising out of or in connection with the Assigned Rights.

#### **5.4 Provision of information relating to Assigned Rights**

The Assignor shall forthwith:

- (a) provide the Assignee, promptly after service, with copies of all notices served on or by the Assignor under, or in connection with, the Assigned Rights;
- (b) provide the Assignee with any information which it requests about the Assigned Rights or any matter relating to or affecting the Assigned Rights; and
- (c) generally provide the Assignee and its officers and representatives with full and prompt co-operation and assistance relating to the Assigned Rights.

#### **5.5 No action to jeopardise security**

The Assignor shall not do or fail to do or cause or permit another person to do or omit to do anything which is liable to jeopardise the effectiveness or priority, in relation to the Assigned Rights, of any Security Interest created by this Deed.

#### **5.6 Positive Undertakings**

The Assignor will:

- (a) promptly and diligently perform and observe its obligations and commitments to the Premier League;
- (b) promptly and diligently perform and observe its obligations and commitments to the Assignee pursuant to the Transaction Documents;
- (c) notify the Assignee, as soon as the Assignor becomes aware of the same, of:
  - (i) any act, omission, event or other matter which would (or would, with the passage of time) entitle the Premier League to suspend the Assignor in accordance with the Rules;
  - (ii) any failure by the Assignor to pay a Football Creditor or HMRC the full amount payable to such Football Creditor or HMRC on the due date for payment or failure to make any payment in accordance with the Rules (unless such payment is being contested in good faith); and
  - (iii) the occurrence of any Event of Default under any of the Transaction Documents.

#### **5.7 Negative Undertakings**

The Assignor will not, without the Assignee's prior written consent:

- (a) do or permit any act or thing whereby the payment of the Receivables by the Premier League would or might reasonably be expected (in the Assignee's opinion) to be delayed, prevented or impeded; or
- (b) take or omit to take any action the taking or omission of which would or might reasonably be expected (in the Assignee's opinion) to impair the

Assignee's interest in the Receivables.

- 5.8 No provision of this deed shall affect the Assignor's ability to exercise any of its rights as a member of the Premier League and in particular shall not prevent the Assignor from complying with the Rules and Articles of Association of the Premier League or prevent the Assignor from exercising its discretion in voting in meetings of the members of the Premier League.

## **6 PROTECTION OF SECURITY**

The Assignee may take any action which it may think fit for the purpose of protecting or maintaining the security created by this Deed or for any similar or related purpose.

## **7 ENFORCEABILITY AND ASSIGNEE'S POWERS**

### **7.1 Rights to receivables**

Whether or not an Event of Default has occurred, the Assignee shall, upon receipt of the Receivables from the Premier League, be immediately entitled to apply the same in or towards satisfaction of the Secured Liabilities or to hold the same upon account for application at a later date in or towards satisfaction of the Secured Liabilities, provided that receipt and retention of such amounts by the Assignee shall, to the same extent, satisfy the Assignor's liabilities under the Facility Letter.

### **7.2 Right to enforce security**

On the occurrence of an Event of Default but without the necessity for any court order in any jurisdiction to the effect that an Event of Default has occurred or that the security constituted by this Deed has become enforceable, and irrespective of whether a notice has been served under Clause 12 (*Events of Default*) of the Facility Letter, the Assignee shall be entitled at any time or times to exercise the powers set out in Clause 7.3 (*Enforcement*) and Clause 8 (*Receiver*) and in any other Transaction Document and the Assignee shall be entitled at any time or times:

- (a) to exercise the powers possessed by it as assignee of the Assigned Rights conferred by English law; and
- (b) without limiting the scope of the Assignee's powers under Clause 7.2(a), to exercise the powers possessed by it as a creditor or as a person with a Security Interest in the Assigned Rights conferred by English law.

### **7.3 Enforcement**

On the occurrence of an Event of Default, the Assignee shall be entitled then or at any later time or times:

- (a) to exercise any right forming part of the Assigned Rights;
- (b) to petition or apply for, or prove or claim in, any winding up, administration, bankruptcy or similar procedure in respect of any person having any liability under the Assigned Rights;
- (c) to vote for or against and participate in, any composition, voluntary arrangement, scheme of arrangement or reorganisation of any person having a liability under the Assigned Rights;

- (d) to enter into all kinds of transactions for the purpose of hedging risks which have arisen or which the Assignee considers may arise in respect of the Assigned Rights out of movements in exchange rates, interest rates or other risks of any kind;
- (e) to employ the services of any lawyers or other experts or advisers of any type or description, whether or not similar to the foregoing;
- (f) to appoint all kinds of agents, whether to enforce or exercise any right under or in connection with the Assigned Rights or for any other purpose;
- (g) to take over or commence or defend (if necessary using the name of the Assignor) any claims or legal or arbitration proceedings relating to, or affecting, the Assigned Rights and to abandon, release or settle in any way any such claims or proceedings; and
- (h) generally, to enter into any transaction or arrangement of any kind and to do anything in relation to the Assigned Rights which the Assignee may think fit.

#### **7.4 Law of Property Act 1925 not applicable**

The Assignor:

- (a) waives the entitlement conferred by section 93 of the Law of Property Act 1925; and
- (b) agrees that section 103 of that Act shall not apply to the security created by this Deed.

#### **7.5 No liability of Assignee or Receiver**

7.5.1 Neither the Assignee nor any Receiver shall be obliged to.

- (a) check the nature or sufficiency of any payment received by it or him under this Deed; or
- (b) preserve, exercise or enforce any right forming part of, or relating to, any Assigned Rights.

7.5.2 Neither the Assignee nor any Receiver shall have any liability to the Assignor:

- (a) for any loss caused by an exercise of, or failure to exercise, rights under, or enforcement of, or failure to enforce any security created by, this Deed; or
- (b) to account for any income or principal amount which might have been produced or realised from any asset forming part of, or subject to, any security created by this Deed

### **8 RECEIVER**

#### **8.1 Appointment of Receiver**

8.1.1 In addition to the powers conferred by Clause 7 (*Enforceability and Assignee's Powers*), on the occurrence of an Event of Default, the Assignee may appoint a Receiver of the Assigned Rights.

- 8.1.2 An appointment of a Receiver shall be by deed or, at the Assignee's option, by a document signed by any of its officers.

**8.2 Relationship with the Assignee**

- 8.2.1 The Assignee may exercise any of the powers conferred by this Deed while a Receiver is in office and is acting.
- 8.2.2 To the fullest extent permitted by law, a Receiver shall be the Assignor's agent, and the Assignor shall be responsible, to the exclusion of any liability on the part of the Assignee, for his remuneration and for his contracts, acts and defaults.

**8.3 Powers of a Receiver**

- 8.3.1 A Receiver shall have all the powers conferred by Clause 7.3 (*Enforcement*) as if references to the Assignee in Clause 7.3 (*Enforcement*) were references to the Receiver, and all the powers conferred on a Receiver by the Law of Property Act 1925.
- 8.3.2 In addition, a Receiver who is an administrative receiver for the purposes of the Insolvency Act 1986 shall have all the powers which an administrative receiver has under that Act.
- 8.3.3 In the case of joint Receivers, any of the powers (including the discretions) conferred by this Deed or by the general law (including the Insolvency Act 1986) may be exercised by any one or more of them, unless their appointment specifically states the contrary.

**8.4 Receiver as Assignor's attorney**

The Assignor irrevocably and by way of security appoints every Receiver its attorney on its behalf and in its name or otherwise to execute or sign any document and do any act or thing which that Receiver considers necessary or desirable with a view to, or in connection with, any exercise or proposed exercise of any of his powers

**8.5 Delegation**

A Receiver may delegate to any person or persons any of the powers (including the discretions) conferred on him by, or pursuant to, this Deed and may do so on terms authorising successive sub-delegations.

**8.6 Removal and replacement**

- 8.6.1 The Assignee may remove a Receiver, with or without appointing another Receiver; such a removal may be effected by a document signed by any of the Assignee's officers.
- 8.6.2 Clause 8.6.1 does not apply to a Receiver who is an administrative receiver under the Insolvency Act 1986.
- 8.6.3 The Assignee may appoint a Receiver to replace a Receiver who has resigned or for any other reason ceased to hold office.

**8.7 Remuneration and expenses**

- 8.7.1 The remuneration of a Receiver shall be fixed by the Assignee.

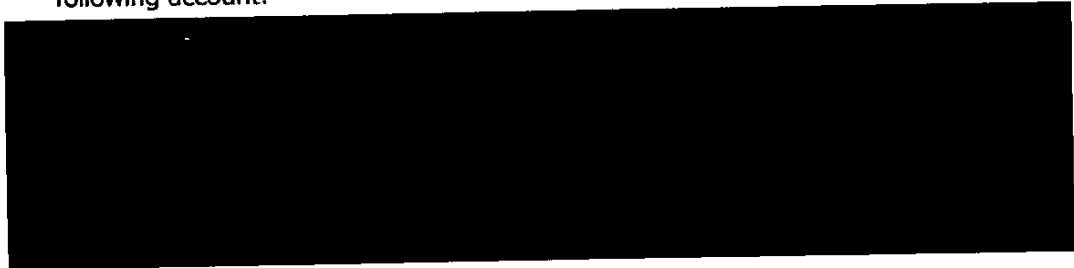
- 8.7.2 A Receiver shall be entitled to retain out of any money received by him such amounts in respect of his expenses (or to cover estimated future expenses) as he may from time to time agree with the Assignee.

## 9 APPLICATION OF MONIES

- 9.1 All sums received by the Assignee or by a Receiver in respect of the Assigned Rights shall be applied:

- (a) **first**, in or towards the payment or discharge of any expenses or liabilities (including interest) which have been paid or incurred by the Assignee or any Receiver in or connection with the exercise of their respective powers;
- (b) **secondly**, in or towards the repayment or prepayment of the Loan in accordance with Clause 4 (*Repayment and Prepayment*) of the Facility Letter; and
- (c) **thirdly**, as regards the balance (if any), to the Assignor.

- 9.2 All proceeds to be paid to the Assignee in accordance with this shall be paid to the following account:



## 10 FURTHER ASSURANCES

### 10.1 Assignor's obligation to execute further documents etc.

The Assignor shall:

- (a) execute and deliver to the Assignee (or as it may direct) any assignment, mortgage, power of attorney, proxy or other document, governed by the law of England or any other country; and
- (b) effect any registration or notarisation, give any notice or take any other step,
- (c) which the Assignee may specify for any of the purposes described in Clause 10.2 (*Purposes of further assurances*) or for any similar or related purpose.

### 10.2 Purposes of further assurances

Those purposes are:

- (a) validly and effectively to create any Security Interest or right of any kind which the Assignee intended should be created by or pursuant to this Deed or any other Transaction Document;
- (b) to create a specific assignment of any particular Assigned Rights or otherwise to vest in the Assignee the title to any particular Assigned



Rights;

- (c) to protect the priority, or increase the effectiveness, in any jurisdiction of the Assigned Rights which is created, or which the Assignee intended should be created, by or pursuant to this Deed or any other Transaction Document;
- (d) to enable or assist the Assignee or a Receiver to deal with the Assigned Rights, to transfer title to, or grant any interest or right relating to, the Assigned Rights or to exercise any power which is referred to in Clause 7.1 (*Rights to receivables*) or which is conferred by any Transaction Document; and
- (e) to enable or assist the Assignee to enter into any transaction, to commence, defend or conduct any proceedings and/or to take any other action relating to the Assigned Rights in any country or under the law of any country.

### 10.3 Corporate action

The Assignor shall deliver to the Assignee such evidence of the due authorisation and execution of any document delivered pursuant to Clause 10.1 (*Assignor's obligation to execute further documents etc.*) as the Assignee shall require.

## 11 POWER OF ATTORNEY

### 11.1 Appointment

The Assignor, by way of security, irrevocably appoints the Assignee to be its attorney, on behalf of the Assignor and in its name or otherwise, to execute or sign any document and do any act or thing which the Assignor is obliged to do under any Transaction Document.

### 11.2 Ratification of actions of attorney

The Assignor ratifies and confirms whatever any attorney does or purports to do pursuant to its appointment under this Clause 11 (*Power of Attorney*).

### 11.3 Delegation

The Assignee may delegate to any person or persons (including a Receiver and persons designated by him) all or any of the powers and discretions conferred on the Assignee by this Clause 11 (*Power of Attorney*) and may do so on terms authorising successive sub-delegations.

## 12 INCORPORATION OF FACILITY LETTER PROVISIONS

### 12.1 Incorporation of specific provisions

The following provisions of the Facility Letter apply to this Deed as if they were expressly incorporated and set out in this Deed with appropriate and necessary modifications:

clause 14 (*Payment and Set-Off*);

clause 15 (*Notices*); and

clause 16 (*Miscellaneous*).

**12.2 Incorporation of general provisions**

Clause 12.1 (*Incorporation of specific provisions*) is without prejudice to the application to this Deed of any provision of the Facility Letter which, by its terms, applies or relates to the Transaction Documents generally.

**13 SUPPLEMENTAL**

**13.1 No restriction on powers, rights or remedies**

Save for clause 5.8 of this Deed, nothing in this Deed shall be taken to exclude or restrict any power, right or remedy which the Assignee may at any time have under or in connection with:

- (a) any other Transaction Document; or
- (b) the law of any country or territory the courts of which have or claim jurisdiction in respect of the Assignor or the Assigned Rights.

**13.2 Exercise of rights**

The Assignee may exercise any power, right or remedy under this Deed before it has exercised any power, right or remedy referred to in Clause 13.1(a) or Clause 13.1(b).

**13.3 Settlement or discharge conditional**

Any settlement or discharge under this Deed between the Assignee and the Assignor shall be conditional upon no security or payment to the Assignee by the Assignor or any other person being set aside, adjusted or ordered to be repaid, whether under any insolvency law or otherwise.

**14 GOVERNING LAW**

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

**15 ENFORCEMENT**

**15.1 Jurisdiction**

- 15.1.1 Subject to Clause 15.1.3, 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**").
- 15.1.2 The Parties to this Deed agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly neither the Assignor, nor the Assignee, will argue to the contrary.
- 15.1.3 The Assignee shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Assignee may take concurrent proceedings in any number of jurisdictions.

**This Deed has been executed as a deed and delivered on the date stated at the beginning of this Deed.**

**Schedule 1**  
**Form of Notice of Assignment**

The Football Association Premier League Limited  
30 Gloucester Place  
London  
W1U 8PL

\_\_\_\_\_ 2016

Dear Sirs

**Proposed Assignment of Central Funds (as defined in the Premier League Rules)**

In this Notice reference to "Premier League" means, as appropriate, The Football Association Premier League Limited or combination of association football clubs comprising the clubs known as the FA Premier League, or any replacement thereof by whatever name.

- 1 Pursuant to Rule D.29 of the rules of the Premier League (as from time to time in force) (the "**Rules**") we wish to assign to Rights and Media Funding Limited c/o Berwin Leighton Paisner LLP, Adelaide House, London Bridge, London EC4R 9HA (company number 07575619) (the "**Lender**") all our right, title and interest in and to all amounts (excluding VAT) due or owing to or which may be due or owing to or purchased or otherwise acquired by us from the Premier League for the 2016/2017 and 2017/2018 association football seasons in relation to:
  - (a) the Basic Award Fund (or "parachute payment" monies) due in July 2017 under Rules D.17.1, D.18.1 and D.25.1 of the Rules; and
  - (b) any other amount due or owing to the Assignor from the Premier League in the period from and including July 2017 relating to the Assignor's participation in the Premier League for the 2016/17 season and/or relating to the Assignor's participation in the Premier League for the 2017/18 season (for the avoidance of doubt this includes Overseas Broadcasting Money, Title Sponsorship Money, Commercial Contract Money and Radio Contract Money, each as defined in the Rules).

(the "**Assigned Property**").

- 2 We confirm that attached to this Notice are copies of the full suite of proposed documentation which will give effect to the Proposed Assignment or other grant of security, a full index of which is included at the Schedule to this Notice (the "**Assignment Documents**") which we intend to enter into in respect of the Assigned Property. We further confirm that we will not execute the Assignment Documents in relation to the Assigned Property until we have received written confirmation from the Premier League pursuant to Rule D.29.2 that it is satisfied with the form and content of the Assignment Documents.
- 3 We undertake to sign and to procure that the Lender will sign an agreement with the Premier League in the form of the letter of acknowledgement (the "**Acknowledgement**") provided by the Premier League, which confirms (inter alia) that in taking the assignment of the Assigned Property:
  - (i) the Lender understands that West Ham United Football Club Limited (the "**Club**")'s entitlement to future distributions of any Central Funds (as defined in the Rules) is subject to the provisions of the Articles of Association of the Premier League and the Rules,

- (ii) the Club and the Lender acknowledge and agree that in the event of the Club suffering an Insolvency Event pursuant to Rules E.30.4, E.30.5; E 30.6 and/or E.30.7, and/or ceasing to be a member of the Premier League or the Football League (as defined in the Rules) the Club's entitlement to Central Funds shall immediately and irrevocably cease;
- (iii) in the event of non-payment of creditors as summarised in the Acknowledgment and more fully particularised in the Rules, the Premier League shall have the right to make any payments due to the relevant creditors before accounting to the Lender;
- (iv) the Lender irrevocably waives any and all rights to pursue any claim or action, of whatever nature, against the Premier League, associated in any way with the Premier League's application and/or enforcement of Rules E 26, E 35 and/or E 29; and
- (v) we have fully disclosed our current and future liabilities to other Clubs and clubs (as defined in the Rules) and to other Football Creditors (as defined in Rule E.28 and Rule E.36, as appropriate) to the Lender.

- 4 Subject to approval of the Assignment Documents, we hereby irrevocably authorise and instruct you to pay all monies whatsoever (excluding VAT) now or at any time hereafter due or owing to us under or by virtue of the Assigned Property to:



(whose receipt shall be a full and sufficient discharge of such payment) or to such other account of the Lender as the Lender may notify to you in writing from time to time

- 5 We further hereby irrevocably instruct and authorise you to furnish, following the Proposed Assignment, to the Lender all information in relation to the monies due or owing to us under or by virtue of the Assigned Property as we would be entitled to receive ourselves.

- 6 This authority and instruction is declared to be irrevocable without the prior written consent of the Lender.

- 7 The Assignment Documents:

- (i) declare that we remain liable to you to perform all the obligations assumed by us in respect of the Assigned Property and the Lender is to be under no such obligations of any kind;
- (ii) contain a provision that the Lender shall not assign, transfer, mortgage, charge, subcontract, declare a trust over or deal in any other manner with any or all of its rights and obligations under the relevant document without your prior written consent (such consent not to be unreasonably withheld);
- (iii) contain a provision entitling you to enforce 7(i) and (ii) above.

8 We hereby warrant and represent that the Lender has no connection, affiliation or association with James Grant Holdings Limited (CRN 06928966) or James Grant Media Group Limited (CRN. 04097930) (the "**Companies**") and in particular that

- (i) the Lender is not a Subsidiary Undertaking or an Associated Undertaking of either of the Companies;
- (ii) the Lender is not subject to the Control of either of the Companies (or any Associated Undertaking of, or any Connected Person in relation to, the Companies);
- (iii) neither of the Companies is a Connected Person in relation to the Lender;
- (iv) no director (or shadow director) of the Lender is a director (or shadow director) of either of the Companies or of any Associated Undertaking of, or a Connected Person in relation to, the Companies;
- (v) neither the Companies nor any Associated Undertaking of, or any Connected Person in relation to, the Companies, Controls the Lender;

and in this paragraph 8 the terms '*Associated Undertaking*', '*Connected Person*', '*Control*', and '*Subsidiary Undertaking*' shall have the meaning ascribed to them under the Rules and the term '*Control*' shall have the meaning ascribed to it under section 1124 of the Corporation Tax Act 2010, and we undertake to immediately inform the Premier League in writing if that position changes during the currency of the Proposed Assignment.

Please acknowledge receipt of this Notice and these instructions.

We look forward to receiving the written consent in respect of the Assignment Documents pursuant to Rule D.29.2 of the Rules.

Yours faithfully

for and on behalf of  
**West Ham United Football Club Limited**

**Schedule – Full List of Assignment Documents**

- 1 Deed of Assignment of Receivables between West Ham United Football Club Limited (1); and Rights and Media Funding Limited (2)
- 2 Facility Letter between West Ham United Football Club Limited (1); and Rights and Media Funding Limited (2)

**Schedule 2**  
**Form of Acknowledgment of Assignment**

[on headed notepaper of The Football Association Premier League Limited]

Rights and Media Funding Limited  
c/o Berwin Leighton Paisner  
Adelaide House  
London Bridge  
London  
EC4R 9HA

Attention: Jonathan McMorrow

and:

West Ham United Football Club Limited  
Boleyn Ground  
Green Street  
Upton Park  
London  
E13 9AZ

Attention: Andy Mollett

\_\_\_\_\_ 2016

Dear Sirs

**Acknowledgement of Notice of Proposed Assignment (the "Notice") between West Ham United Football Club Limited (the "Club") and Rights and Media Funding Limited (as Assignee) (the "Lender")**

We refer to the Notice (a copy of which is attached to this letter) and the attached Assignment Documents (as defined in the Notice) and confirm that subject to the following, we consent to the assignment as proposed in the Notice. For the avoidance of doubt, unless otherwise expressly provided, all definitions in this Acknowledgement are as adopted in the Notice

Our consent is subject to all parties executing and complying with this Acknowledgment and the Club returning the fully executed version, along with copies of the fully executed Assignment Documents to us and our providing written confirmation of receipt of the same.

We further confirm that it is our intention to account to the Lender instead of the Club for all sums referred to in numbered paragraph 1 of the Notice until such time as we subsequently receive written notice to the contrary from both the Club and the Lender

PROVIDED THAT the Club and the Lender acknowledge and agree that:

- (a) pursuant to Rule E.26, if the Club (which includes a Relegated Club as defined in the Rules) is in default in making any payment due to us or to any creditor of the description set out in Rule E.28, or pursuant to Rule E.29 if the Club is in default of payment of any Compensation Fee (as defined in the Rules) payment to any Transferor Club(s) (as defined in the Rules), we are first entitled to apply any sums which would otherwise be payable to the Club (including under the Rules referred to in the Notice) in discharge of any debt due and payable (and unpaid at such time) from the Club to us or such Premier League Club(s) or Transferor Club(s) before accounting to the Lender for the sums referred to in numbered paragraph 1 of the

Notice provided that, for the purpose of determining whether any such debt is due and payable we shall not bring forward the payment date for any such debt or otherwise take into account any debt falling due after the date on which the Lender is to be paid. For the avoidance of doubt, if we are reasonably satisfied that the Club has failed to make any payment due to any creditor of the description set out in Rule E.28 pursuant to Rule E.26.2, we may also withhold distribution of any Central Funds (as defined in the Rules) due to the Club to the extent of any liabilities the Club may have to us or to any creditor of the description set out in Rule E.28 within the period of 60 days after the due date of the distribution of the Central Funds and pay the same to the aforementioned creditor/s;

- (b) pursuant to Rule E.35, in the case of a Club (as defined in the Rules) that is suspended under Rule E.30 or whose suspension is postponed under Rule E.32, notwithstanding completion of the Proposed Assignment, the Board (as defined in the Rules) shall have power to make such payments as it may think fit to the Club's football creditors as defined by Rule E.36;
- (c) pursuant to Rule E.39, any distribution to a Relegated Club may be deferred if on or before the date of the distribution the Relegated Club has been given notice by the Football League (as defined in the Rules) that its membership has been suspended and such notice has not been withdrawn. The Relegated Club may also lose its entitlement to any distribution if the Club ceases to be a member of the Football League whereupon the Club's entitlement shall revert back to the general distribution fund;
- (d) In taking the Proposed Assignment:
  - (i) the Lender acknowledges and agrees that the Club's entitlement to future distributions of Central Funds is subject to the provisions of the Articles of Association of the Premier League and the Rules;
  - (ii) the Club and the Lender acknowledge and agree that in the event of the Club suffering an Insolvency Event pursuant to Rules E.30.4; E.30.5; E.30.6 and/or E.30.7, and/or ceasing to be a member of the Premier League or the Football League (as defined in the Rules) the Club's entitlement to Central Funds shall immediately and irrevocably cease;
  - (iii) the Lender irrevocably waives any and all rights to pursue any claim or action, of whatever nature, against the Premier League, associated in any way with the Premier League's application and/or enforcement of Rules E.26, E.35 and/or E.29;
  - (iv) in the event of non-payment of creditors as summarised in paragraph (a) of this letter and more fully particularised in the Rules, the Premier League shall have the right to make any payments due to the relevant creditors before accounting to the Lender; and
  - (v) the Club has fully disclosed to the Lender its current and future liabilities to other Clubs and clubs (as defined in the Rules) and to other Football Creditors (as defined in Rule E.28 and Rule E.36, as appropriate);
- (e) the limit of the Lender's entitlement is as assignee of the financial benefit accruing to the Club under the Rules referred to in the Notice and not otherwise and accordingly recourse against us is limited to the payments that would be due from us to the Club under the Rules, subject always to paragraphs (a) to (d) above;



- (f) the Assignee/Lender shall not assign, transfer, mortgage, charge subcontract, declare a trust over or deal in any other manner with any or all of its rights and obligations under the relevant document without the prior written consent of the Premier League (such consent not to be unreasonably withheld);
- (g) the Assignment Documents do not contain any provision(s) which seek to prevent, or require the prior written consent for, any change of control or sale of shares in the capital of the Club;
- (h) the Assignment Documents contain express provisions that we can enforce the terms of them;
- (i) we reserve the right to re-charge the Club all and any costs charges and expenses (including, but not limited to legal and couner expenses) together with value added tax thereon, incurred by us in reviewing the Assignment Documents and processing the Proposed Assignment and in liaising with the Club and the Lender and in facilitating payments to the Lender, and the Club and the Lender hereby consent to us deducting such expenses from payments of distributions of Central Funds that would otherwise be payable to the Club or the Lender, as the case may be;
- (j) the Club will immediately pay to the Lender any monies paid to the Club by us in error and which the Lender is entitled to receive;
- (k) the Lender will immediately repay to us, any monies paid to the Lender by us, in excess of the Lender's entitlement to receive distributions of Central Funds, save that if any such excess monies paid to the Lender should have been paid by us to the Club, the Lender will immediately pay such monies to the Club;
- (l) nothing in either the Proposed Assignment or the Notice itself shall in any way prevent or restrict us from amending the Rules in accordance with our constitution in any manner;
- (m) nothing in either the Proposed Assignment or the Notice itself shall impose any obligation on us (other than the obligation to account to the Lender as set out above) or any obligations towards any third party (i.e. other than the Club or the Lender);
- (n) this letter is subject to the Rules and rule numbering in force at the relevant time of making payment under the Notice;
- (o) neither this letter nor the consent provided under it shall constitute a relaxation or waiver of any power, right or remedy arising under the Rules, nor shall it prevent or restrict the further exercise of that or any other power, right or remedy;
- (p) the Lender and the Club warrant and represent that the Lender has no connection, affiliation or association with James Grant Holdings Limited (CRN 06928966) or James Grant Media Group Limited (CRN: 04097930) (the "**Companies**") and in particular that
  - (i) the Lender is not a Subsidiary Undertaking or an Associated Undertaking of either of the Companies;
  - (ii) the Lender is not subject to the Control of either of the Companies (or any Associated Undertaking of, or any Connected Person in relation to, the Companies);
  - (iii) neither of the Companies is a Connected Person in relation to the Lender;

- (iv) no director (or shadow director) of the Lender is a director (or shadow director) of either of the Companies or of any Associated Undertaking of, or a Connected Person in relation to, the Companies;
- (v) neither the Companies nor any Associated Undertaking of, or any Connected Person in relation to, the Companies, Controls the Lender;

and the Lender and the Club undertake to immediately inform the Premier League in writing if that position changes during the currency of the Proposed Assignment.

Yours faithfully

.....  
for and on behalf of  
**THE FOOTBALL ASSOCIATION  
PREMIER LEAGUE LIMITED**

Acknowledged and agreed by the Assignee

.....  
for and on behalf of  
**RIGHTS AND MEDIA FUNDING LIMITED**

Acknowledged and agreed by the Club

.....  
for and on behalf of  
**WEST HAM UNITED  
FOOTBALL CLUB LIMITED**

) [REDACTED]  
) [REDACTED]  
) [REDACTED]  
) [REDACTED]  
) [REDACTED]  
) [REDACTED]

PAUL ELLIS

))))

**EXECUTION PAGE**

**ASSIGNOR**

**EXECUTED AS A DEED** )  
by **WEST HAM UNITED FOOTBALL** )  
**CLUB LIMITED** )  
acting by )  
in the presence of: )

Signature:

Name:

Address:

Occupation:

**ASSIGNEE**

**EXECUTED AS A DEED** by  
**RIGHTS AND MEDIA FUNDING**  
**LIMITED**  
acting by **JONATHAN MCMORROW**  
in the presence of:

Signature

Name: **FIONA MCPADDEN**

Address: **5 ROSSA HAIR, CO. LEITRIM**  
**IRELAND**

Occupation: **CHARTERED ACCOUNTANT**