

17090/91

In accordance with  
Sections 859A and  
859J of the Companies  
Act 2006

# MR01

## Particulars of a charge



Companies House

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

You can use the WebFil  
Please go to [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

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SPE 29/08/2013 #26

COMPANIES HOUSE

\*AZFLK/N\*

A37 24/08/2013 #57

COMPANIES HOUSE

☒ **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**  
You may not use this form to  
register a charge where the  
instrument is not a charge Use form MR

This form **must be delivered to the Registrar for registration**  
**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. This will be  
scanned and placed on the public record

### 1 Company details

Company number 8 8 9 0 3 6

Company name in full ROGER LEES LIMITED

00816 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 d 1 2 m 0 8 y 2 0 1 3

### 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 SVENSKA HANDELSBANKEN AB (PUBL)

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

<b>4</b>	<b>Description</b>	Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security	<b>Continuation page</b> Please use a continuation page if you need to enter more details
Description	ALL THAT FREEHOLD PROPERTY - 27 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, WORCESTERSHIRE DY10 3JG TITLE NUMBER WR 83402		
<b>5</b>	<b>Fixed charge or fixed security</b>	<p>Does the instrument include a fixed charge or fixed security over any tangible or intangible (or in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box</p> <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>No</b></p>	
<b>6</b>	<b>Floating charge</b>	<p>Is the instrument expressed to contain a floating charge? Please tick the appropriate box</p> <p><input checked="" type="checkbox"/> <b>Yes</b> Continue</p> <p><input type="checkbox"/> <b>No</b> Go to <b>Section 7</b></p> <p>Is the floating charge expressed to cover all the property and undertaking of the company?</p> <p><input checked="" type="checkbox"/> <b>Yes</b></p>	
<b>7</b>	<b>Negative Pledge</b>	<p>Do any of the terms of the charge prohibit or restrict the chargor from creating any further security that will rank equally with or ahead of the charge? Please tick the appropriate box</p> <p><input type="checkbox"/> <b>Yes</b></p> <p><input checked="" type="checkbox"/> <b>No</b></p>	

MR01

Particulars of a charge

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**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

J R Devhi

X

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

# MRO1

## Particulars of a charge



### Presenter information

We will send the certificate to the address entered below. All details given here will be available on the public record. You do not have to show any details here but, if none are given, we will send the certificate to the company's Registered Office address.

Contact name **JAMES RODERICK DEVLIN**

Company name **GROVE TOMPKINS BOSWORTH**

Address **54 NEWHALL STREET**

Post town **BIRMINGHAM**

County/Region **WEST MIDLANDS**

Postcode **B 3 3 Q G**

Country **ENGLAND**

DX **13040 BIRMINGHAM 1**

Telephone **0121 236 9341**



### 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 £13 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 NR Belfast 1



### Further information

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

## PROFORMA

Company Number ROGER LEES Limited  
Company Name 889036.  
Contact Name/ Organisation GROVE TOMPKINS BOSWORTH  
Address 54 Newhall Street  
Birmingham  
B3 3AG

**The following details will need to be added to, amended or deleted from the Form MR01/LLMR01/MR08/LLMR08**

Particulars of the charge to be added, amended or deleted (please tick as appropriate)

- ☐ Company /LLP number
- ☐ Company/LLP name
- ☐ Date of creation of charge
- ☐ Persons entitled to the charge
- ☐ Description of property
- ☐ Fixed charge tick box (applies only to MR01/LLMR01)
- ☒ Floating charge tick box (applies only to MR01/LLMR01)
- ☐ Negative pledge tick box (applies only to MR01/LLMR01)
- ☐ Nature of the charge  
(applies only to MR08/LL MR08)
- ☐ Obligations secured by the charge  
(applies only to MR08/LL MR08)

- **The following details will need to be added to, amended or deleted from the Form MR02/LLMR02/MR09/LLMR09**

Particulars of the charge to be added, amended or deleted (please tick as appropriate)

- ☐ Company /LLP number
- ☐ Company/LLP name
- ☐ Date of creation of charge
- ☐ Date that property or undertaking was acquired

- ☐ Persons entitled to the charge
- ☐ Description of property
- ☐ Fixed charge tick box (applies only to MR02/LLMR02)
- ☐ Floating charge tick box (applies only to MR02/LLMR02)
- ☐ Negative pledge tick box (applies only to MR02/LLMR02)
- ☐ Nature of the charge  
(applies only to MR09/LL MR09)
- ☐ Obligations secured by the charge  
(applies only to MR09/LL MR09)

- **The following details will need to be added to, amended or deleted from the Form MR03/MR10/LLMR03/LLMR10**

Particulars of the charge to be added, amended or deleted (please tick as appropriate)

- ☐ Company /LLP number
- ☐ Company/LLP name
- ☐ Date of creation of charge
- ☐ Date of resolution or determination
- ☐ Date of covering instrument
- ☐ Names of trustees for debenture holders
- ☐ Description of property
- ☐ Fixed charge tick box (applies only to MR03/LLMR03)
- ☐ Floating charge tick box (applies only to MR03/LLMR03)
- ☐ Negative pledge tick box (applies only to MR03/LLMR03)
- ☐ Nature of the charge  
(applies only to MR10/LL MR10)
- ☐ Obligations secured by the charge  
(applies only to MR10/LL MR10)

**Please give the instructions in the box below)**

I confirm that an error was made  
in completing the Floating Charge tick  
box

There is in fact no Floating Charge in  
this case and therefore the answer  
should be no



**FILE COPY**

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

Company number: 889036

Charge code: 0088 9036 0086

The Registrar of Companies for England and Wales hereby certifies that a charge dated 12th August 2013 and created by ROGER LEES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th August 2013.

A handwritten signature in black ink, appearing to be 'DP'.

Given at Companies House, Cardiff on 29th August 2013



Companies House



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES



THIS LEGAL CHARGE is made on 12<sup>th</sup> August 2013 BETWEEN

(1) ✓ **ROGER LEES LIMITED** (registered number 889036) whose registered office is at 61 SHERIFOOT LANE FOUR OAKS SUTTON COLDFIELD WEST MIDLANDS (the "Borrower"), and

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

WE HEREBY CERTIFY THAT THIS DOCUMENT  
IS A TRUE COPY OF THE ORIGINAL HEREIN

GROVE TOMPKINS BOSWORTH  
**GROVE TOMPKINS BOSWORTH**  
SOLICITORS  
BIRMINGHAM

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 Borrower 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 Borrower

"Insurances" means all contracts or policies of insurance in which the Borrower 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

"Property" means the property known as **27 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER WORCESTERSHIRE** and registered at HM Land Registry under title number WR 53466

"Receiver" means any one or more receivers and/or managers appointed by the Bank pursuant to this Deed in respect of the Borrower 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 Borrower that all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full

**1.2 Construction**

(a) 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 judgement 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),
- (xi) "security" or "security interest(s)" includes any mortgage charge, pledge lien security assignment hypothecation or trust or other arrangement for the purpose of providing security and any other encumbrance or security interest of any kind having the effect of securing any obligation of any person (including without limitation, the deposit of moneys property or title documents with a person with the intention of affording such person a right of set-off or lien) and any other agreement or any other type of arrangement having a similar effect
- (b) Clause and schedule headings are for ease of reference only
- (c) 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
- (d) If two or more persons are included in the definition "Borrower" then the use in this deed of the word 'Borrower' shall be deemed to refer to such persons both together and separately and the Borrower'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 of the other or others of them

## **COVENANT TO PAY**

### **2.1 Covenant**

The Borrower covenants that it will on demand pay to the Bank all moneys and discharge all obligations and liabilities 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

- (a) 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,
- (b) 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 and
- (c) interest (both before and after judgement) 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 Borrower
- (d) 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

## **3 CHARGES**

### **3.1 Fixed charge**

The Borrower 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

- (a) by way of legal mortgage the Property,
- (b) by way of fixed charge
  - (i) all plant and machinery owned by the Borrower and its interest in any plant and machinery in its possession located at the Property
  - (ii) all fixtures and fittings from time to time attached to the Property
  - (iii) all other chattels of the Borrower located at the Property 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 Property
  - (vi) all the goodwill of the Borrower's business carried on at the Property

- 3.2 The Borrower confirms and agrees that at any time on or after the Enforcement Date the Bank and/or any Receiver may – as agent for the Borrower – sell any assets of the Borrower which have not been removed from the Property. The Borrower 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 Borrower 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 Borrower 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 Borrower 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 Borrower 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 Borrower 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 Borrower will not create or agree to create or permit to subsist any Security Interest over the Charged Assets
- 4 3 **Deposit of deeds**  
The Borrower will deposit with the Bank (to be held at the risk of the Borrower) all deeds and documents of title relating to the Property and such other Charged Assets as the Bank may require
- 4 4 **Development and alterations**  
(a) The Borrower will not without the prior written consent of the Bank make or permit others to make any application for planning permission in respect of any part of the Property or make any structural or material alteration or addition to the Property 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 Property
- (b) In the event that, during the Security Period, the Property is intended to be developed or is in the course of development (in each case with the prior written consent of the Bank), the Borrower 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 Borrower 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 Borrower 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 Property and other premises (if any) on which the Borrower shall from time to time be carrying out any contract or other works
- 4 7 **Notices**  
(a) The Borrower 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 Property 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

- (b) The Borrower 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
- (c) The Borrower 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
- (d) Any compensation received by the Borrower as a result of any notice or order shall be applied in repayment of the Secured Liabilities

#### 4 8 **Planning Acts**

The Borrower will

- (a) 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 Property required to be done or omitted by the Planning Acts or which shall contravene the provisions of the Planning Acts, and
- (b) 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**

- (a) The Borrower 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 Property,
  - (ii) create or knowingly permit to arise or subsist any overriding interest affecting the Property 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 Property or any other Charged Asset thereon
- (b) The costs incurred by the Bank in lodging from time to time a notice or restriction against registration of the Property shall be deemed to be costs properly incurred by it under this Deed

#### 4 10 **Insurances**

- (a) The Borrower shall effect insurance of the Charged Assets all such insurances to be in amount and in form and with an insurance company or underwriters acceptable to the Bank (acting reasonably)
- (b) The Borrower 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
- (c) If the Borrower 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 Borrower
- (d) Except as provided below, the proceeds of any insurance in respect of physical damage must be used towards replacing restoring or reinstating the Property
- (e) At the Bank's request insurance proceeds in respect of physical damage shall be used to prepay the Secured Liabilities and until such payment occurs the Borrower 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**

- (a) The Borrower will not, without the prior written consent of the Bank (whether by a single transaction or 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
- (b) The Borrower shall not without first obtaining the express written permission of the Bank 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**

- (a) If the Borrower 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 Borrower 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
- (b) Any moneys so expended by the Bank shall be repayable by the Borrower to the Bank on demand

**4 13 Leasehold Property**

If the Property is leasehold the Borrower 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 Borrower shall, if and when required by the Bank

- (a) 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
- (b) 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 Borrower, 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**

- (a) 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 Borrower
- (b) If it does not open a new account then unless the Bank gives express written notice to the contrary to the Borrower 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 Borrower 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**

- (a) 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
- (b) 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**

- (a) At any time on or after the Enforcement Date, or if requested by the Borrower 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
- (b) 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
- (c) 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 Borrower 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 Borrower and the Borrower 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 Borrower to do or omit to do, anything which the Borrower could do or omit to do, in relation to the Charged Assets or any part thereof including

- (a) take possession of collect and get in, and give a good discharge for all or any of the Charged Assets and/or
- (b) 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
- (c) carry on manage, develop reconstruct amalgamate or diversify the business of the Borrower or any part thereof, and/or
- (d) lease or otherwise acquire and develop or improve properties or other assets without being responsible for loss or damage and/or
- (e) 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
- (f) 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

*Form of Charge filed at HM Land Registry under reference MD484P*

consideration for such sale lease or disposition may be for cash, debentures or other obligations, shares, stocks, 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

- (g) promote the formation of companies with a view to the same becoming a Subsidiary of the Borrower 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
- (h) make any arrangement or compromise or enter into or cancel any contracts which he shall think expedient, and/or
- (i) 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
- (j) appoint managers, agents, officers and employees for any of the purposes referred to in this clause 7 3 and/or
- (k) make calls conditionally, or unconditionally, on the members of the Borrower in respect of uncalled capital, and/or
- (l) 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
- (m) delegate his powers in accordance with clause 10 (*Delegation*), and/or
- (n) 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 Borrower 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



## 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 Borrower 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 Borrower 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

- (a) anything done or omitted in the exercise, or purported exercise, of the powers contained in this Deed; or
- (b) any breach by the Borrower of any of its obligations under this Deed; or
- (c) 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 Borrower, 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

- (a) 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;
- (b) to sign, execute, seal and deliver, and otherwise perfect, any further Security Interest or document referred to in clause 5.1 (*Further assurance*), and
- (c) 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 Borrower 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 Borrower under this Deed shall

- (a) secure the ultimate balance of the Secured Liabilities and shall be a continuing security notwithstanding any settlement of account or other matter whatsoever.

- (b) 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
- (c) 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 Borrower shall be conditional on no security of or disposition or payment to, the Bank (whether by the Borrower 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 Borrower and to enforce this Deed as if such settlement or discharge had not occurred

### 13.3 Land Registry

- (a) In respect of the Property charged by this Deed, the title to which is or is to be registered at the Land Registry, the Borrower

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

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

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

- (b) The obligation on the part of the Bank to make further advances to the Borrower under any facility or other documentation issued by the Bank to the Borrower 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 Borrower 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(a)

### 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 Borrower 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

**5 PARTIAL INVALIDITY**

It 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 Borrower 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 Borrower**

All payments to be made by the Borrower 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.

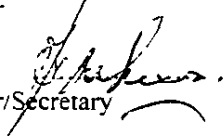
**SIGNATORIES**

**Borrower**

Executed as a deed by  
the Borrower acting by  
two directors or by a director and,  
its secretary

)  
) \*  
)  
)  
)

  
Director

  
Director/Secretary

**For and on behalf of the Bank**

  
Authorised Signature