

# MR01

## Particulars of a charge



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

**You can use the WebFiling service to file this form online**  
Please go to [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

☒ **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  
an instrument. Use form MR08

WEDNESDAY



\*A36G2S63\*  
A15 23/04/2014 #292  
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.** This will be scanned and placed on the public record.

301626/13

### 1 Company details

Company number 00899086

Company name in full Fauxkin Limited

49 For official use

**Filing 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 14/04/2014

### 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 Aura Finance Limited (08326315)

Penthouse Suite, Elstree House, Elstree Way,

Name Borehamwood WD6 1SD

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

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### Description

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

#### Continuation page

Please use a continuation page if you need to enter more details

Description

All that property known as 257 Sharrow Vale Road,  
Sheffield, S11 8ZE (SYK613058) (First Charge)

5

### Fixed charge or fixed security

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

☒ 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

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### Negative Pledge

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

☒ Yes

☐ No

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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)

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**Signature**

Please sign the form here

Signature

Signature

X

*Heaton*

X

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

# MR01

## 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

Company name

Heatons LLP

Address

5th Floor

37 Peter Street

Manchester

Post town

County/Region

Postcode

M

2

5

G

B

Country

DX

DX 14477 MANCHESTER 2

Telephone

0161 835 8010



### 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 N R 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)



FILE COPY

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

Company number: 899086

Charge code: 0089 9086 0049

The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th April 2014 and created by FAUXKIN LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd April 2014

Given at Companies House, Cardiff on 29th April 2014



**Companies House**



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

Dated 14 April 2014

**FAUXKIN LIMITED**

and

**AURA FINANCE LIMITED**

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LEGAL CHARGE

of

257 Sharrow Vale Road, Sheffield, S11 8ZE

WE HEREBY CERTIFY  
THIS TO BE A TRUE  
COPY OF THE ORIGINAL  
HEATONS

*Heaton*  
22/04/14

THIS LEGAL CHARGE is made the [14 April 2014] day of 2014 BETWEEN

(1) **FAUXKIN LIMITED (00899086)** of 166 Sharrow Lane, Sheffield, S11 8AL ('the Borrower')

and

(2) **AURA FINANCE LIMITED** (Company Registration Number 08326315) of Penthouse Suite, Elstree, House, Elstree Way, Borehamwood, WD6 1SD ('the Lender')

NOW THIS DEED WITNESSES as follows

## **1 DEFINITIONS AND INTERPRETATION**

For all purposes of this legal charge the terms defined in this clause 1 have the meanings specified

### **1.1 'The Property'**

257 Sharrow Vale Road, Sheffield, S11 8ZE (Title Number ) and all buildings, erections, structures, fixtures, fittings and appurtenances on the Property from time to time

### **1.2 Gender, personality and number**

Unless the context otherwise requires

1.2.1 the singular includes the plural and vice versa,

1.2.2 references to persons includes references to firms, companies, corporations or limited liability partnerships and vice versa, and

1.2.3 references in the masculine gender include references in the feminine or neuter genders and vice versa

### **1.3 Headings**

The clause and schedule headings do not form part of this document and are not to be taken into account in its construction or interpretation

### **1.4 'The Interest Payment Days'**

'The Interest Payment Days' means the [14<sup>th</sup>] day of every month

### **1.5 'The Interest Rate'**

'The Interest Rate' means the rate applied to the Principal Sum pursuant to the Facility Letter

### **1.6 Interpretation of 'the Borrower' and 'the Lender'**

Unless the context otherwise requires the expressions 'the Borrower' and 'the Lender' include their respective successors and assigns whether immediate or derivative and where appropriate the survivors or survivor of them and where either party comprises two or more persons include any one or more of those persons

### **1.7 Joint and several liability**

Where any party to this deed for the time being comprises two or more persons, obligations expressed or implied to be made by or with that party are deemed to be made by or with the persons comprising that party jointly and severally

#### **1.8 'The Facility Letter'**

The Facility letter issued to the Borrower and any alteration or amendment to that facility letter

#### **1.9 Obligation not to permit or suffer**

Any covenant by the Borrower not to do anything includes an obligation to use reasonable endeavours not to permit or suffer that thing to be done by another person

#### **1.10 'The Planning Acts'**

'The Planning Acts' means the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Planning (Consequential Provisions) Act 1990, the Planning (Hazardous Substances) Act 1990, the Planning and Compensation Act 1991, the Planning and Compulsory Purchase Act 2004 [and all statutes, regulations and orders included by virtue of clause 1 17 REFERENCES TO STATUTES

#### **1.11 'The Principal Sum'**

'The Principal Sum' means the sum of £106,000

#### **1.12 'The Redemption Date'**

'The Redemption Date' means 12 months from the date of this Legal Charge

#### **1.13 References to clauses**

Any reference in this document to a clause without further designation is to be construed as a reference to the clause of this document so numbered

#### **1.14 References to statutes**

Unless expressly stated to the contrary, any reference to a specific statute includes any statutory extension or modification, amendment or re-enactment of that statute and any regulations or orders made under it, and any general reference to a statute includes any regulations or orders made under that statute

#### **1.15 'VAT'**

'VAT' means value added tax or any other tax of a similar nature and unless otherwise expressly stated all references to sums payable by the Borrower are exclusive of VAT

## **2 RECITALS**

### **2.1 Title**

The Borrower is registered at Land Registry as proprietor with title absolute of the Property free from incumbrances



## **2.2 Agreement to lend**

The Lender has agreed to lend to the Borrower the sum of £106,000 on condition that its repayment together with interest is secured in the manner set out in this document

## **3 PAYMENT OF PRINCIPAL SUM, INTEREST AND COSTS**

In consideration of the Principal Sum now paid by the Lender to the Borrower (receipt of which the Borrower acknowledges) the Borrower covenants with the Lender as set out in this clause 3 PAYMENT OF PRINCIPAL SUM, INTEREST AND COSTS

### **3.1 Payment of principal sum**

The Borrower covenants with the Lender to pay the Principal Sum, interest, costs and any other monies due to the Lender pursuant to this Legal Charge and the Facility Letter on the Redemption Date or, if earlier, immediately on demand if

- 3 1 1 any interest or other sum payable under this security is not paid within three days of becoming due, or
- 3 1 2 the Borrower or any surety fails to comply with any term, condition, covenant or provision of or to perform any of his obligations or liabilities under this or any associated or collateral security, or
- 3 1 3 any representation or warranty given by the Borrower or any surety to the Lender is or becomes incorrect, or
- 3 1 4 any judgement or order made against the Borrower or any surety by any court is not complied with within fourteen days, or
- 3 1 5 the property of the Borrower or any surety becomes subject to any forfeiture or execution, distress, sequestration or other form of process, or
- 3 1 6 a mortgagee takes possession of or exercises or seeks to exercise any power of sale or of an appointment of a receiver in relation to the property charged by this deed or any other property of the Borrower or of any surety, or
- 3 1 7 if in the case that this security is a first legal charge over a residential property the Borrower or a member of its family occupies the Property, or
- 3 1 8 if in the case that this security is a second legal charge the Borrower fails to make payments or defaults under the terms of any prior mortgage, or
- 3 1 9 if the Lender discovers that the purpose of the loan as warranted by the Borrower is incorrect or false,
- 3 1 10 if the Borrower creates any lease, licence or tenancy of the Property or allows the Property to be occupied without the Lender's prior written consent, or
- 3 1 11 in the case of an individual
  - 3 1 11 1 the Borrower or any surety becomes subject to an interim order or makes a proposal for a voluntary arrangement under the Insolvency Act 1986 Part VIII or enters, or seeks to enter, into any other form of composition or arrangement with his creditors whether in whole or in part, or
  - 3 1 11 2 a petition is presented for the bankruptcy of the Borrower or any surety, or
  - 3 1 11 3 the Borrower or any surety dies or becomes of unsound mind, or
- 3 1 12 in the case of a company or limited liability partnership

- 3 1 12 1 the Borrower or any surety ceases or threatens to cease to carry on, or disposes or threatens to dispose of, its business or a material part of its business, or
- 3 1 12 2 the Borrower or any surety makes a proposal for a voluntary arrangement under the Insolvency Act 1986 Part I or enters, or seeks to enter, into any other form of composition or arrangement with its creditors whether in whole or in part, or
- 3 1 12.3 the Borrower or any surety becomes subject to a notice of an intended appointment of an administrator or an application is made to any court or any meeting of directors or members is called with a view to the Borrower or any surety entering into administration, or
- 3 1 12 4 an administrative receiver is appointed in respect of the whole or any part of the undertaking of the Borrower or any surety, or
- 3 1 12 5 a petition is presented in any court or a meeting is convened for the purpose of considering a resolution for the winding up of the Borrower or any surety (except in the case of a reconstruction or amalgamation that has the previous approval in writing of the Lender)

## **3.2 Interest**

### **3.2.1 *Payment of interest***

The Borrower covenants with the Lender to pay to the Lender interest on the Principal Sum (or so much of it as may from time to time remain outstanding) at the Interest Rate, from the date of this deed, by equal monthly payments on the Interest Payment Days, such interest to be payable as well after as before any judgment or the administration or liquidation or, as appropriate, bankruptcy, death or insanity of the Borrower. Any interest will be retained by the Lender and no interest earned on that amount shall be payable to the Borrower.

### **3.2.2 *Capitalisation of arrears of interest***

#### **3.2.2.1 Capitalisation**

If any interest payable under this security is not paid within three days after the due date for payment it shall be capitalised and added to the Principal Sum and be charged on the Property and bear interest from the due date for payment at the Interest Rate and on the Interest Payment Days.

#### **3.2.2.2 Enforcement**

The capitalisation of arrears of interest is to be without prejudice to the Lender's right at any time to enforce payment of the sums concerned as interest in arrear.

#### **3.2.2.3 Payment of capitalised arrears**

The Borrower may on any of the Interest Payment Days pay to the Lender, in addition to the interest then due, all or any part of the Principal representing capitalised arrears of interest.

#### **3.2.2.4 General**

Otherwise all covenants and provisions contained in this mortgage and all powers and remedies conferred by law or by this mortgage and all rules of law or equity relating to the Principal and interest on it shall equally apply to capitalised arrears of interest and to interest on them

### **3.3 Costs, charges, expenses and other liabilities**

#### **3.3.1 *Payment of costs, charges, expenses and other liabilities***

The Borrower covenants with the Lender to pay to the Lender on demand, and on a full and unlimited indemnity basis, all costs, charges, expenses and liabilities paid and incurred by the Lender (whether directly or indirectly) in relation to the security constituted by and the obligations owed under and associated with this deed (including all commission, legal and other professional costs and fees and disbursements and VAT on them) together with interest from the date when the Lender becomes liable for them until payment by the Borrower at the Interest Rate, such interest to be payable in the same manner as interest on the Principal Sum

#### **3.3.2 *Costs included***

Without prejudice to the generality of the provisions of that clause, the Borrower's liability under clause 3 3 1 PAYMENT OF COSTS, CHARGES, EXPENSES AND OTHER LIABILITIES will include not only those costs, charges, expenses and liabilities that would otherwise be allowable on the taking of an account between a mortgagor and mortgagee but also (and in so far as they are not so allowable) those incurred in relation to or arising out of

- 3 3 2 1 the contemplation and institution of all proceedings and other action in connection with the enforcement, preservation and protection of the security constituted by this deed,
- 3 3 2 2 the contemplation and institution of all proceedings and other action (whether against the Borrower or otherwise) for the payment or discharge of the money and liabilities secured by or associated with this deed,
- 3 3 2 3 the exercise or contemplated exercise of any power, right or discretion conferred by this deed or by law on the Lender,
- 3 3 2 4 any default by the Borrower or any surety in compliance with the obligations imposed by the terms of this security or associated with it,
- 3 3 2 5 any impeachment or attempted impeachment of the title of the Lender (whether by the Borrower or by a third party) or of the title of the Borrower, and
- 3 3 2 6 the contemplation or doing of any other matter or thing which the Lender considers to be for the benefit or improvement of the security

### **4 LEGAL CHARGE**

The Borrower, with full title guarantee, charges the Property to the Lender by way of first legal mortgage with payment or discharge of all money and other obligations and liabilities in this deed covenanted to be paid or discharged by the Borrower or otherwise secured by this deed

## **5 BORROWER'S REPRESENTATIONS AND WARRANTIES**

The Borrower represents and warrants to the Lender as set out in this clause 5 and at the date of this Legal Charge BORROWER'S REPRESENTATIONS AND WARRANTIES

### **5.1 Permitted use**

The present use of the Property is a permitted use within the provisions of the Planning Acts

### **5.2 Development**

The Borrower has not before the execution of this deed carried out any operation upon the Property or put the Property to any use which is a development within the provisions of the Planning Acts and in respect of which any requisite permission has not been obtained or any valid enforcement order may be made

### **5.3 Environmental matters**

The Borrower has complied with environmental law and, in particular (but without prejudice to the generality of that representation and warranty) that no hazardous or toxic materials, substances, pollutants, contaminants or wastes have at any time before the execution of this deed been released into the environment or deposited, discharged, displaced or disposed of at or near the Property

### **5.4 Contravention of other liabilities**

The execution of and the observance and performance of the Borrower's obligations under this mortgage does not and will not contravene any other charge, mortgage, lease, loan facility or other agreement

### **5.5 Capacity**

The execution of and the observance of the Borrower's obligations under this mortgage does not and will not contravene any of the provisions of its constitution

## **6 BORROWER'S COVENANTS AS TO THE PROPERTY**

The Borrower covenants with the Lender as set out in this clause 6 BORROWER'S COVENANTS AS TO THE PROPERTY

### **6.1 Repair**

#### **6.1.1 *Repairing obligation***

The Borrower will keep all buildings, fixtures and fittings, services and service media in, on or associated with the Property in good and substantial repair and good working order and condition

#### **6.1.2 *Inspection***

The Borrower will permit the Lender and his representatives at all reasonable times and upon reasonable notice to enter upon the Property or any part of it to inspect the state and condition of the buildings, fixtures and fittings, services and service media in, on or

associated with the Property without the Lender becoming liable as mortgagee in possession

**6.1.3      *Entry and repair***

If the Borrower fails to maintain the buildings, fixtures and fittings, services and service media in, on or associated with the Property in the requisite state of repair and condition the Lender and his representatives may (but without being bound to do so) at any time thereafter enter upon the Property or any part of it and execute all remedial works that the Lender considers to be necessary and proper without the Lender thereby becoming liable as mortgagee in possession

**6.1.4      *Repayment of expenses***

The Borrower will on demand repay to the Lender all expenses incurred by the Lender in carrying out inspections and works permitted by clause 6.1.2 INSPECTION and clause 6.1.3 ENTRY AND REPAIR together with interest from the date when the Lender becomes liable for the same until repayment by the Borrower at the Interest Rate (such interest to be payable in the same manner as interest on the Principal) all of which money and interest shall be charged on the Property

**6.2          *Alterations***

The Borrower will not without the previous written consent of the Lender (and then only to the extent permitted by and in accordance with any conditions attached to the consent) make any structural or material alteration to, or pull down or remove any or any part of, any buildings, fixtures and fittings, services and service media in, on or associated with the Property

**6.3          *Insurance***

**6.3.1      *Duty to insure***

The Borrower will

6.3.1.1 ensure the Property is kept insured for such amount or amounts (including sums in respect of any loss of rent and any professional fees which may be incurred in or about repair, rebuilding or reinstatement), in such name or names, and against loss or damage due to such risks and with such underwriters as the Lender may in each case and from time to time approve in writing, and

6.3.1.2 make all payments required for this purpose within seven days after they become due and will when required by the Lender deliver to the Lender the policy of insurance and the receipt for each payment

**6.3.2      *Indemnity for payments by the Lender***

If the Borrower fails to perform any of his obligations under this clause 6.3 INSURANCE and if the Lender takes out any insurance on the Property or any part of it, the Borrower will on demand repay to the Lender all payments made by him for that purpose and will pay interest at the Interest Rate from the date of payment until repayment on any money not repaid on demand (such interest to be payable in the same manner as interest on the Principal) and all such money and interest shall be charged on the Property

### **6.3.3      *Application of insurance money***

Any money received under any policy of insurance effected or maintained by the Borrower in respect of the Property (whether or not pursuant to his obligations under this clause 6.3 INSURANCE) shall, at the option and absolute discretion of the Lender, be applied either in making good the loss or damage in respect of which it was received or in or towards discharge of the money due under this security, and if received by the Borrower will be held on trust for the Lender for this purpose

### **6.4            *Outgoings***

The Borrower will punctually pay and indemnify the Lender against all rents, rates, taxes, levies, assessments, impositions and outgoings whatsoever (whether governmental, municipal, contractual or otherwise) which may be or may become imposed upon or payable in respect of the Property or any part of it

### **6.5            *General covenant to comply with statutes etc***

The Borrower will ensure that any legislation, regulations or bye-laws for the time being in force applicable to the Property [or to the employment of persons in the Property or the trade or business for the time being carried on there] are complied with in all respects.

### **6.6            *General covenant to produce notices etc***

#### **6.6.1        *Production***

The Borrower will immediately produce to the Lender any order, direction, permission, notice or other matter whatever affecting or likely to affect the Property and served upon the Borrower by any third party, and will allow the Lender to make a copy of it

#### **6.6.2        *Compliance***

The Borrower will comply with any order, direction, permission, notice or other matter referred to in clause 6.6.1 PRODUCTION without delay or, if the Lender so requires, will make or join with the Lender in making such objections or representations against or in respect of the same as the Lender may request or approve writing

### **6.7            *Specific covenants relating to planning and environmental matters***

#### **6.7.1        *Alteration of present use of the Property***

The Borrower will not use the Property for any purpose other than the present permitted use within the provisions of the Planning Acts except with the previous written consent of the Lender and the relevant planning authority and then only to the extent permitted by and in accordance with any conditions attached to such consent. The Borrower will deliver any such consent of the relevant planning authority to the Lender but shall be entitled to a copy of it

#### **6.7.2        *No development without the Lender's consent***

The Borrower will not without the previous written consent of the Lender (and then only to the extent permitted by and in accordance with any conditions attached to such consent) carry out any operation or use the Property for any use which is a development within the provisions of the Planning Acts

**6.7.3      *Compliance with conditions of permission for development***

If the Borrower at any time obtains permission for any development of the Property within the provisions of the Planning Acts he will comply with all conditions subject to which such permission is granted

**6.7.4      *Compliance with environmental matters***

The Borrower will observe and perform all environmental laws, regulations, directives and codes of practice affecting the Property

**6.7.5      *Compliance with notices etc***

**6.7.5.1    *Production***

If any valid enforcement or other notice, claim, order or proposal is made or served by the relevant authority under or by virtue of the Planning Acts or the Environmental Protection Act 1990 in relation to the Property the Borrower will immediately produce the same to the Lender and allow the Lender to take a copy of it

**6.7.5.2    *Compliance***

The Borrower will at his own expense in all respects comply with the requirements of any notice, order or proposal referred to in clause 6 7 5 1 PRODUCTION without delay and in any event within any time which may be specified for compliance. Alternatively, if the Lender so requires, the Borrower will make or join with the Lender in making such objections or representations as the Lender may request or approve against or in respect of any such notice, order or proposal

**6.7.5.3    *Failure to comply***

If the Borrower fails to take immediate steps to commence compliance or fails within the relevant time limit to conclude compliance with the requirements of any notice, order or proposal referred to in clause 6 7 5 1 PRODUCTION, the Lender may (but shall not be obliged to) at any time thereafter enter on the Property and execute any works and do anything on the Property necessary to ensure such compliance without the Lender thereby becoming liable as mortgagee in possession. All costs and expenses so incurred by the Lender will be repaid by the Borrower to the Lender on demand together with interest from the date when the Lender becomes liable for the same until repayment by the Borrower at the Interest Rate (such interest to be payable in the same manner as interest on the Principal) all of which money and interest shall be charged on the Property

**6.7.5.4    *Appointment of Lender as attorney***

The Borrower irrevocably appoints the Lender and his substitutes for the time being to be the Borrower's attorney to apply for and procure on the Borrower's behalf any licences, permissions or other things from any competent authority necessary for the execution of the works authorised by this clause 6 7 5 COMPLIANCE WITH NOTICES ETC to be executed by the Lender on the default of the Borrower

**6.7.5.5    *Costs of licences***

All expenses incurred by the Lender in securing the licences, permissions and other things referred to in clause 6 7 5 4 APPOINTMENT OF LENDER AS ATTORNEY shall

be treated as part of the cost of the works and such expenses and interest on them shall be charged upon the Property as provided by clause 6 7 5 3 FAILURE TO COMPLY

## **6.8 Specific covenant in relation to compulsory purchase**

### **6.8.1 Entry into negotiations**

The Borrower will not without the previous consent in writing of the Lender (and then only to the extent permitted by and in accordance with any conditions attached to that consent) enter into any negotiations with any local or other authority for or consent to the compulsory acquisition of the Property either in whole or in part

### **6.8.2 Conduct of negotiations**

If the Lender so requires, the Borrower will permit the Lender to conduct the negotiations and grant the consent referred to in clause 6 8 1 ENTRY INTO NEGOTIATIONS on the Borrower's behalf

### **6.8.3 Application of compensation**

Any compensation payable to or received by the Borrower in respect of the compulsory acquisition of the Property or any part of it will, if so and to the extent required by the Lender, be applied in or towards the discharge of the money due under this security

## **6.9 Leasing and disposal**

The Borrower must not without the previous consent in writing of the Lender (and then only to the extent permitted by and in accordance with any conditions attached to such consent)

- 6 9 1 exercise or agree to exercise any power of leasing or of accepting surrenders of leases (whether conferred by statute or otherwise) or vary or agree to vary any lease or tenancy agreement or the amounts payable thereunder, or
- 6 9 2 otherwise part with or share possession or occupation of or dispose of or deal with the Property or any part of it or any interest in it

## **6.10 Compliance with terms of conveyances etc**

### **6.10.1 Observance**

The Borrower will observe and perform the terms of all conveyances, grants, assignments, transfers, contracts and other deeds and documents from time to time affecting the Property and binding on the Borrower

### **6.10.2 Indemnity**

The Borrower will keep the Lender indemnified against all proceedings and claims on account of any breach of the terms of the documents referred to in clause 6 10 1 OBSERVANCE

### **6.10.3 Charging provision**

All expenses damages and costs incurred by the Lender in relation to any breach referred to in clause 6 10 2 INDEMNITY will be repaid by the Borrower to the Lender on demand together with interest from the date when the Lender becomes liable for the same until repayment by the Borrower at the Interest Rate (such interest to be payable in the same



manner as interest on the Principal) all of which money and interest shall be charged on the Property

**6.11 Not to register**

The Borrower must not without the previous consent in writing of the Lender cause or allow any person to be registered under the Land Registration Act 2002 as proprietor of the Property or any part of it

**6.12 Other charges**

The Borrower shall not without the previous consent in writing of the Lender (and then only to the extent permitted by and in accordance with any conditions attached to such consent) create or permit to subsist any mortgage, pledge, charge, incumbrance, lien or other security interest in the Property other than this security.

**6.13 To comply with lease terms**

**6.13.1 Payment of rent etc**

The Borrower will pay the rents reserved by and observe and perform all covenants, conditions, agreements or obligations on his part to be observed and performed contained in any lease under which the Borrower holds the Leasehold Property

**6.13.2 Indemnity**

The Borrower will keep the Lender indemnified against all proceedings and claims on account of non-payment of the rents or of any breach of the covenants, conditions, agreements and obligations referred to in clause 6 13 1 PAYMENT OF RENTS ETC

**6.13.3 Expenses**

All expenses, damages and costs incurred by the Lender in relation to any non-payment of the rents or of any breach of the covenants, conditions, agreements and obligations referred to in clause 6 13 1 PAYMENT OF RENTS ETC will be repaid by the Borrower to the Lender on demand together with interest from the date when the Lender becomes liable for the same until repayment by the Borrower at the Interest Rate (such interest to be payable in the same manner as interest on the Principal) all of which money and interest shall be charged on the Property

**6.13.4 Landlord's obligations**

The Borrower will use his best endeavours to ensure observance and performance by the landlord under any lease under which the Borrower holds the Leasehold Property of the covenants, conditions, agreements or obligations on the part of the landlord

**6.13.5 Forfeiture**

If the Borrower receives any notice under the Law of Property Act 1925 Section 146 or if any proceedings are commenced for forfeiture of any lease under which the Borrower holds the Leasehold Property or any superior lease or if the landlord or any superior landlord attempts to re-enter upon the Leasehold Property or any part of it, the Borrower shall give immediate notice in writing to the Lender and at the request of the Lender (but at the Borrower's expense) take such steps as the Lender may require

**6.13.6      *Receipt of other notices***

If the Borrower receives any form of notice other than that referred to in clause 6.13.5 FORFEITURE under or in connection with any lease under which the Borrower holds the Leasehold Property he shall give immediate notice in writing to the Lender and at the request of the Lender (but at the Borrower's expense) take such steps as the Lender may require

**6.13.7      *Giving of notices***

The Borrower will not without the previous consent in writing of the Lender (and then only to the extent permitted by and in accordance with any conditions attached to that consent) give any notice under or in connection with any lease under which the Borrower holds the Leasehold Property

**6.13.8      *Other steps***

The Borrower will not without the previous consent in writing of the Lender (and then only to the extent permitted by and in accordance with any conditions attached to that consent) in relation to any lease under which the Borrower holds the Leasehold Property take any steps to or to agree to

6.13.8.1      vary its terms,

6.13.8.2      review or submit to any review of the rents payable under it,

6.13.8.3      surrender, cancel, assign, charge, renew, enfranchise or otherwise dispose of or terminate it, or

6.13.8.4      submit to its forfeiture

**7            *LENDER'S POWERS AND RIGHTS***

**7.1           *Exercise of statutory powers***

**7.1.1        *Exclusion of Section 103***

The Law of Property Act 1925 Section 103 shall not apply to this security

**7.1.2        *Enforcement of security and exercise of power of sale***

At any time after the money secured by this deed has become due and payable or following an event of default (as defined in the Facility Letter) the security shall be immediately enforceable and the Lender's power of sale as amended or varied by this deed shall be immediately exercisable in respect of the whole or any part of the Property without the restrictions contained in the Law of Property Act 1925 as to the giving of notice or otherwise

**7.2           *Extension of statutory powers***

**7.2.1        *Power of sale***

The power of sale conferred upon mortgagees by the Law of Property Act 1925 shall be extended so as to authorise any person exercising it to do so by selling the Property or any part of it in such manner and on such conditions as to payment of the purchase price and otherwise as the Lender may think fit

#### **7.2.2 Powers of leasing and accepting surrenders**

By way of extension of the powers contained in the Law of Property Act 1925 Sections 99 and 100 the Lender shall at any time or times hereafter (and whether or not he has entered into or is in possession of the Property or has appointed a receiver who is still acting) be entitled to grant or vary or reduce any sum payable under, or accept surrenders of, leases of the Property or any part or parts of it or agree to do so without restriction in such manner and on such terms and conditions as the Lender shall think fit For the purposes of the exercise of these powers the provisions of the Law of Property Act 1925 Section 99 shall be deemed to have been enacted with the omission of the Law of Property Act 1925 Section 99(18)

#### **7.2.3 General**

At any time after this security has become enforceable and notwithstanding the appointment of any receiver the Lender may at his absolute discretion exercise any power which a receiver appointed by him could exercise and for these purposes the Borrower authorises the Lender to elect to waive exemption under the Value Added Tax Act 1994 Schedule 10 Paragraph 2(1) on behalf of the Borrower in respect of the Property

#### **7.2.4 Exclusion of liability**

The powers referred to in or granted or varied or extended by this clause 7 2 EXTENSION OF STATUTORY POWERS shall be exercisable free from any liability on the part of the Lender or the person exercising them to the Borrower or any other interested person, whether in contract, tort or otherwise

### **7.3 Powers in respect of furniture and effects**

#### **7.3.1 Power to remove and dispose**

At any time after this security has become enforceable the Lender may, as agent for and on behalf of the Borrower and at the expense of the Borrower, remove, store, preserve, sell or otherwise dispose of any livestock or any furniture, effects, chattels or other items situate at or in the Property which are not charged by this mortgage

#### **7.3.2 Exclusion of liability**

The Lender will have no liability to the Borrower for any loss incurred in connection with any removal, storage, preservation, sale or disposal referred to in clause 7 3 1 POWER TO REMOVE AND DISPOSE

#### **7.3.3 Proceeds of sale**

To the extent the Borrower does not comprise an individual or individuals, the Lender will have the right to set off any proceeds of sale against the sums due under this security To the extent the Borrower comprises an individual or individuals, the Lender will pay any net proceeds of any sale (after payment of removal, storage and preservation costs and the costs of the sale) to the Borrower on demand

#### **7.3.4 Nature of security**

To the extent the Borrower comprises an individual or individuals, the provisions of this clause 7 3 POWERS IN RESPECT OF FURNITURE AND EFFECTS are not intended to grant to the Lender any rights in, or any charge or security over, any livestock,

furniture, effects, chattels or other items or the proceeds of any sale of them so as to constitute this security a bill of sale

#### **7.3.5 *Power of Attorney***

The Borrower by way of security irrevocably and jointly and severally appoints the Lender and any Receiver(s) appointed by the Lender to be his attorney and to take any action that the Borrower is obliged or authorized to take under this Legal Charge or the Facility Letter including signing and executing such instruments and documents and issue or defend any proceedings which may be required by the Lender pursuant to this Legal Charge or the exercise of its powers and the Borrower ratifies and confirms whatever the attorney does or purports to do as a result of this appointment in good faith

### **7.4 *Power to appoint a receiver***

#### **7.4.1 *Appointment***

At any time after this security becomes enforceable, or at the request of the Borrower, the Lender may by writing under hand appoint any person or persons to be a receiver of all or any part of the Property

#### **7.4.2 *Removal***

The Lender may at any time and from time to time by writing under hand remove any receiver so appointed and appoint another in his place or appoint an additional person as receiver

#### **7.4.3 *Remuneration***

The Lender may, either at the time of appointment or at any time subsequently and from time to time, fix the remuneration of any receiver so appointed

#### **7.4.4 *Restrictions***

None of the restrictions imposed by the Law of Property Act 1925 in relation to the appointment of receivers or as to the giving of notice or otherwise shall apply

#### **7.4.5 *Power to act severally***

Where more than one receiver is appointed they shall have the power to act severally

#### **7.4.6 *Agency***

Any receiver appointed under this clause 7.4 POWER TO APPOINT A RECEIVER shall be the agent of the Borrower for all purposes and the Borrower shall be solely responsible for his acts or defaults and for his remuneration

#### **7.4.7 *General powers***

Any receiver appointed under this clause 7.4 POWER TO APPOINT A RECEIVER shall have all the powers conferred on mortgagees or receivers by the Law of Property Act 1925 (but without the restrictions contained in the Law of Property Act 1925 Section 103) and on administrative receivers by the Insolvency Act 1986 Schedule 1 except to the extent to which those powers are expressly or impliedly excluded by the terms of this deed. In the event of ambiguity or conflict the terms of this deed will prevail

#### **7.4.8      *Specific powers***

In addition to the powers referred to in clause 7 4 7 GENERAL POWERS any receiver appointed under this clause 7 4 POWER TO APPOINT A RECEIVER shall have power at his discretion, to such extent and upon such terms as he may in his absolute discretion think fit, and notwithstanding the administration or liquidation or, as appropriate, bankruptcy, death or insanity of the Borrower, to do or omit to do anything which the Borrower could do or omit to do in relation to all or any part of the Property In particular (but without limitation) any such receiver shall have the power

- 7 4 8 1      to take possession of, collect and get in all or any part of the Property and for that purpose bring any proceedings in the name of the Borrower or otherwise,
- 7 4 8 2      to manage or carry on or concur in carrying on any business of the Borrower,
- 7 4 8 3      to raise or borrow money (whether from the Lender or otherwise) to rank for payment in priority to this security and with or without a charge on all or any part of the Property,
- 7 4 8 4      to sell (whether by public auction or private contract or otherwise), lease, vary, renew or surrender leases or accept surrenders of leases (without needing to observe the provisions of the Law of Property Act 1925 Sections 99 and 100) of, or otherwise dispose of or deal with all or any part of, the Property or of rights associated with all or any part of the Property or to concur in so doing whether in the name or on behalf of the Borrower or otherwise,
- 7 4 8 5      to seize and sever all or any fixtures at or in the Property other than, to the extent the Borrower comprises an individual or individuals, trade machinery as defined by the Bills of Sale Act 1878 and sell the same separately from the Property or its site,
- 7 4 8 6      to settle, arrange, compromise or submit to arbitration any accounts, claims, questions or disputes whatsoever which may arise in connection with any business of the Borrower or the Property or in any way relating to this security,
- 7 4 8 7      to bring, take, defend, compromise, submit to arbitration or discontinue any actions, suits or proceedings whatsoever whether civil or criminal which may arise in connection with any business of the Borrower or the Property or in any way relating to this security;
- 7 4 8 8      to disclaim, abandon or disregard all or any outstanding contracts of the Borrower and to allow time for payment of any debts either with or without security,
- 7 4 8 9      to repair, insure, manage, protect, improve, enlarge, develop, build, complete or reconstruct or replace all or any part of the Property and to apply for and obtain any appropriate permissions, approvals, consents or licences,
- 7 4 8 10      to acquire by purchase, lease or otherwise any further property, assets or rights,
- 7 4.8.11      to appoint, employ and dismiss managers, officers, contractors and agents, and
- 7 4 8 12      to do (whether in the name of the Borrower or otherwise) all such other acts and things as he may consider necessary or desirable for the preservation, management, improvement or realisation of the Property or as he may consider incidental or conducive to any of the above matters or to the exercise

of any of the above powers and for these purposes the Borrower authorises the receiver to elect to waive exemption under the Value Added Tax Act 1994 Schedule 10 Paragraph 2(1) on behalf of the Borrower in respect of the Property

**7.4.9      *Application of money***

All money received by any receiver shall be applied by him in the following order

- 7 4 9 1      in payment of the costs, charges and expenses of and incidental to the appointment of the receiver and the exercise of all or any of his powers and of all outgoings paid by him (including preferential debts),
- 7 4 9 2      in payment to the receiver of such remuneration as may be agreed between him and the Lender at, or at any time and from time to time after, his appointment,
- 7 4 9 3      in or towards satisfaction of the amount owing on this security with the surplus (if any) being paid to the Borrower or other persons entitled to it

**7.5          *Right to consolidate***

The Law of Property Act 1925 Section 93 (restricting the Lender's right of consolidation) shall not apply to this security

**8          PROTECTION OF THOSE DEALING WITH LENDER OR RECEIVER**

No person dealing with the Lender or any receiver appointed by him shall be concerned bound or entitled to inquire or be affected by notice as to any of the following matters

- 8 1          whether this security has become enforceable,
- 8 2          whether any power exercised or purported to be exercised under this mortgage has arisen or become exercisable,
- 8 3          the propriety, regularity or purpose of the exercise or purported exercise of any such power,
- 8 4          whether any money remains due under the security, or
- 8 5          the necessity or expediency of the stipulations and conditions subject to which any disposition shall be made

and the receipt of the Lender or any receiver for any money shall effectually discharge the person paying from such matters and from being concerned to see to the application or being answerable for the loss or misapplication of such money

**9          INDULGENCE AND WAIVER**

The Lender may at any time or times without discharging or diminishing or in any way prejudicing or affecting this security or any right or remedy of the Lender under this mortgage grant to the Borrower, or to any other person, time or indulgence, further credit, loans or advances or enter into any arrangement or variation of rights or, either in whole or in part, release, abstain from perfecting or enforcing or neglect or fail to perfect or enforce any remedies, securities, guarantees or rights which he may now or subsequently have from or against the Borrower or any other person

## **10 DEMANDS AND NOTICES**

### **10.1 Form and mode of deemed service**

A demand or notice by the Lender under this mortgage must be in writing and shall be deemed to have been properly served on the Borrower if served personally on

10.1.1 the Borrower if an individual, or

10.1.2 any one of the directors or the secretary of the Borrower if a limited company, or

10.1.3 any member of the Borrower if a limited liability partnership

or by first class letter post or fax addressed to the Borrower at or by delivery to his usual or last known place of abode or business or as appropriate its registered office or at any of its principal places of business

### **10.2 Method of service**

Service shall be deemed to be effected notwithstanding the death or as appropriate dissolution of the Borrower

10.2.1 at 1000 hours on the second business day (being a day when the United Kingdom clearing banks are open for business in the City Of London) immediately following the day of posting if given by first class letter post irrespective of the time or date of actual delivery or of lack of delivery,

10.2.2 when dispatched if given by fax, and

10.2.3 when left at the property concerned if delivered

### **10.3 Other methods of service**

The methods of service described in clause 10.1 FORM AND MODE OF DEEMED SERVICE are in addition, and without prejudice, to any other method of service prescribed or permitted by law and in particular to the provisions of the Law of Property Act 1925 Section 196

### **10.4 Multiple borrowers**

If the expression 'the Borrower' includes more than one person, service on any one person shall be deemed to constitute service upon all such persons

## **11 VALIDITY AND SEVERABILITY**

### **11.1 Enforceability**

Each of the provisions of this mortgage is severable and distinct from the others and if at any time one or more of such provisions is or becomes invalid, illegal or unenforceable the validity, legality and enforceability of the remaining provisions shall not be affected or impaired

### **11.2 Lack of capacity**

If this mortgage is executed by or on behalf of more than one person and any one or more of those persons is not bound by its provisions (whether by reason of lack of capacity or

improper execution or for any other reason), the remaining parties shall continue to be so bound as if those who are not bound had not been parties to the security

## **12 EXCLUSION OF THIRD PARTY RIGHTS**

Nothing in this mortgage is intended to confer any benefit on any person who is not a party to it

## **13 H M LAND REGISTRY**

13 1 Where the title to the Property is registered at H M Land Registry the parties hereto hereby apply to the Land Registry for a restriction in the following terms:

*No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by Aura Finance Limited of Penthouse Suite, Elstree House, Elstree Way, Borehamwood, WD6 1SD*

13 2 Should the Lender's security fail to take effect as a legal charge it shall take effect as an equitable charge, in which case

13 2 1 by signing this Legal Charge the Borrower agrees to the registration of an Agreed Notice for the purposes of protecting the Lender's interest in the Property and to the entry of a restriction in the proprietorship register of the title(s) to the Property in the following form

"no disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the Lender or their conveyancer", and

13 2.2 the Borrower authorises the Lender to sign any application for the registration of an Agreed Notice on behalf of the Borrower

## **14 GOVERNING LAW AND JURISDICTION**

### **14.1 Construction**

This mortgage shall be governed by and construed in accordance with English law

### **14.2 Jurisdiction of English courts**

It is irrevocably agreed for the exclusive benefit of the Lender that the courts of England are to have jurisdiction to settle any disputes which may arise out of or in connection with this mortgage and that accordingly any suit, action or proceeding arising out of or in connection with this mortgage may be brought in such courts.

### **14.3 Jurisdiction of other courts**

Nothing in this clause 14 GOVERNING LAW AND JURISDICTION shall limit the Lender's right to take proceedings against the Borrower in any other court of competent



jurisdiction, nor shall the taking of proceedings in one or more jurisdictions preclude the taking of proceedings in any other jurisdiction, whether concurrently or not

Executed as a Deed by the Borrower  
acting by a Director in the presence of

Director: *Hannah Newman*

Witness



*Jacqueline Dyer*  
*Taylor & Emmet LLP*  
*SI 2PP*  
*Solicitor*