



Registration of a Charge

Company Name: **RINGTROP LIMITED**

Company Number: **01359388**



Received for filing in Electronic Format on the: **01/04/2022**

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Details of Charge

Date of creation: **31/03/2022**

Charge code: **0135 9388 0042**

Persons entitled: **B M SAMUELS FINANCE GROUP PLC**

Brief description: **ALL THAT LEASEHOLD PROPERTY SITUATE AND KNOWN AS GROUND FLOOR FRONT 400 LEA BRIDGE ROAD LONDON E10 7DY AS THE SAME IS COMPRISED IN A LEASE OF EVEN DATE MADE BETWEEN B M SAMULES FINANCE GROUP PLC (1) AND RINGTROP LIMITED (2)**

Contains fixed charge(s).

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **LANDAU & COHEN**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 1359388

Charge code: 0135 9388 0042

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st March 2022 and created by RINGTROP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st April 2022 .

Given at Companies House, Cardiff on 7th April 2022

The above information was communicated by electronic means and authenticated
by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



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

Legal Charge

Dated 31/3/2022

RINGTROP LIMITED & ROCKSWORTH LTD

(the Borrower)

B.M. SAMUELS FINANCE GROUP PLC

(the Lender)

Legal Charge

Dated 31 / 3 / 2022

Between

- (1) **Ringtrop Limited** (Company Number 01359388) whose registered office is at 149 Albion Road London, N16 9JU and **Rocksworth Ltd** (Company Number 11556263) whose registered office is at Suite 1, Unit 14 Grosvenor Way, London E5 9ND (the **Borrower**)
- (2) **B.M. Samuels Finance Group plc** whose registered office and principal place of business is situate at 314 Regents Park Road, Finchley, London N3 2JX (the **Lender**)

Interpretation

- 1.1 In this Deed except to the extent that the context requires otherwise:

Consumer Credit Agreement means the Consumer Credit Agreement (if any) made between the Borrower and the Lender of even date to this Legal Charge.

Facility Letter refers to the Facility Letter specified in Condition 18 hereof.

Interest Rate means the rate of interest specified in the Facility Letter or the Consumer Credit Agreement as the case may be subject to variation as therein provided.

Lender shall include its successors in title, or any Company with which it may amalgamate.

Month means calendar month.

Monthly Payment refers to the payment specified in the Facility Letter or the Consumer Credit Agreement as the case may be.

Mortgaged Property means all property of whatever description charged by this Legal Charge.

Payment Day refers to the day in each Month specified as the date for making the Monthly Payment in the Facility Letter or the Consumer Credit Agreement as the case may be.

Policy means one or more of a policy of endowment assurance term assurance or whole life assurance.

Principal Sum means the sum advanced under the facility letter and any further advances made by the Lender to the Borrower.

Surety means the person or persons (if any) named as the Surety in Section E of the Schedule and includes the persons deriving title under him including personal representatives.

the **Borrower** includes the successors in title for the time being of the Borrower and any person other than the Surety who undertakes the obligations of the Borrower.

this **Legal Charge** means this Deed and the provisions of this Legal Charge are collectively called **Conditions** and each numbered paragraph or clause is called a **Condition**.

the **Mortgagor** means the person or persons named in Sections A to D of the Schedule.

If the Mortgagor or the Borrower is a corporate body the expression the **Mortgaged Property** shall be construed as including all moveable plant machinery implements utensils furniture and equipment now or from time to time placed in or used in or about the Mortgaged Property.

- 1.2 Reference to any enactment shall include any statutory re-enactment or amendment thereof.
- 1.3 The masculine includes the feminine the singular includes the plural and vice versa and words importing a person include a body corporate.
- 1.4 Notwithstanding that the expression the Mortgagor or Borrower may include more than one person it may where the context requires be construed as referring to all and/or any one of those persons and the obligations of such persons hereunder shall be joint and several.
2. The Borrower with full title guarantee hereby charges by way of first legal mortgage the mortgaged property described or referred to in Section A hereof, together with all fixtures whatsoever now or at any time hereafter affixed or attached to such premises or to any part thereof together also with the goodwill of any trade or business carried on now or hereafter by the mortgagor at the mortgaged property with payment to the Lender and discharge of all sums covenanted to be paid to the Lender hereunder and all other monies intended to be secured hereby.

3. Covenants to pay

The Borrower hereby covenants with the Lender that he will forthwith on demand in writing made on him by the Lender pay and discharge:

- 3.1 all sums of money which have been or are now or may hereafter at any time or from time to time be advanced to the Borrower by the Lender;
- 3.2 all the indebtedness and/or liabilities whatsoever of the Borrower to the Lender whether present, future, actual and/or contingent;
- 3.3 all costs and expenses incurred by the Lender (including any Receiver's remuneration) in relation to this Legal Charge or the enforcement thereof and/or such advances indebtedness and/or liabilities on a full indemnity basis together with interest on the foregoing at the Interest Rate and in the manner agreed between the Borrower and the Lender under this Legal Charge and the Facility Letter or Consumer Credit Agreement as the case may be.

4. Interest

- 4.1 Interest will be charged at the Interest Rate both before and after any judgment.
 - 4.2 Where any interest due under these Conditions remains unpaid for more than seven days after it became payable the Lender will be entitled to capitalise the amount in arrear and charge interest thereon as from the date on which it became payable.
 - 4.3 Interest will accrue from day to day and will be charged on the daily balance of capital and capitalised interest (if any) debited to the Borrower's account.
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4.4 Interest accruing in the Month will be payable in arrear as part of the Monthly Payment due on the Payment Day in the following Month.

4.5 Payments made by the Borrower at any time will be credited in the first instance against interest and any balance will be carried over to reduce the amount then debited to the Borrower's account in respect of capital (including capitalised interest (if any)) and all additional sums payable to the Lender under these Conditions.

5. Acceleration and redemption

5.1 The whole of the moneys secured by this Legal Charge will become immediately payable by the Borrower to the Lender on the happening of any event which causes the Lender's power of sale to become exercisable under Condition 010.4.

5.2 Subject to the terms of the Facility Letter referred to in Condition 018 hereof or the Consumer Credit Act Agreement referred to in Condition 18 hereof the Borrower may at any time redeem this Legal Charge upon payment to the Lender of the whole of the moneys secured by this Legal Charge, discounted by any statutory rebate applicable in the case of the Consumer Credit Agreement referred to in Condition 19.

6. Covenants relating to land charged to the Lender

6.1 In this Condition the covenants which are made by or with (and the obligations imposed on) the Borrower are made:

6.1.1 in respect of the mortgaged property charged by this Legal Charge; and

6.1.2 by the Borrower charging the same,

so that as regards the person or persons named in Schedule A and his or their or its successors in title the expression the **Property** refers to the mortgaged property charged by Condition 015.1 and includes any part or parts thereof and the same applies mutatis mutandis as regards the person or persons named in Schedule B (whether or not the same person or persons as are named in Schedule A) and his or their or its successors in title to the mortgaged property charged by Condition 015.2.

6.2 The Borrower and the Mortgagor (if other than the Borrower) covenant with the Lender:

6.2.1 that the mortgaged Property and all fixtures and fittings thereon will be put and kept in good and substantial repair and that any buildings in course of erection or subsequently erected on the mortgaged Property will be completed in a proper manner and to the Lender's satisfaction;

6.2.2 that all rents taxes outgoings and other charges arising in respect of the mortgaged Property or in connection with the occupation thereof will be duly and punctually paid;

6.2.3 that the Lender or its agents with or without workmen and others will be permitted at any time at convenient hours (but without making the Lender liable as mortgagee in possession):

(a) to enter and inspect the mortgaged Property and all fixtures and fittings thereon;

- (b) to make good any defects or wants of repair which the Borrower has failed to remedy and all costs incurred by the Lender hereunder will be immediately repayable to the Lender by the Borrower and until repayment will be added to the moneys secured by this Legal Charge and become a charge on the mortgaged property;
- 6.2.4 not to sever or dispose of any fixtures or fittings now or at any time hereafter affixed to the mortgaged Property otherwise than in the ordinary course of maintenance or replacement or sell any stock-in-trade otherwise than in the ordinary course of business;
- 6.2.5 not without the previous consent in writing of the Lender to grant or agree to grant any lease or tenancy or part with or share the possession or occupation of the mortgaged Property or accept or agree to accept a surrender of any lease or tenancy thereof or grant any service tenancy or any licence to occupy the same;
- 6.2.6 not without the Lender's written consent to grant any mortgage or charge, bill of sale or other encumbrance over the mortgaged Property or the plant machinery fixtures fittings implements furniture equipment and utensils thereon;
- 6.2.7 not to pull down waste destroy or injure or in any manner or by any means lessen or suffer to be lessened the value of the mortgaged Property;
- 6.2.8 that the Borrower will forthwith upon the receipt of any notice or order or proposal for a notice or order under any statutory or other authority relating to the user or condition of the mortgaged Property give full particulars thereof and (if required) produce the same to the Lender and will at the cost of the Borrower forthwith either comply with the same or will at the request of the Lender and at the Borrower's cost make or join with the Lender in making such objections or representations against or in respect of any such notice or order or proposal for a notice or order as aforesaid as the Lender shall deem expedient;
- 6.2.9 that the Borrower will not do or cause or suffer to be done anything prohibited or omit or suffer to be omitted anything required to be done or carried out in or respecting the mortgaged Property by virtue of any Act of Parliament for the time being in force or any regulations or statutory instruments made under any such Act or any bye law regulation or requirement of any local or other due authority and will at all times hereafter indemnify and keep indemnified the Lender against all costs proceedings actions expenses claims and demands in respect of any such matter or thing;
- 6.2.10 that the Borrower will observe and perform any restrictive covenants stipulations or provisions which ought to be observed and performed by the Borrower in respect of the mortgaged Property and will at all times keep the Lender fully indemnified from and against all proceedings actions costs claims damages and expenses and demands by reason or on account of any non-observance or non-performance thereof and that in the event of the failure of the Borrower to comply with the foregoing covenant the Lender may do all such acts and things as may be necessary to secure the observance or performance or discharge of all or any of the said restrictive covenants stipulations or provisions;
- 6.2.11 that the covenants and provisions embodied in any prior charge affecting the mortgaged Property will be duly and punctually observed and performed and that in the event of a default the Lender may make all such payments and do all such acts or things as may be necessary to secure compliance therewith;
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6.2.12 that if the Borrower acquires any superior interest in the mortgaged Property or any new or extended lease thereof the Lender will be forthwith notified of the fact in writing and that the Borrower (if so required by the Lender) will charge such superior interest or new or extended lease to the Lender by way of legal charge as additional security for the sums outstanding under this Legal Charge.

6.2.13 Insurance:

- (a) that the mortgaged Property will be insured at the Borrower's expense through brokers nominated by the Lender for such amounts against such risks with such insurers and in such manner as the Lender may from time to time require or approve;
 - (b) that any premium paid by the Lender for any insurance effected under 6.2.13(a) above including any interest chargeable thereon will be immediately repayable to the Lender by the Borrower and until repaid will be added to the moneys secured by this Legal Charge and become a charge on the mortgaged property;
 - (c) that where the Lender effects any insurance under 6.2.13(a) above the Borrower will not without the Lender's prior consent in writing effect any other insurance in respect of the mortgaged Property;
 - (d) that where the Borrower effects any insurance of the mortgaged Property:
 - (i) the Borrower will arrange for the Lender's interest to be noted on the policy;
 - (ii) the Borrower will pay all premiums payable under the policy within seven days after they become due and (if so requested) will produce the receipt for every such premium to the Lender;
 - (e) that the Lender will be under no obligation to account to the Borrower for any commission received on any insurance effected through the Lender's agency;
 - (f) that the Lender will have full power to settle and adjust with the insurers all questions relating to the amount of the moneys payable and the extent of the insurer's liability under any policy effected under 6.2.13(a) above;
 - (g) that moneys received under any such policy (whether the same shall have been effected by the Lender or the Borrower) will be applied at the Lender's option in or towards:
 - (i) making good the loss or damage in respect of which the moneys are received;
 - (ii) the maintenance or preservation of the mortgaged property or any part thereof;
 - (iii) the repayment of the moneys secured by this Legal Charge,and the Borrower will hold any such moneys received by him upon trust for the Lender;
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- (h) not to cause or permit anything to be done on the mortgaged Property which might jeopardise any insurance of the property or increase the premiums payable for such insurance;
- (i) to comply with all requirements of the insurers for keeping any such insurance on foot;

6.2.14 if the mortgaged Property is held under a lease:

- (a) that the Borrower will give immediate notice to the Lender of any notice served on the Borrower under Section 146 of the Law of Property Act 1925 and of any proceedings which may be threatened or commenced against the Borrower for forfeiture of such lease;
 - (b) that the Borrower will duly and punctually pay the rent and perform and observe the covenants on the part of the lessee and conditions reserved by or contained in such lease and will keep the Lender indemnified in respect of all actions proceedings costs claims damages expenses and demands occasioned by reason of the non-payment of such rent or of the breach non-performance or non-observance of the said covenants and conditions or any of them and that if the Borrower shall make default in regard thereto the Lender shall be at liberty to pay or remedy the same;
 - (c) without prejudice to the generality of the foregoing that the Borrower will (if so requested by the Lender) within seven days after payment produce to the Lender the current receipts for rent and obtain copies thereof and will notify the Lender of the names and addresses of the Landlord and superior landlords (if any) and will within seven days of receiving notice of any change of landlord or superior landlord communicate details of such change to the Lender;
 - (d) that the Borrower will not do anything which might prejudice the continued existence of any such lease and in particular will not exercise any right to surrender or agree to surrender any such lease to any reversioner or merge or agree to merge the same in any reversion or exercise any power or option to determine contained in any such lease and will not without the Lender's prior written consent exercise any right power option or remedy conferred on the Borrower as tenant under any such lease by any statute (and in particular but without prejudice to the generality of the foregoing by Part II of the Landlord and Tenant Act 1954) and the said rights powers options and remedies (both those arising under any such lease or conferred by statute) may be exercised by the Lender on the Borrower's behalf upon such terms and conditions as the Lender may in its uncontrolled discretion think fit and the Borrower will at all times hereafter indemnify and keep indemnified the Lender against all actions proceedings costs claims damages expenses and demands in respect of or incidental to the Lender's exercise of such rights powers options and remedies and for the purpose of exercising the same the Borrower hereby appoints the Lender irrevocably (but subject to redemption) his attorney in that behalf;
 - (e) that if any such lease shall determine by effluxion of time or otherwise the Borrower will take such steps as the Lender may require to obtain a grant of a new lease of the mortgaged Property upon such terms as the Borrower may with the consent of the Lender agree with the landlord or as may be determined by the court upon an
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application made under the provisions of the Landlord and Tenant Act 1954 or any statutory modification or re-enactment thereof that any new lease so granted will forthwith be charged to the Lender in accordance with paragraph 6.2.12;

- 6.2.15 that the Borrower will duly and punctually pay any debts of the Borrower which fall within Category 1 (debts due to Inland Revenue) or Category 2 (debts due to Customs & Excise) or Category 3 (social security contributions) of Schedule 6 to the Insolvency Act 1986 and that the Borrower will (if so requested by the Lender) produce to the Lender satisfactory evidence of such payment and that if the Borrower makes default in payment of any of the said debts the Lender will be at liberty to discharge the same on his behalf and any sum expended by the Lender in doing so will be immediately repayable to the Lender and until repaid will be added to the moneys secured by this Legal Charge and become a charge on the mortgaged property;
- 6.2.16 that at any time after the Lender's power of sale has become exercisable the Borrower will at the request of the Lender forthwith remove from the mortgaged Property any goods chattels and other possessions of the Borrower and that if the Borrower shall fail to do so the Lender may as agent for and at the expense of the Borrower remove store sell or otherwise dispose of the same without being liable for any loss or damage thereby occasioned and that the Borrower will keep the Lender fully indemnified in respect of any claims made by any third party in respect thereof;
- 6.2.17 that if the mortgaged Property is compulsorily acquired all sums payable in respect of such acquisition will be paid to and received by the Lender in or towards the discharge of the moneys secured by this Legal Charge and any such sums which are paid to the Borrower will be held by him upon trust for the Lender.

7. Covenants relating to any policy charged to the Lender

1.5 7.1 In this Condition where the context admits:

(a) **the Borrower** means:

- (i) in relation to any Policy described in Section D of the Schedule to this Legal Charge, the person there named as the mortgagor of that policy;
- (ii) in relation to any Policy not so described but for the time being deposited with the Lender, the person who effected the deposit;

(b) **Policy** includes not only any policy (as defined by Condition 1.1.1) charged by any person named in Section D of the Schedule to this Legal Charge, but also in relation to any person not so named who deposits a Policy with the Lender, any policy deposited by that person.

7.2 Any Policy (if capable of being charged) deposited with the Lender which is provided as security for payment of any monies payable to the Lender by the Borrower under these Conditions shall be subject to an equitable charge in favour of the Lender.

7.3 Unless and until the Policy has been legally assigned to the Lender:

- 7.3.1 the Borrower appoints the Lender irrevocably (but subject to redemption) to be his attorney and in his name and on his behalf to assign, transfer, surrender or otherwise deal with the Policy and to collect the policy moneys; and
- 7.3.2 if the Mortgagor has not executed this Legal Charge the Borrower covenants to procure that the Mortgagor will at the Lender's written request execute all such instruments as may be necessary to procure that the Lender is so appointed such attorney.
- 7.4 The Borrower and the Mortgagor (if other than the Borrower) covenant with the Lender:
- 7.4.1 not to cause or permit the Policy to become void or voidable or to do or permit anything by which the Lender may be prevented from receiving the Policy moneys;
- 7.4.2 that if the policy becomes voidable the Borrower will do everything necessary to maintain it and that if the Policy becomes void the Borrower will do everything necessary to effect or (if required) to enable the Lender to effect in the Lender's name a new policy on the same life and for the same amount as the Policy (which new policy will then take the place of the Policy for all purposes hereof);
- 7.4.3 that the Borrower will pay the premiums punctually and produce the receipts for the same on request;
- 7.4.4 that if the Borrower fails to pay any premium due under the Policy the Lender will be at liberty to pay the same on his behalf and any sum so paid will be immediately repayable to the Lender by the Borrower and until repaid will be added to the moneys secured by this Legal Charge and become a charge on the Mortgaged Property together with interest thereon;
- 7.4.5 that at any time after the Lender's power of sale has become exercisable the Lender may:
- (a) sell the Policy; or
- (b) surrender the Policy to the insurers or exchange it for a fully paid policy or make such other arrangements with the insurers as it thinks fit;
- 7.4.6 that the policy moneys when received will immediately be applied at the Lender's option in or towards the maintenance or preservation of the Mortgaged Property (or part or parts thereof) or the repayment of the moneys secured by this Legal Charge.

8. Covenants relating to business assets charged to the Lender

- 8.1 In this Condition:
- (a) the Borrower means, in relation to any assets described in Section C of the Schedule to this Legal Charge, the person there named as the mortgagor of those assets;
- (b) the **Charged Assets** means, in relation to any person named in Section C of the Schedule to this Legal Charge, the assets charged by him;
- (c) the **Business** means the business described in Section C of the Schedule to this Legal Charge.
- 8.2 The Borrower and the Mortgagor (if other than the Borrower) covenant with the Lender:
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- 8.2.1 that the Borrower will carry on the business in a proper and efficient manner and keep proper books of account relating to the Business and will make full entries therein of all dealings and transactions of the Business and keep such books and all other documents and records relating to the Business at the place where the same is carried on and will at any time (if so required) produce such books documents and records for the inspection of the Lender or allow the Lender or any person appointed in writing by the Lender to have free access thereto and take extracts from the same;
 - 8.2.2 that if an order for the foreclosure of the Mortgage is made or if the Lender sells the Charged Assets in exercise of its power of sale the Borrower will enter into a deed containing restrictive covenants so as to protect the Purchasers interest in the Charged Assets and Business in such form as the Lender may reasonably require and if the Borrower shall refuse or neglect to do so the Borrower hereby appoints the Lender irrevocably (but subject to redemption) to be his attorney and in his name and on his behalf to execute such deed;
 - 8.2.3 not without the Lender's written consent to grant any mortgage, charge, bill of sale or other encumbrance over the Charged Assets;
 - 8.2.4 not to sell any stock-in-trade of the Business otherwise than in the ordinary course of business;
 - 8.2.5 that all machinery equipment and utensils employed in the Business will be kept in good and substantial repair and condition and in perfect working order;
 - 8.2.6 not to sever or dispose of any fixtures or fittings now or at any time hereafter affixed to any premises in which the Business is from time to time being carried on otherwise than in the ordinary course of maintenance or replacement and (where so required as a condition of the Facility Letter) to complete all necessary formalities to enable the Lender to perfect the registration of a Bill of Sale over such fixtures and fittings;
 - 8.2.7 that the Borrower or the Mortgagor (as the Lender may specify) will effect and maintain with such insurers and on such terms as the Lender may require or approve a mortgage instalment protection policy to cover (inter alia) the payment of the Monthly Payment in the event of the Business being closed due to an insured risk and such policy will be effected through brokers nominated by the lender;
 - 8.2.8 that the Borrower will insure and keep insured through brokers nominated by the Lender the Business (including all machinery equipment and utensils employed therein and the stock-in-trade thereof) for such amounts against such risks with such insurers and in such manner as the Lender may from time to time require or approve;
 - 8.2.9 that if the Borrower or the Mortgagor (as the case may be) fails to pay any premium due in respect of such insurance as is mentioned in paragraphs 08.2.7 and 08.2.8 above the Lender will be at liberty to pay the same on his behalf and any sum so paid will be immediately repayable to the Lender and until repaid will be added to the moneys secured by this Legal Charge and become a charge on the Mortgaged Property together with interest thereon;
 - 8.2.10 that the Business will be kept open for trading during normal hours of business.
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- 8.3 The Borrower and the Mortgagor (if other than the Borrower) further covenant with the Lender in relation to the insurances mentioned in paragraphs 08.2.7 and 0 8.2.8above in terms similar to Condition 1.4(d) 6.2.13(d)to 1.4(i)6.2.13(i).

9. Covenants by the Surety

If any person is named in this Legal Charge as a Surety then:

- 9.1 the Surety covenants with the Lender in the terms of all the covenants on the part of the Borrower herein contained and such covenants shall operate and take effect in all respects as if the same had been expressed to be entered into as joint and several covenants by the Borrower and the Surety with the Lender and the Surety shall not be released by the giving of time to the Borrower or by any other act or omission matter or thing whatsoever whereby the Surety as Surety only would have been so released and so that as between the Surety and the Lender the Surety shall be deemed a principal debtor under the said covenants;
- 9.2 the Surety further covenants with the Lender in relation to any property described in Section E of the Schedule to this Legal Charge (the Surety's Property) in the terms of the covenants contained in Condition 6but so that references to the Property and references to the Borrower shall be construed respectively as references to the Surety's Property and the Surety;
- 9.3 the Surety hereby acknowledges that the Lender has powers to make further advances and will not at any time during the period that the loan is outstanding or thereafter make any claim whatsoever that any such further advance if so made was made without the express or implied knowledge or consent of the Surety;
- 9.4 the Surety hereby acknowledges that the Surety shall remain liable to the Lender for a period of [] years under this Legal Charge;
- 9.5 the Surety hereby acknowledges that the giving of time to the Borrower or the neglect or forbearance of the Lender is requiring or enforcing payment of the monies secured by this Legal Charge or any other variations of the provisions of this Legal Charge or other dealing between the Borrower and the Lender shall not affect the liability of the Surety.

10. The Lender's rights and remedies

- 10.1 In this Condition the Mortgagor means, in relation to any part of the Mortgaged Property, the mortgagor of that part (if other than the Borrower).10.2 For the purposes of the Law of Property Act 1925 the mortgage moneys secured by this Legal Charge shall become due on the first Payment Day after the date of this Legal Charge.
- 10.3 The statutory power of sale applies to this Legal Charge free from the restrictions imposed by Section 103 of the Law of Property Act 1925.
- 10.4 The Lender's power of sale will become exercisable:
- 10.1 if any party to this Legal Charge (other than the Lender):
- (a) defaults for a period of seven days in the payment of any moneys payable under these Conditions; or
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- (b) fails to observe or perform any covenant or obligation (other than for the payment of money) imposed on him by this Legal Charge or these Conditions;

10.4.2 where the Borrower or the Surety is an individual:

- (a) he enters into a voluntary arrangement or makes a proposal to do so; or
- (b) an application is made for an Interim Order; or
- (c) he enters into a Deed of Arrangement; or
- (d) a Bankruptcy Petition is presented or a Bankruptcy Order is made; or
- (e) he dies;

10.4.3 where the Borrower or the Surety is a Company or other Corporate Body:

- (a) it enters into a voluntary arrangement or its Directors and Committee Members propose to do so; or
- (b) a Petition is presented for an Administration Order to be made or for it to be wound-up; or
- (c) a Resolution is passed for it to be wound-up or a meeting is convened to consider such a Resolution; or
- (d) a Receiver Manager or Administrative Receiver is appointed; or
- (e) it is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986; or
- (f) it ceases to carry on business;

10.4.4 if possession of any property described in Sections A B or E of the Schedule to this Legal Charge is taken by another mortgagee or if any such property is made the subject of a charging order or is compulsorily purchased or requisitioned;

10.4.5 if any chattels situate on any property described in Sections A, B or E of the Schedule to this Legal Charge or used in any business described in Section C of that Schedule are made the subject of any execution or are taken by way of distress; 10.4.6 if the Lender becomes aware of any material misstatement made by any party to this Legal Charge in connection with the facility letter, any sums drawn down thereunder or the making of any further advance.

10.5 Section 109 of the Law of Property Act 1925 (relating to the appointment etc of receivers) applies to this Legal Charge as if the words "not exceeding five per centum per annum on the gross amount of all moneys received" were omitted from sub-section (6) and as if sub-section (8)(iv) read: "in payment of the moneys (whether interest or otherwise) in arrear or accruing due under this Legal Charge".

- 10.6 At any time after the Lender's power of sale has become exercisable the Lender may without any previous notice to or concurrence on the part of the Borrower or Surety:
- 10.6.1 take possession of collect get in and retain receipts for all or any part of the Mortgaged Property and collect and give receipts for any income arising therefrom;
- 10.6.2 exercise its power to appoint a receiver (who may be an officer or employee of the Lender) in respect of the whole or any part of the Mortgaged Property;
- 10.6.3 grant any lease or tenancy of any land comprised in the Mortgaged Property at such rent (with or without payment of a premium) for such period and generally on such terms as the Lender may in its absolute discretion think fit;
- 10.6.4 accept surrenders of leases or tenancies affecting any land comprised in the Mortgaged Property on such terms as the Lender may in its absolute discretion think fit;
- 10.6.5 in the Borrower's name and on his behalf negotiate and agree with the landlord or (as the case may be) the tenant the amount of any rent falling to be reviewed under any lease under or subject to which any part of the Mortgaged Property is held;
- 10.6.6 exercise all the statutory powers conferred on mortgagees by the Law of Property Act 1925 with all the statutory incidents of such powers.
- 10.7 In addition to the powers conferred on him by statute any receiver appointed hereunder may as agent for the Borrower:
- 10.7.1 take possession of collect get in and give receipts for all or any part of the Mortgaged Property and collect and give receipts for any income arising therefrom;
- 10.7.2 in relation to any land comprised in the Mortgaged Property:
- (a) complete any buildings in course of erection thereon;
- (b) grant in the name of the Borrower and on his behalf any lease or tenancy thereof at such rent (with or without payment of a premium) and for such period and generally on such terms as the receiver may in his absolute discretion think fit;
- (c) accept surrenders of any leases or tenancies which affect the same on such terms as the receiver may in his absolute discretion think fit;
- 10.7.3 collect income which has accrued before his appointment as well as income which accrues thereafter;
- 10.7.4 carry out such repairs alterations renewals improvements and additions to the Mortgaged Property as he may think fit;
- 10.7.5 maintain or effect insurances of the Mortgaged Property;
- 10.7.6 in the name of the Borrower and on his behalf sell the Mortgaged Property or any part thereof in such manner and on such terms as the receiver may think fit;
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- 10.7.7 in the Borrower's name and on his behalf negotiate and agree with the landlord or (as the case may be) the tenant the amount of any rent falling to be reviewed under any lease under or subject to which any part of the Mortgaged Property is held;
- 10.7.8 make any arrangement or compromise or enter into, abandon, cancel or disregard any contracts which he may think expedient;
- 10.7.9 at any time after taking possession of the mortgaged property or any time after the power of sale has arisen and is exercisable, the Lender may as agents for and at the expense of the Borrower remove, store, sell or otherwise dispose of or deal with any furniture, goods or other items of whatever nature ("the Contents") which the Borrower shall have failed and or refused to remove from the mortgaged property (whether or not the contents shall be the property of the Borrower or of any third party) and the Lender shall not be liable for any loss or damage thus occasioned to the Contents and the Borrower shall indemnify the Lender in respect of all claims concerning the contents howsoever arising.
- 10.8 The Borrower hereby appoints the Lender irrevocably (but subject to redemption) to be his attorney (with full power to appoint any person including any receiver appointed hereunder to be the Lender's substitute and to sub-delegate to such substitute all or any of the powers conferred on the Lender by this paragraph) and in the Borrower's name and on his behalf to execute any document or do any act or thing which the Borrower is obliged to execute or do hereunder or which the Lender (or its substitute) may find necessary to be executed or done in connection with the exercise of any of the powers hereby or by law conferred on the Lender or on any receiver appointed hereunder.

11. Consolidation

Except on such terms as the Lender may approve the Borrower may not:

- 11.1 redeem this Legal Charge without at the same time redeeming any other mortgage whereby any property stands charged to the Lender by way of security for any indebtedness outstanding from the Borrower;
- 11.2 redeem any other such mortgage without redeeming this Legal Charge.11.3 the restriction on the right of consolidating securities which is contained in Section 93 of the Law of Property Act 1925 shall not apply to this legal charge.

12. Costs

All costs and expenses (including the costs of any legal proceedings and any administrative costs and expenses) incurred by the Lender in connection with this Legal Charge or the collection of any moneys due under it or the exercise of any powers conferred on the Lender by these Conditions will be payable by the Borrower on a basis of full indemnity and will be recoverable from him on demand and until payment will be a charge on the Mortgaged Property and will bear interest at the Interest Rate.

13. Notices

- 13.1 Any notice or other communication to be given or sent by the Lender under these Conditions will be sufficiently served if:
- 13.1.1 in the case of the Borrower, it is sent by ordinary prepaid post to the Borrower at the last address of the Borrower known to the Lender or at any property described in Section A or Section B of the Schedule to this Legal Charge;
- 13.1.2 in the case of a person named as mortgagor (other than the Borrower) in Section A of the Schedule to this Legal Charge, it is sent by ordinary prepaid post to that person at his last address known to the Lender or at the address of the property described in that Section of the Schedule;
- 13.1.3 in the case of a person named as mortgagor (other than the Borrower) in Section B of the Schedule to this Legal Charge, it is sent by ordinary prepaid post to that person at his last address known to the Lender or at the property described in that Section of the Schedule;
- 13.1.4 in the case of a person named as mortgagor (other than the Borrower) in Section C of the Schedule to this Legal Charge, if it is sent by ordinary prepaid post to that person at his last address known to the Lender or at the address of the business described in that Section of the Schedule;
- 13.1.5 in the case of a person named as mortgagor (other than the Borrower) in Section D of the Schedule to this Legal Charge, it is sent by ordinary prepaid post to that person at his last address known to the Lender;
- 13.1.6 in the case of the Surety, it is sent by ordinary prepaid post to the Surety at the last address of the Surety known to the Lender or at any property described in Section E of the Schedule to this Legal Charge.
- 13.2 Any notice or communication so sent will be deemed to have been served on the person to whom it is addressed at the expiration of 48 hours after the time of posting.

14. Receipt

The Borrower hereby acknowledges receipt of the Principal Sum.

15. The Charge on Property

- 15.1 The person named as Mortgagor in Section A of the Schedule to this Legal Charge (whether or not being also the Borrower) to the extent of his interest hereby with full title guarantee charges by way of a Legal Charge the property described in Section A subject to any prior charges which are there stated to affect such Property with payment of all monies payable to the Lender by the Borrower under these Conditions.
- 15.2 The person named as Mortgagor in Section B of the Schedule to this Legal Charge (whether or not being also the Borrower and/or the person named as Mortgagor in Section A of the Schedule) to the extent of his interest hereby with full title guarantee charges by way of a Legal Charge the property described in Section B subject to any prior charges which are there stated to affect such property with payment of all monies payable to the Lender by the Borrower under these Conditions.
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- 15.3 The person named as Mortgagor in Section C of the Schedule to this Legal Charge (whether or not being also the Borrower and/or the person named as Mortgagor in Section A and/or section B of the Schedule) to the extent of his interest hereby with full title guarantee assigns to the Lender the goodwill and other assets described in Section C of the Schedule subject in each case to re-assignment on payment of all monies payable to the Lender by the Borrower under these Conditions.

16. Further advances

This Legal Charge is made for securing further advances but does not oblige the Lender to make further advances.

17. Registered land

Where any property hereby charged comprises registered land the chargor of that property hereby applies to the Chief Land Registrar to enter on the Register a restriction that (except under an order of the Registrar) no disposition by the registered proprietor of that property shall be registered without the consent of the Lender or other registered proprietor for the time being of this Legal Charge.

18. The Facility Letter

A copy of the Facility Letter of offer or other facility letter dated 14 December 2021 is annexed hereto. In the event of any inconsistency between the contents thereof and these Conditions, the Facility Letter shall prevail.

19. The Consumer Credit Agreement

If there is any inconsistency between these Conditions and the Consumer Credit Agreement, then the Consumer Credit Agreement shall prevail.

20. Assignment

The Lender may at any time assign this Legal Charge. No other party may assign this Legal Charge or any of its other rights, duties obligations under this Legal Charge without the consent in writing of the Lender first had and obtained.

In witness whereof the Borrower, the Mortgagor and the Surety (if any) have executed this Legal Charge the day and year first above written.

The Schedule

Section A: Land Charged as a primary security:

Mortgagor: **Ringtrop Limited** as to the Property firstly described and

Rocksworth Ltd as to the Property secondly described

Description of Property:

FIRSTLY ALL THAT leasehold property situate and known as known as Ground Floor Front 400 Lea Bridge Road London E10 7DY as the same is comprised in a lease of even date made between B M Samuels Finance Group Plc (1) and Ringtrop Limited (2) and **SECONDLY ALL THAT** leasehold property situate and known as known as Studio Flat 81a Gloucester Mews (rear of 400 Lea Bridge Road) London E10 7DY as the same is comprised in a lease of even date made between B M Samuels Finance Group Plc (1) and Rocksworth Ltd (2)

Prior charges (if any) affecting the property : none

Section B: Land Charged as additional security:

Mortgagor:

Address of Mortgagor:

Description of additional security:

Prior charges (if any) affecting the property :

Section C: Business Assets Charged:

Mortgagor:

Address of Mortgagor:

Description of business assets:

The business:

Address of the business premises

Section D: Life Policy charged:

Mortgagor:

Address of Mortgagor:

Details of life policy:

Section E: Details of Surety and land charged by Surety (if any):

Name:

Address:

Description of property:

Prior charged (if any affecting the property)

Executed as a Deed by the said
RINGTROP LIMITED
acting by **ABRAHAM SCHRIEBER**
a Director in the presence of:



Witness:

 R. BUDE

Address:

220 STAMFORD HILL LONDON N16 6RA


Occupation:

SOLICITOR

Executed as a Deed by the said
ROCKSWORTH LTD
acting by **ABRAHAM SCHRIEBER**
a Director in the presence of:



Witness:

 R. BUDE

Address:

220 STAMFORD HILL LONDON N16 6RA

Occupation:

SOLICITOR
