



Registration of a Charge

Company Name: **CROFT COMMERCIAL DEVELOPMENTS LIMITED**

Company Number: **02496970**



Received for filing in Electronic Format on the: **31/10/2022**

XBFT9U0B

Details of Charge

Date of creation: **24/10/2022**

Charge code: **0249 6970 0017**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description:

Contains fixed charge(s).

Contains floating charge(s) (floating charge covers all the property or undertaking of the company).

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

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

Certified by: **KUIT STEINART LEVY LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 2496970

Charge code: 0249 6970 0017

The Registrar of Companies for England and Wales hereby certifies that a charge dated 24th October 2022 and created by CROFT COMMERCIAL DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 31st October 2022 .

Given at Companies House, Cardiff on 1st November 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**

The electronic deed of which this is a print
out is amended this day 27 October 2022
as follows

Debenture

(1) **CROFT COMMERCIAL DEVELOPMENTS
LIMITED**

and

(2) **SHAWBROOK BANK LIMITED**

Contents

1	Definitions and interpretation	1
3	Covenant to pay	6
4	Fixed and floating security	6
5	Crystallisation of floating charge	8
6	Representations and warranties	9
7	Undertakings	11
8	Shares and Investments: voting rights and dividends	15
9	Perfection of security	16
10	Further assurance	18
11	Enforcement	18
12	Right of appropriation	18
13	Appointment and powers of a Receiver	19
14	Power of attorney	20
15	Other powers exercisable by the Lender	21
16	Powers of sale, leasing, accepting surrenders and severance	22
17	Protection of third parties	22
18	Consolidation of mortgages	22
19	Rights of Lender or Receiver to remedy breach	23
20	Application of money received by the Lender or a Receiver	23
21	Costs, expenses and indemnity	23
22	Set-off	24
23	Information	24
24	Transfers	24
25	Notices	25
26	Amendments	25
27	Remedies and waivers	25

28	Continuing and additional security	25
29	Opening of new accounts	26
30	No prejudice	26
31	No merger	26
32	Evidence of debt	26
33	Redemption of security and releases	26
34	Conditional discharge	27
35	Partial invalidity	27
36	Counterparts	27
37	Governing law and jurisdiction	27
	Schedule 1 Insurance Policies—Form of notice of assignment and acknowledgement	29
	Schedule 2 Existing security interests	30

THIS DEED is made on **24 October** 2022

PARTIES

- (1) **CROFT COMMERCIAL DEVELOPMENTS LIMITED**, a company incorporated in England and Wales with registered number 02496970 whose registered office is at Devonshire House, 1 Devonshire Street, London, W1W 5DR (the **Chargor**); and
- (2) **SHAWBROOK BANK LIMITED** of Lutea House, Warley Hill Business Park, The Drive, Great Warley, Brentwood, Essex CM13 3BE with registered number 00388466 (the **Lender**).

RECITALS:

- A The Lender provides facilities to the Chargor under various financing arrangements.
- B It is a condition of the Lender making the facilities available to the Chargor that the Chargor enter into this Deed in favour of the Lender.

IT IS AGREED as follows:

1 Definitions and interpretation

1.1 Definitions

In this Deed, unless otherwise provided:

Business Day	means a day, other than a Saturday, Sunday or public holiday, on which banks are open for business in London;
Event of Default	means any event or circumstance specified as a "Termination Event" under the Facility Agreement.
Existing Security Interests	means the Security Interests listed in Schedule 2.
Facility Agreement	means the facility letter dated 29 September 2022 issued by the Lender to the Borrower and which incorporates the Lender's commercial mortgage terms and conditions update 8 th May 2020 (the "Commercial Mortgage Terms");
Financial Indebtedness	means indebtedness arising from: <ol style="list-style-type: none"> (a) borrowing (including overdrafts) and amounts raised that have the commercial effect of borrowing; (b) any issued bonds, notes, debentures or similar instruments;

- (c) any liabilities under finance or capital leases;
- (d) any sold or discounted receivables;
- (e) counter-indemnity obligations in relation to guarantees, indemnities, standby or documentary letters of credit and similar instruments; and
- (f) the amount of any liability under a guarantee or indemnity for any of the items listed in paragraphs (a) to (f) above.

Floating Charge Assets

means the assets for the time being comprised within the floating charge created by Clause 4.4 (Floating charge);

Insurance Policies

means each of the insurance policies now or in the future held by or otherwise benefiting the Chargor and any insurance policies that are effected to renew, substitute or replace any such insurance policies and 'Insurance Policy' means any one of them;

Intellectual Property

means any present or future:

- (a) patents, trade marks, service marks, brand and trade names, domain names, copyrights, design rights and registered designs, documented trade secrets and know-how, confidential information and other intellectual property rights and interests;
- (b) applications for the protection of any such rights and assets in any part of the world; and
- (c) agreements and licences relating to the rights to use such assets or exploitation of any such rights and assets,

held by or for the benefit of the Chargor;

Legal Reservations

means:

- (a) the principle that the granting or not of equitable remedies is at the discretion of a court;

(b) the time barring of claims under any limitation acts in any relevant jurisdiction; and

(c) any other principles of law applicable to companies generally;

LPA 1925

means the Law of Property Act 1925;

Party

means a party to this Deed;

Permitted Disposal

means any disposal (including by way of sale, transfer, licence or lease) on arm's length terms:

(a) of cash or stock in the ordinary course of trading; or

(b) that has been given prior written approval by the Lender; or

(c) is Real Property which is the subject of a Security Interest not granted to the Lender.

Permitted Security

means:

(a) the Security Interests constituted by or arising under this Deed;

(b) the Existing Security Interests;

(c) any lien arising in the ordinary course of trading and by operation of law; and

(d) any Security Interest arising under retention of title, hire purchase or similar arrangements entered into in the ordinary course of business and on the supplier's usual terms and not because the Chargor has breached those terms;

Plant and Machinery

means any present or future plant, machinery, office equipment, computers, vehicles and other chattels of the Chargor (excluding those forming part of the Chargor's stock in trade or work in progress);

Real Property

means:

(a) any present or future freehold and/or leasehold properties in which the

Chargor has an interest; and

- (b) any buildings, fixtures, fittings, fixed plant or machinery from time to time situated on or forming part of any of such properties;

Receiver

means any receiver appointed under this Deed or pursuant to any applicable law, whether alone or jointly, and includes a receiver and/or manager and an administrative receiver (if the Lender is permitted to appoint such administrative receiver);

Related Rights

means all of the present and future rights to:

- (a) dividends, distributions, interest and other income from the Shares and Investments;
- (b) allotments, rights, money or property arising from the Shares and Investments by way of conversion, exchange, redemption, bonus, preference, option or otherwise;
- (c) stock, shares and securities offered in addition to or substitution for the Shares and Investments; and
- (d) proceeds of, or from, the disposal of, or other dealing with, any Shares and Investments;

Secured Assets

means all of the present and future assets and undertaking of the Chargor which from time to time are the subject of any Security Interest created, or purported to be created, by or pursuant to this Deed;

Secured Obligations

means all present and future obligations and liabilities (whether actual or contingent, whether incurred alone, jointly or severally, whether as principal or surety and/or in any other capacity whatsoever and regardless of how they arise) owed by the Chargor to the Lender;

Secured Share Assets

means all of the:

- (a) Shares and Investments; and

Security Interest	<p>(b) Related Rights;</p> <p>means any charge, pledge, mortgage, lien or other security interest securing any obligations of any person or any other arrangement of any type whatsoever having the effect of conferring security or a similar effect;</p>
Security Period	<p>means the period beginning on the date of this Deed and ending on the date on which the Lender is satisfied that the Secured Obligations have been unconditionally and irrevocably discharged in full and that no further Secured Obligations are capable of being outstanding;</p>
Shares and Investments	<p>means all of the present and future:</p> <p>(a) shares owned or held by the Chargor, or by any nominee on behalf of the Chargor, in any company; and</p> <p>(b) stocks, debentures, securities and certificates of deposit held by the Chargor or by any nominee on behalf of the Chargor,</p>
Sterling	<p>and £ mean the lawful currency of the United Kingdom.</p>

1.2 Interpretation

1.2.1 In this Deed, unless the context otherwise requires:

- (a) words in the singular include the plural and vice versa;
- (b) including means including without limitation;
- (c) where an act is required to be performed promptly, it must be performed as soon as reasonably possible from the moment when the act could reasonably have been performed, having regard to all of the circumstances;
- (d) a time of day is a reference to London time;
- (e) a reference to any Party shall be construed as including, where relevant, successors in title to that Party, and that Party's permitted assigns and transferees (if any);
- (f) a reference to a person includes individuals, unincorporated bodies, government entities, companies and corporations;
- (g) a reference to a Clause or a Schedule is to a clause of, or schedule to, this Deed;
- (h) a reference to this Deed or any other agreement is a reference to that document as amended, novated, supplemented, restated or replaced from time to time in accordance with its terms; and

- (i) references to legislation include any modification or re-enactment of such legislation or any part of it.

2

- 2.1.1 Clause 1 (Interpretation) of the Commercial Mortgage Terms and Conditions is incorporated in this Deed as if set out here in full but so that each reference in that clause to the Facility Agreement shall be read as a reference to this Deed.
- 2.1.2 A reference to this Deed includes its Schedules, which form part of this Deed.
- 2.1.3 The table of contents and any Clause title, Schedule title or other headings in this Deed are included for convenience only and shall have no effect on the interpretation of this Deed.
- 2.1.4 An enforcement event is 'continuing' if it has not been waived in writing by the Lender.

2.2 Contract for the disposition of Real Property

The terms of any agreement or side letter entered into between the Parties in relation to this Deed or the Secured Obligations are incorporated into this Deed to the extent required for any purported disposition of any Real Property contained in this Deed to be a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.

2.3 Third party rights

- 2.3.1 Except as expressly provided for in this Deed, a person who is not a Party (other than a Receiver or any of the Receiver's delegates or sub-delegates) shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any of the provisions of this Deed.
- 2.3.2 The Parties may terminate or rescind this Deed, or agree to any variation, waiver or settlement in connection with it, without the consent of any third party, whether or not it extinguishes or alters any entitlement they may have to enforce any of the provisions of this Deed.

3 Covenant to pay

The Chargor covenants with the Lender that it shall, on demand by the Lender, pay and discharge all the Secured Obligations when due, (together with all interest, fees, costs and expenses charged by or incurred by the Lender in connection with the Chargor's obligations to pay and discharge the Secured Obligations).

4 Fixed and floating security

4.1 Legal mortgage

The Chargor, with full title guarantee, charges by way of legal mortgage, in favour of the Lender, all of the Real Property in which the Chargor has an interest on the date of this Deed as security for the payment and discharge of the Secured Obligations.

4.2 Fixed charges

To the extent not validly or effectively charged by way of legal mortgage under Clause 4.1 (Legal mortgage) or assigned under Clause 4.3 (Assignments by way of security), the Chargor, with full title guarantee, charges by way of fixed charge, in favour of the Lender, all of the Chargor's rights, title and interest from time to time in and to each of the following assets, as security for the payment and discharge of the Secured Obligations:

4.2.1 Real Property

- (a) its Real Property;
- (b) all rental and other income and all debts, rights and claims now or in the future due or owing to the Chargor under or in connection with any lease, agreement or licence relating to its Real Property;
- (c) all of the Chargor's present and future rights and claims against the lessees, sub-lessees or licensees of its Real Property and all guarantors and sureties for the obligations of such lessees, sub-lessees or licensees; and
- (d) each of the present and future agreements, licences, options, contracts, guarantees, warranties, easements, agreements for lease, and any other document, in each case, entered into by the Chargor relating to the use, acquisition, exploitation, disposal of or dealings with any of the Real Property;

4.2.2 Plant and Machinery

all Plant and Machinery;

4.2.3 Shares and Investments

- (a) all of its Shares and Investments; and
- (b) all the Related Rights.

4.2.4 Insurance Policies

- (a) all of the Chargor's rights and claims arising in relation to each of the Insurance Policies, including the benefit of all claims arising and all money payable under such Insurance Policies;

4.2.5 Goodwill and uncalled capital

all its goodwill and all rights and claims relating to the uncalled capital of the Chargor;

4.2.6 Intellectual Property

all of the Chargor's rights, title and interest in the Intellectual Property; and

4.2.7 Debts

all of its book and other debts and monetary claims and their proceeds (both collected and uncollected) (together **Debts**)

4.3 Assignments by way of security

- 4.3.1 The Chargor, with full title guarantee, assigns absolutely to the Lender, as security for the payment and discharge of the Secured Obligations all of the Chargor's rights and claims in relation to the Insurance Policies.

- 4.3.2 Notwithstanding the other terms of this Clause 4.3 (Assignments by way of security), prior to this Deed becoming enforceable, the Chargor may continue to exercise all and any of its rights under and in connection with the assets specified in Clause 4.3.1.

4.4 Floating charge

- 4.4.1 The Chargor, with full title guarantee, charges by way of floating charge in favour of the Lender as security for the payment and discharge of the Secured Obligations, all of its present and future assets (except to the extent that those assets are for the time being effectively charged by way of legal mortgage or fixed charge or assigned under Clauses 4.1 (Legal mortgage), 4.2 (Fixed charges) or 4.3 (Assignments by way of security)) including any assets which have been reconverted into a floating charge under Clause 5.4 (Decrystallisation of floating charge).
- 4.4.2 Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by Clause 4.4.1.

5 Crystallisation of floating charge

5.1 Crystallisation by notice

- 5.1.1 Unless automatic crystallisation has already occurred under Clause 5.2 (Automatic crystallisation), the floating charge created by Clause 4.4 (Floating charge) may be crystallised into a fixed charge by the Lender giving written notice to the Chargor in relation to any or all of the Floating Charge Assets, if:
- (a) the Security Interests created by or pursuant to this Deed become enforceable in accordance with Clause 11 (Enforcement); or
 - (b) the Lender considers (in its reasonable opinion), that crystallisation is required to protect the priority of the security created under this Deed.
- 5.1.2 If no Floating Charge Assets are specified in the notice referred to in Clause 5.1.1, the crystallisation shall take effect over all the Floating Charge Assets.

5.2 Automatic crystallisation

The floating charge created by Clause 4.4 (Floating charge) shall automatically and with immediate effect crystallise (without notice) into a fixed charge in relation to all the Floating Charge Assets upon the occurrence of any of the following:

- 5.2.1 the Chargor, without the Lender's prior written consent, resolves to take or takes any step to create a Security Interest (other than Permitted Security) or trust over any Floating Charge Asset or to dispose of any Floating Charge Asset (except any disposal in the ordinary course of its business unless such disposal is prohibited by this Deed);
- 5.2.2 any person resolves to take or takes any step to levy any distress, execution, sequestration or other process against any Floating Charge Asset;
- 5.2.3 an application for an administration order in relation to the Chargor is issued; or
- 5.2.4 any person (who is entitled to do so) gives notice of its intention to appoint an administrator to the Chargor or files such a notice with the court.

5.3 Assets acquired post-crystallisation

Any assets acquired by the Chargor after crystallisation has occurred (and that are not effectively charged by way of legal mortgage or fixed charge or assigned under Clauses 4.1 (Legal mortgage), 4.2 (Fixed charges) or 4.3 (Assignments by way of security)) shall become subject to the floating charge created by Clause 4.4 (Floating charge) so that the crystallisation shall be effective as if such assets were owned by the Chargor at the date of crystallisation.

5.4 Decrystallisation of floating charge

Any charge that has crystallised under Clause 5.1 (Crystallisation by notice) or Clause 5.2 (Automatic crystallisation) may by notice in writing (given at any time by the Lender), be reconverted into a floating charge in relation to the assets or class of assets specified in that notice.

6 Representations and warranties

6.1 The Chargor makes the following representations and warranties to and for the benefit of the Lender on the date of this Deed and acknowledges that the Lender makes financing available to the Chargor in reliance on such representations and warranties:

6.1.1 General

- (a) it is a limited company duly incorporated and validly existing under the laws of England and Wales;
- (b) it has the corporate power to carry on its business as it is now being conducted and own its assets;
- (c) subject to the Legal Reservations, its obligations under this Deed are legal, valid, binding and enforceable;
- (d) the entry into, delivery and performance by it of this Deed, will not involve or result in a contravention of:
 - (i) its constitutional documents;
 - (ii) any law or regulation applicable to it; or
 - (iii) any contractual or other obligation or restriction that is binding on it or any of its assets;
- (e) it has taken the necessary corporate action to allow it to enter into, deliver and perform its obligations under this Deed and it does not exceed any limit on its powers in so doing;
- (f) all authorisations, consents and licences necessary to enable it to enter into, deliver and perform its obligations under this Deed and to enable it to conduct its business in its current form have been obtained;
- (g) none of the enforcement events listed in Clause 12 (Right of appropriation) has occurred and is continuing;
- (h) subject to the Legal Reservations, this Deed creates the Security Interests that it purports to create and each such Security Interest constitutes a legal, valid and effective Security Interest with first ranking priority;
- (i) no Security Interest subsists over any of the Secured Assets except for the Security Interests created by or pursuant to any Permitted Security and no person holds an interest in any of the Secured Assets other than under a Permitted Security;

- (j) it is the sole legal and beneficial owner of all of the Secured Assets and on it acquiring any property forming part of the Secured Assets, it will be the sole legal and beneficial owner of that property; and
- (k) no third party consents are required to ensure the effective creation of the Security Interests envisaged by this Deed OR all third party consents required to ensure the effective creation of the Security Interests envisaged by this Deed have been obtained;

6.1.2 Real Property

- (a) no breach of any law (including environmental law), regulation or covenant or the terms of any planning permission has occurred and is continuing which has or would be reasonably likely to have a material adverse effect on the value or use of its Real Property or any part of it;
- (b) no covenants, agreements, stipulations, reservations, conditions, interest, rights or other matters whatsoever affect any of its Real Property which have or would be reasonably likely to have a material adverse effect on the value or use of its Real Property or any part of it;
- (c) nothing has arisen or has been created or is subsisting which would be an overriding interest or an unregistered interest over any of its Real Property which would have or be reasonably likely to have a material adverse effect on the value or use of its Real Property or any part of it;
- (d) it has all facilities (including access) necessary for the enjoyment and use of all of its Real Property where the lack of those facilities would have or be reasonably likely to have a material adverse effect on the value or use of its Real Property or any part of it;
- (e) no facility necessary for the enjoyment and use of any of its Real Property is on terms entitling any person to terminate or curtail its use;
- (f) it has received no notice of any adverse claims by any person in respect of any of its Real Property which, if adversely determined, would or would be reasonably likely to have a material adverse effect on the value or use of its Real Property or any part of it; and
- (g) no hazardous or toxic materials, substances, pollutants, contaminants or wastes have at any time been released into the environment or deposited, discharged, displaced or disposed of at its Real Property.

6.1.3 Shares and Investments

- (a) the Secured Share Assets are duly authorised, validly issued, fully called up, fully paid and not subject to any option to purchase or similar right;
- (b) any transfer of any of the Secured Share Assets as a result of the creation or enforcement of this Deed is and will not be restricted in any way by the constitutional documents of any company in which the Secured Share Assets are held; and
- (c) no company in which the Shares and Investments are held is obliged under the terms of any agreement to issue or allot any of its shares to any particular person or class of persons, whether or not following the making of a call or demand and;
- (d) it has not made any nomination under section 145 of the Companies Act 2006 in connection with any of the Secured Share Assets.

6.1.4 Insurance Policies

- (a) the Insurance Policies have not been amended, modified or cancelled and remain in full force and effect;
- (b) it has not done or omitted to do anything and no event or circumstance has occurred which has made or could make any Insurance Policy void, voidable, treated as if it had been entered into on different terms or subject to any suspension, restriction, limitation or an increased premium or which could entitle the insurer to reduce the amount to be paid on a claim or prevent the Lender from receiving any money payable under any Insurance Policy; and
- (c) it has not received any notification from its insurers that their liability under the Insurance Policies has been suspended, reduced, discharged or avoided.

6.2 Repetition of representations and warranties

The representations contained in this Clause 6 (Representations and warranties) are deemed to be repeated by the Chargor by reference to the facts and circumstances then existing on each day during the Security Period.

7 Undertakings

The undertakings in this Clause 7 (Undertakings) remain in effect throughout the Security Period.

7.1 General

7.1.1 The Chargor must:

- (a) ensure that it has all authorisations, consents and licences necessary to enable it to enter into, deliver and perform its obligations under this Deed and to enable it to conduct its business in its current form;
- (b) comply with all laws and regulations applicable to it;
- (c) maintain, preserve, protect and keep good and marketable title to all of the Secured Assets;
- (d) maintain and preserve the Security Interests created by or pursuant to this Deed and the first-ranking priority of such Security Interests;
- (e) provide the Lender with any notices, reports, accounts, circulars and other documents relating to the Secured Assets promptly when they are received; and
- (f) promptly on becoming aware of the same, notify the Lender of the occurrence of any of the enforcement events listed in Clause 12 (Right of appropriation) together with the steps being taken to remedy it (if applicable).

7.1.2 The Chargor must not:

- (a) create or permit to subsist any Security Interest over any of the Secured Assets other than any Security Interest created by or pursuant to any Permitted Security;
- (b) either in a single transaction or in a series of transactions sell, transfer, licence, lease, grant any option in respect of or otherwise dispose of all or any part of the Secured Assets or agree or attempt to do so unless such disposal is a Permitted Disposal.

7.2 Real Property

7.2.1 The Chargor must:

- (a) keep all buildings, plant, machinery, fixtures, fittings and other effects charged under this Deed in good and substantial repair and in good working order (except only for fair wear and tear) and renew and replace them when they become obsolete, worn out or destroyed;
- (b) punctually pay or cause to be paid and keep the Lender indemnified against, all present and future rents, rates, taxes, levies, charges, duties, assessments, impositions and other outgoings assessed, charged or imposed upon or in respect of its Real Property and, when required, produce to the Lender proof of such payment;
- (c) ensure compliance with all laws, statutes, statutory instruments, regulations and by-laws for the time being in force and all notices, orders and requirements of any competent authority, and all directives and codes of practice affecting its Real Property, business or assets or relating to the protection of the environment or health and safety and give effect to all arrangements which any such authority may direct or recommend;
- (d) complete (with reasonable expedition and in compliance with all planning and by-law consents or agreements entered into with a competent authority) any building operations commenced at any time by it on its Real Property to the satisfaction of the Lender all of which building operations shall have been previously approved by the Lender;
- (e) observe and perform all agreements, assignments, contracts, conveyances, grants and other deeds and documents for the time being binding on it or affecting its Real Property or its use or enjoyment, and the Chargor must not take or omit to take any action of any kind whereby its interest or estate in its Real Property may be forfeited or otherwise adversely affected;
- (f) if the Chargor receives any notice served under section 146 of the LPA 1925 or any proceedings are commenced for forfeiture of any lease or any superior lease or the landlord or any superior landlord attempts to re-enter under the provisions of such lease: (i) immediately notify the Lender in writing, and (ii) take such steps as the Lender requires (at the Chargor's own expense);
- (g) permit the Lender to enter any of its Real Property, without prejudice to the powers conferred by this Deed and without becoming a mortgagee in possession, for any reasonable purpose and to view the state of the same;
- (h) punctually pay the rents and perform any other obligations contained in any lease, agreement for lease, tenancy agreement or licence to occupy its Real Property and enforce the observance and performance by the landlord or licensor of their respective obligations under any such document;
- (i) supply to the Lender, within 7 days of receipt, copies of any notice, order or proposal received by the Chargor from any competent authority or from any landlord or tenant affecting any of the Real Property in any material respect, and, at the cost of the Chargor, either punctually comply with the notice or order or, if so requested by the Lender, make or join with the Lender in making such objections or representations or taking such other steps as the Lender may think fit, and any compensation received by the Chargor as a result shall be charged to the Lender and paid to it and applied in or towards the discharge of the Secured Obligations;

- (j) promptly on receipt, provide to the Lender a copy of each professional valuation report it obtains in relation to any of the Real Property;
- (k) notify the Lender, promptly on receipt, of any claim, notice or other communication received by it alleging non-compliance by it in relation to any matter referred to in this Clause 7.2 (Real Property); and
- (l) insure and keep insured all its Real Property.

7.2.2 The Chargor must not:

- (a) create any legal or equitable estate or interest (including any license or sub-license, or grant any interest or right relating to the use, occupation or possession) in or over the whole or any part of its Real Property (or purport to do so) or part with possession or ownership or allow any third party access to or the right to use any of its Real Property;
- (b) without the prior written consent of the Lender (which will not be unreasonably withheld):
 - (i) exercise any power of leasing its Real Property, or accepting any lease surrenders, nor (except where obliged to do so by law) extend, renew or vary any lease or tenancy agreement or grant any licence to assign or underlet;
 - (ii) construct any building or make any structural alteration or apply for any planning consent for the development or change of use of any of its Real Property, or, except in the ordinary course of repair, replacement or improvement, at any time sever, remove or dispose of any fixture on it;
 - (iii) enter into onerous or restrictive obligations affecting its Real Property or create or permit to arise any overriding interest or any easement or right in or over it; or
 - (iv) alter, pull down, remove or dispose of any of buildings, plant, machinery, fixtures, fittings on its Real Property except in the ordinary course of repair, maintenance or improvement.

7.3 Shares and Investments

7.3.1 The Chargor must promptly pay when due all calls on any of its Secured Share Assets that, despite Clause 6.1.3(a), are not fully paid.

7.3.2 The Chargor must not:

- (a) make any nomination under section 145 of the Companies Act 2006 in connection with any of the Secured Share Assets;
- (b) convert any of the Secured Share Assets from certificated to uncertificated form;
- (c) cause or permit any of the Secured Share Assets to be consolidated, sub-divided or converted and must take such action as the Lender may direct in respect of any proposed compromise, arrangement, capital organisation, conversion, exchange, repayment or takeover offer affecting any of the Secured Share Assets or any proposal to vary or abrogate any rights attaching to any of the Secured Share Assets;
- (d) permit the articles of association of any company in which the Chargor holds any of the Secured Share Assets to be amended or modified in any way that would be adverse to the interests of the Lender or adversely affect the

Security Interests created, or purported to be created, by or pursuant to this Deed; or

- (e) exercise any voting or other rights in respect of the Secured Share Assets in any way that is likely to prejudice the value of the Secured Share Assets or otherwise jeopardise the Security Interests created, or purported to be created, by or pursuant to this Deed in respect of the Secured Share Assets.

7.4 Insurance

7.4.1 The Chargor must:

- (a) ensure the Secured Assets are insured, including the Real Property against loss or damage by fire and all other usual risks and such other risks as the Lender may require to its full replacement value from time to time with such insurers as the Lender may from time to time approve in writing;
- (b) upon request, provide the Lender with copies of the Insurance Policies;
- (c) comply with the terms of the Insurance Policies;
- (d) promptly, and in any event no later than their due date, pay all premiums required for keeping up the Insurance Policies and, upon request, deliver to the Lender the receipts for all such premiums;
- (e) provide the Lender with copies of all correspondence given to or received from any insurer under any Insurance Policy promptly after they are given or received;
- (f) renew each Insurance Policy in good time prior to its expiry date;
- (g) if any of the Insurance Policies becomes void or voidable, immediately at its own cost, effect a new Insurance Policy of the same value as the void or voidable Insurance Policy;
- (h) if any of the Insurance Policies is suspended, immediately at its own cost, effect a new Insurance Policy of the same value as the suspended Insurance Policy for the duration of the suspension;
- (i) procure that the Lender is as a minimum, first loss payee under each Insurance Policy provided that this requirement shall only apply where the Lender has a first priority Security Interest;
- (j) ensure that all proceeds of any of the Insurance Policies are paid to the Lender and at the option of the Lender applied towards making good the loss or damage in respect of which the money was received or towards the discharge of the Secured Obligations; and
- (k) to the extent they are not paid to the Lender directly by the insurer, pay any money it may receive in respect of any Insurance Policy to the Lender immediately on receipt and, pending such payment, hold all money so received upon trust for the Lender.

- 7.4.2 The Chargor must not do any act or commit any default by which any Insurance Policy may become void, voidable, treated as if it had been entered into on different terms or subject to any suspension, restriction, limitation or an increased premium or which could entitle the insurer to reduce the amount to be paid on a claim or prevent the Lender from receiving any money payable under any Insurance Policy.

7.5 Intellectual Property

7.5.1 The Chargor must:

- (a) take all necessary action to protect and maintain its Intellectual Property and franchises, wherever situated, that are material and necessary to its business and contracts, and promptly notify the Lender of any infringement or alleged infringement or any challenge to the validity of any Intellectual Property of which the Chargor has notice and supply the Lender with all relevant information in its possession relating to them as the Lender may request;
- (b) maintain an up-to-date record of all trade marks and Intellectual Property belonging to it, all applications for registration of trade marks and all copyright, patents and patent applications owned by the Chargor and provide a copy to the Lender on written request;
- (c) diligently commence and prosecute all proceedings that may be necessary to prevent infringement of any Intellectual Property belonging to it where the infringement has or could have a material effect on its business; and
- (d) pay all application, registration, renewal and other payments necessary to effect, protect, maintain or renew registrations in respect of its Intellectual Property and do all such things necessary to maintain all Intellectual Property rights in full force and effect, and send or deliver to the Lender the receipt for every such payment immediately after it has been made.

7.5.2 The Chargor must not:

- (a) sell, assign, transfer, license or agree to license any Intellectual Property belonging to it or any interest in them, or permit any third party to use them; or
- (b) alter any specification for which any of its trade marks has been registered or give its consent to registration by a third party of any trade mark which is the same or confusingly similar to any of its trade marks.

7.6 Book and other debts

7.6.1 The Chargor must collect and realise all its Debts and will hold all money so received upon trust for the Lender;;

7.6.2 The Chargor must not, without the prior written consent of the Lender, charge, factor, discount, assign, postpone, subordinate, release or waive its rights in respect of any of its book or other debts in favour of any other person or purport to do so.

7.7 Bank accounts

The Chargor must:

7.7.1 maintain each of its bank accounts with the Lender or a bank approved by the Lender; and

7.7.2 deliver details of each of its bank accounts (and any changes thereto) to the Lender promptly upon request;

8 Shares and Investments: voting rights and dividends

8.1 Before this Deed becomes enforceable

Unless and until the Security Interests created by or pursuant to this Deed become enforceable:

8.1.1 all voting and other rights (including the right to receive dividends) attaching to any of the Secured Share Assets shall continue to be exercised by the Chargor; and

8.1.2 the Chargor shall be free to deal with all the dividends, distributions and interest and other money paid on the Secured Share Assets.

8.2 After this Deed becomes enforceable

At any time after the Security Interests created by or pursuant to this Deed become enforceable:

8.2.1 the Lender or its nominee may, in the name of the Chargor or otherwise and without any further consent or authority on the part of the Chargor, exercise any or all voting and other rights attaching to the Secured Share Assets and any rights attaching to the Secured Share Assets to nominate or remove a director as if the Lender or its nominee were the sole beneficial owner of the Secured Share Assets;

8.2.2 all the Related Rights shall, if received by the Chargor or its nominee, be held on trust for, and shall be paid or transferred to, the Lender or its nominee;

8.2.3 the Chargor must, and must procure that its nominees will, accept short notice for and attend any meeting of the holders of any of the Secured Share Assets, appoint proxies and exercise voting and other rights and powers exercisable by the holders of the Secured Share Assets as the Lender or its nominee may direct from time to time; and

8.2.4 the Lender or its nominee may :

(a) deal with the documents referred to in Clause 9.1 (Title documents) which relate to the Secured Share Assets and complete any transfers of any of the Secured Share Assets as if it was the absolute and unencumbered owner of such Secured Share Assets; and

(b) in exercising a power of sale, deliver the documents referred to in Clause 9.1 (Title documents) which relate to the relevant Secured Share Assets to a purchaser of any such Secured Share Assets.

9 Perfection of security

9.1 Title documents

The Chargor must:

9.1.1 immediately upon the execution of this Deed (and promptly upon the acquisition of any Secured Assets after the date of this Deed), deposit with the Lender, all deeds, title documents, certificates, account mandates, signing authorities and other documents constituting or evidencing title to each of the Secured Assets; and

9.1.2 at any time after the execution of this Deed, deposit with the Lender any further deeds, title documents, certificates, account mandates, signing authorities and other documents constituting or evidencing title to the Secured Assets, promptly upon coming into possession of any of them.

9.2 Document delivery and other steps to perfect security

9.2.1 The Chargor must, immediately upon the execution of this Deed (and promptly upon the acquisition of any Secured Assets after the date of this Deed), execute and deliver to the Lender (at the Chargor's expense) in such form and substance as the Lender may reasonably require:

- (a) all documents required to perfect the Security Interests created, or purported to be created, by or pursuant to this Deed (including any documents required in connection with any registration formalities);
- (b) in relation to the Secured Share Assets, stock transfer forms or other instruments of transfer (executed by the Chargor with the details of the transferee and the date left blank); and
- (c) any notices to any third party of any of the charges or assignments contained in this Deed.

9.2.2 The Chargor must take all such other action as is available to it as may be necessary or as may reasonably be requested by the Lender to create, perfect, protect or maintain any of the Security Interests created, or purported to be created, by or pursuant to this Deed or to vest title to any Secured Asset in the Lender or its nominee or any purchaser, or to facilitate the realisation of any Secured Asset under this Deed or the exercise of any of the rights, powers and remedies of the Lender provided by or pursuant to this Deed or by law, including:

- (a) making all filings and registrations with and paying all taxes and duties to the appropriate authorities (including Companies House, HM Land Registry and the Intellectual Property Office); and
- (b) if required by the Lender, making an application to HM Land Registry for a restriction to be placed on the Proprietorship Register of the Chargor's Real Property so that no disposition of any such Real Property by the Chargor is to be registered without the prior written consent of the Lender.

9.3 Notices of charge and/or assignment

The Chargor must give notices of assignment or charge, as required by the Lender, in relation to each Secured Asset which is subject to an assignment or charge pursuant to Clause 4.2 (Fixed charges) or Clause 4.3 (Assignments by way of security), to each of the relevant counterparties including:

9.3.1 Insurance Policies:

- (a) by giving notice of assignment substantially in the form set out in Schedule 1 (Insurance Policies—Form of notice of assignment and acknowledgement) to each of the other parties to each of the Insurance Policies and use all reasonable endeavours to procure that the other party returns the signed acknowledgement of such notice directly to the Lender within 28 days from the date of this Deed;
- (b) if the Chargor acquires any rights, title or interest in an Insurance Policy after the date of this Deed, promptly upon the acquisition by it of such rights, title or interest, by giving notice of the assignment substantially in the form set out in Schedule 1 (Insurance Policies—Form of notice of assignment and acknowledgement) to each of the other parties to each of such Insurance Policies and use all reasonable endeavours to procure that the other party

returns the signed acknowledgement of such notice directly to the Lender within 28 days from the date the notice of assignment is served;

10 Further assurance

10.1 Further assurance

10.1.1 The Chargor must, if requested by the Lender, execute in favour of the Lender (or as the Lender directs) such further legal or other assignments or mortgages of, charges on or transfers of the Secured Assets as the Lender requires to secure the payment and discharge of the Secured Obligations.

10.1.2 The assignments, mortgages, charges or transfers shall be prepared by or on behalf of the Lender at the cost of the Chargor, and shall contain such provisions as the Lender may require.

10.2 Real Property: future acquisitions

If the Chargor acquires any freehold or leasehold property after the date of this Deed, the Chargor must:

10.2.1 immediately notify the Lender;

10.2.2 immediately upon request by the Lender and at the cost of the Chargor, execute and deliver to the Lender a legal mortgage in favour of the Lender of that property in a form consistent with this Deed, which the Lender may require;

10.2.3 give HM Land Registry written notice of the Security Interests created by this Deed and any mortgage;

10.2.4 if applicable, ensure that the Security Interests created by this Deed and any mortgage are correctly noted against the Charges Register against the title of the relevant freehold or leasehold property at HM Land Registry; and

10.2.5 attend to any other perfection of security requirements required by the Lender.

11 Enforcement

11.1 The Security Interests created by or pursuant to this Deed shall become immediately enforceable on and at any time after the occurrence of an Event of Default which is continuing.

11.2 After the Security Interests created by or pursuant to this Deed have become enforceable, the Lender may in its absolute discretion enforce all or any part of this Deed in any manner it sees fit.

11.3 Without limiting the generality of the foregoing, at any time after the Security Interests created by or pursuant to this Deed have become enforceable, the Lender may appoint an administrator of the Chargor pursuant to Schedule B1 to the Insolvency Act 1986 (IA 1986).

12 Right of appropriation

To the extent that the provisions of the Financial Collateral Arrangements (No 2) Regulations 2003, SI 2003/3226 apply to a Secured Asset, the Lender shall have the right to appropriate all or any part of that Secured Asset in or towards the payment or discharge of the Secured

Obligations. For this purpose, a commercially reasonable method of valuing a Secured Asset shall be:

- 12.1 in the case of cash, the amount standing to the credit of the relevant bank account, together with any accrued interest, at the time of appropriation; and
- 12.2 in the case of any other Secured Asset, its market value determined by the Lender by reference to a public index, independent valuation or by such other process as the Lender may select.

13 Appointment and powers of a Receiver

13.1 Appointment of a Receiver

At any time:

13.1.1 after the Security Interests created by or pursuant to this Deed have become enforceable; or

13.1.2 if so requested by the Chargor,

the Lender may appoint by writing any person to be a Receiver of all or any part of the Secured Assets.

13.2 Powers of Receivers joint and several

Where more than one Receiver is appointed, each Receiver shall have power to act separately unless the Lender in the appointment specifies to the contrary.

13.3 Remuneration of Receiver

The Lender may from time to time determine the remuneration of the Receiver.

13.4 Power of the Lender to remove Receiver

The Lender may, subject to section 45 of the Insolvency Act 1986, remove the Receiver from the assets in relation to which the Receiver is appointed.

13.5 Further appointment

The appointment of a Receiver shall not preclude:

13.5.1 the Lender from making any subsequent appointment of a Receiver over all or any of the Secured Assets over which a Receiver has not previously been appointed or has ceased to act; or

13.5.2 a Receiver, while continuing to act, consenting to the appointment of an additional Receiver to act with them.

13.6 Status of Receiver as agent

A Receiver shall be the agent of the Chargor and the Chargor shall be solely liable for the Receiver's acts, defaults and remuneration, unless and until the Chargor goes into liquidation, after which the Receiver shall act as principal and shall not become the agent of the Lender.

13.7 Powers of Receiver

A Receiver shall have and be entitled to exercise in relation to the Chargor all the powers set out in Schedule 1 to the Insolvency Act 1986, and in particular, by way of addition and without limiting such powers, and without prejudice to the powers of the Lender, a Receiver shall have power either in their own name or in the name of the Chargor:

- 13.7.1 in connection with any sale or other disposition of the Secured Assets, to receive the consideration for the sale in a lump sum or in instalments and to receive shares by way of consideration;
- 13.7.2 to grant options, licences or any other interests in the Secured Assets;
- 13.7.3 to sever fixtures from, and to repair, improve and make any alterations to, the Secured Assets;
- 13.7.4 to exercise any voting rights belonging to the Chargor;
- 13.7.5 to do all other acts and things which they may consider desirable or necessary for realising any Secured Asset or incidental or conducive to any of the rights, powers or discretions conferred on a Receiver under or by virtue of this Deed; and
- 13.7.6 to exercise in relation to any of the Secured Assets all the powers, authorities and things which they would be capable of exercising if they were the absolute beneficial owner of the Secured Asset.

13.8 Limitation on Lender's liability

Neither the Lender nor any Receiver shall be liable:

- 13.8.1 for any loss, however caused, arising out of:
 - (a) any sale or other disposal of any of the Secured Assets and whether or not a better price could or might have been obtained by deferring or advancing the date of such sale or other disposal; or
 - (b) the exercise of or failure to exercise any of the Lender's powers under this Deed; or
- 13.8.2 to account as mortgagee in possession for any of the Secured Assets.

13.9 Section 109 of the LPA 1925

Section 109 of the LPA 1925 shall not apply to this Deed.

14 Power of attorney**14.1 Power of attorney**

The Chargor, by way of security, irrevocably appoints the Lender (whether or not a Receiver has been appointed) and any Receiver separately, to be the attorney of the Chargor with full power to appoint substitutes and to delegate, for the Chargor in its name and on its behalf, and as its act and deed or otherwise, to execute, deliver and otherwise perfect any document, or perform any act:

- 14.1.1 that may be required of the Chargor under this Deed; or

14.1.2 that may be deemed by the attorney necessary or desirable for any purpose of this Deed (including, after the Security Interests created by or pursuant to this Deed have become enforceable, to transfer legal ownership of any of the Secured Assets).

14.2 Ratification

Without prejudice to the generality of Clause 14.1 (Power of attorney), the Chargor covenants with the Lender and separately with any Receiver to ratify:

14.2.1 all transactions entered into by any attorney in the proper exercise of its powers in accordance with this Deed; and

14.2.2 all transactions entered into by any attorney in signing, sealing or delivering any deed, assurance or document, perfecting any Security Interest or performing any act, in each case in the proper exercise of its powers in accordance with this Deed.

15 Other powers exercisable by the Lender

15.1 Lender may exercise Receiver's powers

All powers of a Receiver conferred by this Deed may be exercised by the Lender after the Security Interests created by or pursuant to this Deed have become enforceable, whether as attorney of the Chargor or otherwise, and whether or not a Receiver has been appointed.

15.2 Lender empowered to receive receivables

The Lender or any manager or officer of the Lender is irrevocably empowered to receive all receivables and claims that may be assigned to the Lender under this Deed, on payment to give an effectual discharge for them, on non-payment to take and institute if the Lender in its sole discretion so decides all steps and proceedings either in the name of the Chargor or in the name of the Lender for their recovery, and to agree accounts and to make allowances and to give time to any surety. The Chargor undertakes to ratify and confirm whatever the Lender or any manager or officer of the Lender shall do or purport to do under this Clause 15 (Other powers exercisable by the Lender).

15.3 Lender not obliged to take action relating to receivables

The Lender shall not be obliged to:

15.3.1 make any enquiry as to the nature or sufficiency of any sums received by it in respect of any receivables or claims assigned to it under this Deed or pursuant to any of the Secured Assets;

15.3.2 make any claim or take any other action under this Deed; or

15.3.3 collect any money or enforce any of its other rights under this Deed.

15.4 Lender has no obligation under the Insurance Policies

The Lender shall have no obligation under the Insurance Policies and shall have no liability in the event of failure by the Chargor to perform its obligations under the Insurance Policies .

16 Powers of sale, leasing, accepting surrenders and severance**16.1 Statutory power of sale to arise on execution**

Section 103 of the LPA 1925 shall not apply to this Deed, but the statutory power of sale shall, as between the Lender and a purchaser from the Lender, arise on, and be exercisable at any time after, the execution of this Deed. However, the Lender shall not exercise such power of sale until the Security Interests created by or pursuant to this Deed become enforceable, or a Receiver has been appointed, but this provision shall not affect a purchaser or require a purchaser to ask whether a demand or appointment has been made.

16.2 Power of the Lender to grant leases

16.2.1 The statutory powers of sale, leasing and accepting surrenders exercisable by the Lender by virtue of this Deed shall be extended so as to authorise the Lender (whether in its own name or that of the Chargor) after the Security Interests created by or pursuant to this Deed have become enforceable, to grant leases of any of the Real Property on such terms and conditions as the Lender shall think fit.

16.2.2 The Chargor must not exercise any of the powers of leasing or accepting surrenders of leases conferred by sections 99 and 100 of the LPA 1925 or by common law without the Lender's prior written consent.

16.3 Lender may sever fixtures

The statutory power of sale exercisable by the Lender is extended so as to authorise the Lender to sever any fixtures from any Real Property and sell them separately.

17 Protection of third parties

No person (including a purchaser) dealing with the Lender or any Receiver or any of their respective nominees or agents, shall be concerned to enquire:

- 17.1 whether the Security Interests created by or pursuant to this Deed have become enforceable;
- 17.2 whether any Receiver is validly appointed or acting within its powers;
- 17.3 whether any power exercised or purported to be exercised has become exercisable;
- 17.4 whether any of the Secured Obligations remain due;
- 17.5 as to the necessity or expediency of any stipulations or conditions subject to which the sale of any Secured Asset is made, or otherwise as to the propriety or regularity of the sale of any Secured Asset; or
- 17.6 how any money paid to the Lender or a Receiver, or their respective nominees or agents, is applied.

18 Consolidation of mortgages

The restrictions on consolidation of mortgages contained in section 93 of the LPA 1925 shall not apply to this Deed.

19 Rights of Lender or Receiver to remedy breach

If the Chargor defaults in its performance of any of the undertakings under Clause 7 (Undertakings) or other obligations in this Deed, the Lender or any Receiver may (but shall not be obliged to) do whatever may be necessary to rectify the default or protect the Lender's interest under this Deed (including, if applicable, entering the Chargor's Real Property without becoming liable as mortgagee in possession) at the expense of the Chargor.

20 Application of money received by the Lender or a Receiver**20.1 Application of recoveries**

Any money received under this Deed shall, subject to the discharge of any prior-ranking claims, be paid or applied in the following order of priority:

20.1.1 in payment of the remuneration of the Receiver and the costs of realisation incurred by the Lender and/or the Receiver including all costs, charges and expenses of or incidental to any exercise of any power conferred by this Deed;

20.1.2 in or towards the payment of any debts or other amounts which are by statute made payable in preference to the Secured Obligations, to the extent that such debts or other amounts are made so payable;

20.1.3 in or towards satisfaction of the Secured Obligations in such order as the Lender determines, in its absolute discretion; and

20.1.4 as to the surplus, if any, to the Chargor or to any other person or persons entitled to it.

20.2 Credit to a suspense account

The Lender may, in its absolute discretion on or at any time or times after demand and pending the payment to the Lender of the whole of the Secured Obligations, place and keep to the credit of an interest-bearing separate or suspense account any money received, recovered or realised by the Lender under or in connection with this Deed for so long and in such manner as the Lender may determine without any intermediate obligation on its part to apply the same or any part of such money in or towards the discharge of any of the Secured Obligations.

21 Costs, expenses and indemnity

21.1 The Chargor must, within 3 (*three*) Business Days of demand by the Lender, pay to the Lender all costs and expenses (including legal fees) together with VAT on such amounts incurred by the Lender arising at any time in connection with:

21.1.1 the negotiation, preparation, execution or perfection of this Deed (or the Security Interests created by it) including pursuant to Clauses 9 (Perfection of security) and 10 (Further assurance); and/or

21.1.2 responding to, considering or implementing any request for a consent, amendment or waiver to this Deed.

21.2 The Chargor must, within 3 (*three*) Business Days of demand by the Lender, pay to the Lender on a full indemnity basis all costs, losses and liabilities (including legal fees) together

with VAT thereon incurred by or on behalf of the Lender arising at any time as a result of or in connection with:

21.2.1 the occurrence of an enforcement event under Clause 12 (Right of appropriation); or

21.2.2 the preservation and/or enforcement of any of the rights of the Lender under this Deed.

22 Set-off

22.1 Retention and set-off

The Lender may retain any money standing to the credit of any of the Chargor's bank accounts with the Lender (in any currency) as cover for any of the Secured Obligations and/or may at any time, without notice to the Chargor, combine or consolidate all or any of such money with all or such part of the Secured Obligations as the Lender may select, whether presently payable or not, and the Lender may purchase with any such money any other currency required to effect such combination.

22.2 Power to sign documents

The Chargor irrevocably authorises the Lender in its name and at its expense to perform such acts and sign such documents as may be required to give effect to any set-off or transfer pursuant to Clause 22.1 (Retention and set-off), including the purchase with the money standing to the credit of any such bank account of such other currencies as may be necessary to effect such set-off or transfer.

22.3 No security

This Clause 22 (Set-off) gives to the Lender a contractual right of set-off only, and does not create any equitable charge or other Security Interest over any credit balance of the Chargor.

23 Information

The Lender may from time to time seek from any other creditor or provider of finance to the Chargor such information about the Chargor and its affairs as the Lender may think fit and the Chargor directs such third party to provide such information to the Lender.

24 Transfers

24.1 Right of Lender to transfer

The Lender is entitled at any time to assign its rights or otherwise transfer all or any part of its rights or obligations under this Deed or any notice and/or acknowledgement referred to in Clause 9.3 (Notices of charge and/or assignment) to any party to whom it has assigned its rights or otherwise transferred its rights or obligations under any financing agreement or arrangement.

24.2 No right of Chargor to transfer

The Chargor is not entitled to assign its rights or otherwise transfer all or any part of its rights or obligations under this Deed.

24.3 Disclosure

The Chargor irrevocably authorises the Lender to disclose any information concerning the Chargor, this Deed or the Secured Obligations to:

24.3.1 any prospective assignee or transferee referred to in Clause 24.1 (Right of Lender to transfer) and any other person considered by the Lender to be concerned in the prospective assignment or transfer; and

24.3.2 any person who, as part of the arrangements made in connection with any transaction referred to in Clause 24.1 (Right of Lender to transfer), requires such information after the transaction has been effected.

25 Notices

25.1 Any notice or other communication given by a party under this Deed shall be made and given in accordance with the terms of clause 23 (Notices and other matters) of the Commercial Mortgage Terms.

26 Amendments

No amendment, waiver or variation of any of the terms of this Deed will be valid or effective unless made in writing and executed by or on behalf of the Parties.

27 Remedies and waivers

27.1 No failure, delay or omission by the Lender in exercising any right, power or remedy provided by law or under this Deed shall operate as a waiver of that right, power or remedy, nor shall it preclude or restrict any future exercise of that or any other right, power or remedy.

27.2 No single or partial exercise of any right, power or remedy provided by law or under this Deed shall prevent any future exercise of it or the exercise of any other right, power or remedy.

27.3 The Lender's rights, powers and remedies under this Deed are cumulative and they do not exclude any rights or remedies that arise by law.

27.4 Any release, waiver or discharge of the whole or any part of the Secured Obligations or any consent, approval or waiver given by the Lender in relation to this Deed shall only be effective for that specific purpose and for the terms and conditions upon which it was granted.

28 Continuing and additional security

28.1 This Deed is a continuing security for the Secured Obligations in favour of the Lender and shall extend to cover the ultimate balance due at any time from the Chargor to the Lender, notwithstanding any intermediate payment or settlement of account (whether in whole or in part) or any other matter whatever.

28.2 The Security Interests constituted by this Deed are in addition to and do not prejudice, nor are they in any way prejudiced by, any other Security Interest (other than any Security Interest arising under or pursuant to any Permitted Security), guarantee or right of set-off, combination or other rights exercisable by the Lender against the Chargor or any Security Interest, guarantee, indemnity and/or negotiable instrument now or in the future held by the Lender.

29 Opening of new accounts

- 29.1 If the Lender receives notice (whether actual or constructive) that the Chargor has created a Security Interest over any of the Secured Assets, the Lender may rule off the Chargor's account or accounts and open one or more new accounts with the Chargor.
- 29.2 If the Lender does not open any such new account or accounts, it shall nevertheless be treated as if it had done so at the time when it received such notice and from that time, all payments made by the Chargor to the Lender shall be treated as having been credited to such new account or accounts and shall not operate to reduce the Secured Obligations.

30 No prejudice

- 30.1 The Security Interests created, or intended to be created, by or pursuant to this Deed shall not be prejudiced by any unenforceability or invalidity of any other agreement or document.
- 30.2 The Lender may in its discretion grant time or other indulgence or make any other arrangement, variation or release with any person who is not a Party without prejudicing, affecting or impairing the Security Interests created by or pursuant to it, or any of the powers, rights or remedies of the Lender under this Deed or the exercise of any one of them or other obligation or liability of the Chargor to the Lender.

31 No merger

Nothing contained in this Deed shall operate so as to merge or otherwise prejudice, affect or exclude any other Security Interest which the Lender may for the time being hold for the Secured Obligations or would have but for this Deed.

32 Evidence of debt

- 32.1 A copy of any entry in the Lender's accounts shall in any legal proceedings arising out of or in connection with this Deed be prima facie evidence of the matters, transactions and accounts to which it relates.
- 32.2 A certificate by the Lender as to any sum payable to it under this Deed shall, in the absence of manifest error, be conclusive evidence of the matters, transactions and accounts to which it relates.

33 Redemption of security and releases

Subject to and without prejudice to Clause 34 (Conditional discharge), on the irrevocable and unconditional payment and discharge in full of the Secured Obligations, the Lender shall, at the request and cost of the Chargor:

- 33.1 take whatever action is necessary to release and cancel the Security Interests created by or pursuant to this Deed;
- 33.2 procure the reassignment to the Chargor of the property and assets assigned to the Lender pursuant to this Deed; and
- 33.3 return all deeds, account mandates, signing authorities and other documents of title delivered to the Lender under this Deed,

in each case without recourse to, or any representation or warranty by, the Lender or any of its nominees.

34 Conditional discharge

34.1 Any release, settlement or discharge between the Lender and the Chargor will be conditional upon no security, disposition or payment to the Lender by the Chargor or any other person in respect of the Secured Obligations being avoided, set aside, reduced or ordered to be refunded by virtue of any statutory provision relating to insolvency or liquidation or for any reason whatsoever.

34.2 If any such release, settlement or discharge is so avoided, set aside, reduced or ordered to be refunded, the liability of the Chargor under this Deed shall continue or be reinstated and the Lender shall be entitled to recover the value or amount of any such security, disposition or payment from the Chargor as if the release, settlement or discharge had not occurred.

34.3 Subject to Clauses 34.1 and 34.2, the Lender shall be entitled to retain this Deed after as well as before payment of all the Secured Obligations for such period as the Lender may determine.

35 Partial invalidity

35.1 If any provision of this Deed (or part of any provision of this Deed) is or becomes illegal, invalid or unenforceable, the legality, validity and enforceability of any other provision of this Deed (or other part of that provision of this Deed) shall not be affected.

35.2 If any provision of this Deed (or part of any provision of this Deed) is or becomes illegal, invalid or unenforceable but would be legal, valid or enforceable if some part of it was deleted, the provision or part-provision in question shall apply with such deletions as may be necessary to make the provision legal, valid and enforceable.

36 Counterparts

36.1 This Deed may be executed in any number of separate counterparts and this has the same effect as if the signatures on those counterparts were on a single copy of this Deed.

37 Governing law and jurisdiction

37.1 This Deed and any dispute or claim arising out of, or in connection with it, its subject matter or formation shall be governed by, and construed in accordance with, the laws of England and Wales.

37.2 Subject to Clause 37.3, the Parties irrevocably agree, for the sole benefit of the Lender, that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of, or in connection with, this Deed, its subject matter or formation.

37.3 Notwithstanding Clause 37.2, the Parties irrevocably agree that the Lender shall have the right to take, and shall not be prevented from taking, proceedings against the Chargor to settle any dispute or claim arising out of, or in connection with, this Deed, its subject matter or formation in any other court of competent jurisdiction and that the Lender may take such proceedings in any number of jurisdictions, whether concurrently or not, to the extent permitted by law.

THIS DEED has been executed and delivered as a deed and is intended to take effect as a deed by the Parties on the date written at the beginning of this Deed.

SCHEDULE 1
INSURANCE POLICIES—FORM OF NOTICE OF ASSIGNMENT AND ACKNOWLEDGEMENT

This schedule has been left intentionally blank



**SCHEDULE 2
EXISTING SECURITY INTERESTS**

	Parties	Date	Description

This schedule has been left intentionally blank

EXECUTION PAGE

THE CHARGOR

Executed as a deed by CROFT COMMERCIAL DEVELOPMENTS LIMITED acting by a director in the presence of:	DocuSigned by:  C6DF56D2D1CD436... Director
DocuSigned by:  DFE4083518D5489... Signature of witness Hary Hare Name..... Address...7. Boyfield..... Crescent,Stamford; PE9..... 3DD	I confirm that I was physically present when Alex Duce signed this document.

The Lender

Signed by
LIMITED.

for and on behalf of **SHAWBROOK BANK**

Authorised signatory/signatories

