

# MR01

## Particulars of a charge

Oyez

023631/13

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

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

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

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

For further information, please  
refer to

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

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



A28 05/12/2014 #55  
COMPANIES HOUSE

### 1 Company details

Company number 03876974

Company name in full Broomco (1997) Limited

For official use

**Filing in this form**  
Please complete in typescript or in  
bold black capitals

All fields are mandatory unless  
specified or indicated by \*

### 2 Charge creation date

Charge creation date 02/12/2014

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

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

Name Leigh Dyson

Name

Name

Name

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

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

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4

Brief description

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

Brief description

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

Please limit the description to the available space

5

Other charge or fixed security

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

☒ Yes

☐ No

6

Floating charge

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

☒ Yes Continue

☐ No Go to Section 7

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

☒ Yes

7

Negative Pledge

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

☒ Yes

☐ No

8

Trustee statement

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

☐

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

9

Signature

Please sign the form here

Signature

Signature

X









X

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

# MR01

## Particulars of a charge

	<b>Presenter information</b>
You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.	
Contact name	Duncan Taylor
Company name	Nelsons Solicitors Limited
Address	
Pennine House	
8 Stanford Street	
Nottingham	
Post town	
County/Region	
Postcode	N G 1 7 B Q
Country	
DX DX 10029 Nottingham1	
Telephone	
0115 958 6262	
	<b>Certificate</b>
We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.	
	<b>Checklist</b>
<b>We may return forms completed incorrectly or with information missing</b>	
<b>Please make sure you have remembered the following</b>	
<input type="checkbox"/> The company name and number match the information held on the public Register	
<input type="checkbox"/> You have included a certified copy of the instrument with this form	
<input type="checkbox"/> You have entered the date on which the charge was created	
<input type="checkbox"/> You have shown the names of persons entitled to the charge	
<input type="checkbox"/> You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8	
<input type="checkbox"/> You have given a description in Section 4, if appropriate	
<input type="checkbox"/> You have signed the form	
<input type="checkbox"/> You have enclosed the correct fee	
<input type="checkbox"/> Please do not send the original instrument, it must be a certified copy	

	<b>Important information</b>
Please note that all information on this form will appear on the public record	
	<b>How to pay</b>
A fee of £13 is payable to Companies House in respect of each mortgage or charge filed on paper	
Make cheques or postal orders payable to 'Companies House'	
	<b>Where to send</b>
You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below	
<b>For companies registered in England and Wales</b> The Registrar of Companies, Companies House, Crown Way, Cardiff, Wales, CF14 3UZ DX 33050 Cardiff	
<b>For companies registered in Scotland</b> The Registrar of Companies, Companies House, Fourth floor, Edinburgh Quay 2, 139 Fountainbridge, Edinburgh, Scotland, EH3 9FF DX ED235 Edinburgh 1 or LP - 4 Edinburgh 2 (Legal Post)	
<b>For companies registered in Northern Ireland</b> The Registrar of Companies, Companies House, Second Floor, The Linenhall, 32-38 Linenhall Street, Belfast, Northern Ireland, BT2 8BG DX 481 N R Belfast 1	

	<b>Further information</b>
For further information, please see the guidance notes on the website at <a href="http://www.companieshouse.gov.uk">www.companieshouse.gov.uk</a> or email <a href="mailto:enquiries@companieshouse.gov.uk">enquiries@companieshouse.gov.uk</a>	
This form is available in an alternative format. Please visit the forms page on the website at <a href="http://www.companieshouse.gov.uk">www.companieshouse.gov.uk</a>	



FILE COPY

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

Company number: 3876974

Charge code: 0387 6974 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 2nd December 2014 and created by BROOMCO (1997) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th December 2014

Given at Companies House, Cardiff on 11th December 2014



**Companies House**



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

**DATED**

2 December

**2014**

- (1) **BROOMCO (1997) LIMITED**
- (2) **L DYSON ESQ**

## **DEBENTURE**

we hereby certify this to be a true copy of  
the original

Signed .....  .....

Dated ..... 03-12-14 .....

NELSONS  
Pennine House  
8 Stanford Street  
Nottingham  
NG1 7BQ

**nelsons**  
www.nelsonslaw.co.uk

THIS DEBENTURE is made on

2 December

2014

**BETWEEN**

- (1) **BROOMCO (1997) LIMITED** registered number 03876974 whose registered office is at 7 St John Street, Mansfield, Nottinghamshire NG18 1QH (the "Company"), and
  - (2) **LEIGH DYSON** of 18 Paddock Close, Edwinstowe, Nottinghamshire NG21 9LP ("the Lender")
1. The Company covenants that it will on demand pay to the Lender all moneys and discharge all obligations and liabilities whether actual or contingent now or hereafter due owing or incurred to the Lender by the Company under the terms of or pursuant to the guarantee executed by the Company in favour of the Lender on or about the date of this Debenture to secure the obligations of Carl Wright Haulage & Plant Limited (Company number 03875528) to the Lender pursuant to the Loan Note Instrument executed by it on or about the date of this Debenture ("the Guarantee") in whatever currency denominated, in any manner whatsoever (whether alone or jointly, as principal or surety and in whatever style name or form and whether originally owing to the Lender or acquired by it from any other person) together with interest to date of payment at such rate and upon such terms as may from time to time be agreed and all commission fees and other charges and all legal fees and other costs and expenses incurred by the Lender in relation to the Company or assets hereby charged on a full indemnity basis
  2. As a continuing security for the payment and discharge of all moneys, obligations and liabilities hereby covenanted to be paid or otherwise hereby secured (together the "Secured Liabilities"), the Company with full title guarantee
- 2 1 charges to the Lender, by way of legal mortgage, all the freehold leasehold and commonhold property now vested in or charged to the Company, including, but not limited to, the property listed in **Schedule 1**,
  - 2 2 charges to the Lender, by way of fixed charge.
    - 2.2 1 all estates or interests in any freehold and leasehold property now and in the future vested in or charged to the Company or in which it is otherwise interested except the property charged by **clause 2.1**;
    - 2 2 2 all present and future rights, licences, guarantees, rents, deposits, contracts, covenants and warranties relating to the properties charged by **clause 2.1** and **clause 2.2.1**,
    - 2 2 3 all licences, consents and authorisations, statutory or otherwise, held or required in connection with the Company's business or the use of any of its assets, property and undertaking and all rights in connection with them;
    - 2 2.4 all present and future goodwill and uncalled capital for the time being of the Company,

- 2 2 5 all present and future equipment, plant, machinery, tools, vehicles, furniture, fittings, installations and apparatus and other tangible moveable property for the time being owned by the Company, including any part of it and all spare parts, replacements, modifications and additions (the "Equipment"), and
- 2 3 charges to the Lender, by way of floating charge, all the undertaking, property, assets and rights of the Company at any time not effectively mortgaged, charged or assigned pursuant to **clause 2.1** and **clause 2.2**.
3. The floating charge created by **clause 2.3** will automatically and immediately (without notice) be converted into a fixed charge over the relevant assets if
- 3.1 the Company
- 3 1 1 without the prior written consent of the Lender creates or attempts to create any mortgage, debenture, charge (whether fixed or floating, legal or equitable), pledge, lien, assignment by way of security, or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect (each an "Encumbrance") or any trust in favour of another person over all or any part of the goodwill, undertaking, property, assets, revenues and rights hereby charged (together the "Charged Property"), or
- 3 1 2 disposes or attempts to dispose of all or any part of the Charged Property (except in the case of property which is subject only to the floating charge which may, while the floating charge remains uncrystallised, be sold at market value in the usual course of trading for the purpose of carrying on the Company's business as a going concern), or
- 3 2 a receiver is appointed over all or any of the Charged Property that is subject to the floating charge, or
- 3 3 any person levies or attempts to levy any distress, attachment, execution or other process against all or any part of the Charged Property, or
- 3.4 the Lender receives notice of the appointment of, or a proposal or an intention to appoint, an administrator of the Company
4. The Lender may in its sole discretion at any time by written notice to the Company convert the floating charge created by this Debenture into a fixed charge as regards any part of the Charged Property specified by the Lender in that notice
5. Any asset acquired by the Company after any crystallisation of the floating charge created by this Debenture which but for such crystallisation would be subject to a floating charge will (unless the Lender confirms in writing to the contrary) be charged to the Lender by way of fixed charge.
6. Paragraph 14 of Schedule B1 to the Insolvency Act 1986 (as inserted by section 248 of, and Schedule 16 to, the Enterprise Act 2002) applies to the floating charge created by this Debenture

7. The liability of the Company under this Debenture in respect of any of the Secured Liabilities will not be discharged, prejudiced or affected by
- 7.1 any security, guarantee, indemnity, remedy or other right held by or available to the Lender being or becoming wholly or partially illegal, void or unenforceable on any ground, or
- 7.2 the Lender renewing, determining, varying or increasing any facility or other transaction in any manner or concurring in, accepting or varying any compromise, arrangement or settlement or omitting to claim or enforce payment from any other person; or
- 7.3 any other act or omission which but for this provision might have discharged or otherwise prejudiced or affected the liability of the Company

The Company waives any right it may have of requiring the Lender to enforce any security or other right or to claim any payment from or otherwise to proceed against any other person before enforcing this Debenture against the Company

8. The Company represents and warrants to the Lender that
- 8.1 the Company is the legal and beneficial owner of the Charged Property free from any Encumbrance other than the Encumbrances created by this Debenture;
- 8.2 the Company has full, unconditional power and authority to enter into and execute this Debenture and such entry and execution does not contravene its articles of association (including any provisions which were contained in its memorandum of association and are now treated as part of its articles of association),
- 8.3 the Company has not received or acknowledged notice of any adverse claim by any person in respect of the Charged Property or any interest in it,
- 8.4 there are no covenants, agreements, reservations, conditions, interests, rights or other matters whatever, which materially adversely affect the Charged Property,
- 8.5 there is no breach of any law or regulation, which materially adversely affects the Charged Property;
- 8.6 no facility necessary for the enjoyment and use of the Charged Property is subject to terms entitling any person to terminate or curtail its use;
- 8.7 nothing has arisen or has been created or is subsisting, which would be an overriding interest in any freehold or leasehold property;
- 8.8 no Encumbrance expressed to be created pursuant to this Debenture is liable to be avoided or otherwise set aside on the liquidation or administration of the Company or otherwise,
- 8.9 the Company has at all times complied in all material respects with all applicable statutes, treaties, regulations, directives or similar measures relating to the pollution or protection of the environment (meaning all of the air, water and land including the air within buildings and the air within other natural or man-made structures above or below ground, ground and surface water and surface and sub-surface soil) that affect the Charged Property



9. The Company covenants with the Lender that during the continuance of the security constituted by this Debenture
- 9 1 it will not at any time, except with the prior written consent of the Lender
- 9.1 1 create, purport to create or permit to subsist any Encumbrance in relation to the Charged Property, other than this Debenture,
- 9 1 2 sell, assign, transfer, part with possession of or otherwise dispose of in any manner (or purport to do so) all or any part of, or any interest in, the Charged Property, except in the ordinary course of the Company's trade in the case of Charged Property which is only subject to an uncrystallised floating charge, or
- 9.1 3 create or grant (or purport to create or grant) any interest in the Charged Property in favour of a third party,
- 9 2 it will.
- 9 2 1 carry on its trade and business in accordance with the standards of good management from time to time current in such trade or business on those parts (if any) of its freehold or leasehold properties as are, or may be, used for the purposes of trade or business, and
- 9 2 2 not do, or permit to be done, any act or thing, which will or might depreciate, jeopardise or otherwise prejudice the security held by the Lender or materially diminish the value of any of the Charged Property or the effectiveness of the security created by this Debenture,
- 9.3 it will comply with any statute and all byelaws and regulations relating to its trade or business or the Charged Property,
- 9 4 it will
- 9 4 1 promptly provide to the Lender whatever information, documents or papers relating to the Charged Property as the Lender may from time to time request, and
- 9 4 2 inform the Lender promptly of any acquisition by the Company of, or contract made by the Company to acquire, any freehold, leasehold or other interest in property,
- 9.5 it will
- 9 5 1 insure and keep insured all of its undertaking and assets with reputable and responsible insurers previously approved by the Lender in such manner and to such extent as is reasonable and customary for an enterprise engaged in the same or similar business and in the same or similar localities against such risks and contingencies as the Lender from time to time requests,
- 9 5.2 procure that the interest of the Lender is noted on all its policies of insurance in such manner as the Lender may in its absolute discretion require, and
- 9 5 3 duly and punctually pay all premiums and any other moneys necessary for maintaining its insurance in full force and effect,

- 9 6 it will apply all moneys received by virtue of any insurance of the Charged Property
- 9 6 1 in making good or in recouping expenditure incurred in making good any loss or damage, or
- 9 6 2 if the Lender in its discretion so requires, towards the discharge of the Secured Liabilities,
- 9 7 it will
- 9 7 1 at all times keep in good and substantial repair and condition all the Charged Property including, without limitation, all buildings, erections, structures and fixtures and fittings on and in the Charged Property;
- 9.7 2 keep all Equipment in good repair, working order and condition and fit for its purpose, and
- 9.7 3 where it is uneconomic to repair any part of the Charged Property, replace such part by another similar asset of equal or greater quality and value,
- 9 8 it will promptly upon becoming aware of the same give the Lender notice in writing of any breach of
- 9 8 1 any representation or warranty set out in **clause 8**; and
- 9 8 2 any covenant set out in this **clause 9**,
- 9 9 it will on the execution of this Debenture (or, if later, the date of acquisition of the relevant Charged Property) deposit with the Lender and the Lender will during the continuance of this security be entitled to hold all deeds and documents of title relating to the Charged Property which are in the possession or control of the Company (and, if not within the possession and/or control of the Company, the Company undertakes to obtain possession of all such deeds and documents of title,
- 9 10 it, at its own cost, will prepare and execute such further legal or other mortgages, charges or transfers (containing a power of sale and such other provisions as the Lender may reasonably require) in favour of the Lender as the Lender in its absolute discretion from time to time requires over all or any part of the Charged Property,
- 9 11 it will permit the Lender and any receiver and/or manager of all or any of the Charged Property appointed pursuant to **clause 15.1** (a "Receiver") and any person appointed by either of them to enter upon and inspect any Charged Property during normal business hours upon reasonable prior notice,
- 9 12 it waives any present or future right of set-off it may have in respect of the Secured Liabilities (including sums payable by the Company under this Debenture)
10. The Lender will have the following powers
- 10.1 The Lender will be entitled (but not bound) to remedy a breach at any time by the Company of any of its obligations contained in this Debenture and the Company irrevocably authorises the Lender and its agents to do all such things as are necessary or desirable for that purpose

- 10 2 The rights of the Lender under **clause 10.1** are without prejudice to any other rights of the Lender under this Debenture and the exercise of those rights will not make the Lender liable to account as a mortgagee in possession.
- 10 3 At any time after the security constituted by this Debenture has become enforceable, the Lender or any Receiver
- 10 3 1 may dispose of any chattels or produce found on any freehold or leasehold property of the Company as agent for the Company, and
- 10 3 2 without prejudice to any obligation to account for the proceeds of any sale of such chattels or produce, will be indemnified by the Company against any liability arising from such disposal
- 10 4 At any time after the security constituted by this Debenture has become enforceable or after any powers conferred by any Encumbrance having priority to this Debenture have become exercisable, the Lender may
- 10 4 1 redeem such or any other Encumbrance or procure its transfer to itself; and
- 10.4 2 settle any account of that encumbrancer
- The settlement of any such account will be conclusive and binding on the Company and all moneys paid by the Lender to an encumbrancer in settlement of such an account will, as from its payment by the Lender, be due from the Company to the Lender on demand and will bear interest at the rate of two per cent per annum above the base rate from time to time of National Westminster Bank PLC and be secured as part of the Secured Liabilities
- 10 5 The Lender will be entitled (but not obliged) at any time or times without notice (both before and after demand) to set off any liability of the Company to the Lender against any liability of the Lender to the Company (whether actual or outright, present or future) and irrespective of the currency or place of payment)
- 10 6 The Lender may in its discretion grant time or other indulgence or make any other arrangement, variation or release with any person or persons not being a party to this Debenture (whether or not such person or persons are jointly liable with the Company) in respect of any of the Secured Liabilities or of any other security for them without prejudice either to this Debenture or to the liability of the Company for the Secured Liabilities
11. Section 103 of the Law of Property Act 1925 will not apply and the Lender may exercise its power of sale and any other powers under that or any other Act or this Debenture at any time after the execution of this Debenture.
12. The statutory powers of sale, leasing and accepting surrenders exercisable by the Lender under this Debenture are extended so as to authorise the Lender whether in its own name or in that of the Company to grant a lease or leases of the whole of any part or parts of the freehold and leasehold property of the Company with whatever rights relating to other parts of it and containing whatever covenants on the part of the Company and generally on such terms and conditions (including the payment of money to a lessee or tenant on a surrender) and whether or not at a premium as the Lender thinks fit

13. No purchaser, mortgagee or other person dealing with the Lender or any Receiver will be concerned.
- 13.1 to enquire whether any of the Secured Liabilities have become due or payable or remain unpaid or undischarged, or whether the power the Lender or a Receiver is purporting to exercise has become exercisable, or
- 13.2 to see to the application of any money paid to the Lender or any Receiver.
14. Neither the Lender nor any Receiver nor any administrator appointed to manage the affairs, business and property of the Company pursuant to **clause 25** (an "Administrator") will be liable to account as mortgagee in possession in respect of all or any of the Charged Property nor will any of them be liable for any loss upon realisation of, or for any neglect or default of any nature whatsoever in connection with, all or any of the Charged Property for which a mortgagee in possession might as such be liable
15. At any time after the security constituted by this Debenture becomes enforceable, or at the request of the Company, the Lender may without further notice
- 15.1 appoint under seal or in writing by a duly authorised officer of the Lender any one or more person or persons to be a receiver or a receiver and manager of all or any part of the Charged Property; and
- 15.2 (subject to section 45 of the Insolvency Act 1986) from time to time under seal or in writing by a duly authorised officer of the Lender remove any person appointed to be Receiver and may in like manner appoint another in his place
- Where more than one person is appointed Receiver, they will have power to act separately (unless the appointment by the Lender specifies to the contrary)
16. The powers of sale and appointing a Receiver conferred by this Debenture will be in addition to all statutory and other powers of the Lender under the Insolvency Act 1986 and the Law of Property Act 1925 or otherwise and will be exercisable without the restrictions contained in sections 103 and 109 of the Law of Property Act 1925 or otherwise
17. The power to appoint a Receiver (whether conferred by this Debenture or by statute) will be and remain exercisable by the Lender notwithstanding any prior appointment in respect of all or any part of the Charged Property
18. Any Receiver appointed by the Lender will be the agent of the Company and the Company will be solely responsible for his acts and remuneration as well as for any defaults committed by him
19. Any Receiver appointed by the Lender will, in addition to the powers conferred on him by the Law of Property Act 1925 and the Insolvency Act 1986, have power to do all such acts and things as an absolute owner could do in the management of such of the Charged Property over which the Receiver is appointed and in particular the following powers

- 19 1 to undertake or complete any works of repair, building or development on any freehold or leasehold property of the Company;
- 19 2 to grant or to accept surrenders of any leases or tenancies affecting any freehold or leasehold property of the Company upon such terms and subject to such conditions as he thinks fit,
- 19.3 to provide the services of and employ, or engage, such managers, contractors and other personnel and professional advisors on such terms as he deems expedient,
- 19.4 to make such elections for value added tax purposes as he thinks fit,
- 19 5 to charge and receive such sums by way of remuneration (in addition to all costs, charges and expenses incurred by him) as the Lender may prescribe or agree with him,
- 19.6 to collect and get in the Charged Property in respect of which he is appointed or any part thereof and for that purpose to make such demands and take any proceedings as may seem expedient and to take possession of the Charged Property with like rights,
- 19 7 to carry on, manage, develop, reconstruct, amalgamate or diversify or concur in carrying on, managing, developing, reconstructing, amalgamating or diversifying the business of the Company,
- 19 8 to grant options and licences over all or any part of the Charged Property, sell or concur in selling, assign or concur in assigning, lease or concur in leasing and accept or concur in accepting surrenders of leases of, all or any of the property of the Company in respect of which he is appointed in such manner and generally on such terms and conditions as he thinks fit (fixtures and plant and machinery may be severed and sold separately from the premises in which they are contained without the consent of the Company) and to carry any such sale, assignment, leasing or surrender into effect Any such sale may be for such consideration as he shall think fit and he may promote or concur in promoting a company to purchase the property to be sold,
- 19 9 to make any arrangement, settlement or compromise between the Company and any other person which he may think expedient,
- 19.10 to make substitutions of, or improvements to, the Equipment as he may think expedient;
- 19 11 to make calls conditionally or unconditionally on the members of the Company in respect of the uncalled capital with such and the same powers for that purpose and for the purpose of enforcing payments of any calls so made as are conferred by the articles of association of the Company on its directors in respect of calls authorised to be made by them,
- 19.12 to appoint managers, officers, servants, workmen and agents for the aforesaid purposes at such salaries and for such periods and on such terms as he may determine,
- 19 13 if he thinks fit, but without prejudice to the indemnity contained in **clause 28**, to effect with any insurer any policy or policies of insurance either in lieu or satisfaction of, or in addition to, such insurance,
- 19 14 to exercise all powers provided for in the Law of Property Act 1925 in the same way as if he had been duly appointed under that Act and to exercise all powers provided for an administrative receiver in Schedule 1 of the Insolvency Act 1986;

- 19 15 for any of the purposes authorised by this **clause 19** to raise money by borrowing from the Lender or from any other person on the security of all or any of the Charged Property in respect of which he is appointed upon such terms (including, if the Lender consents, to terms under which such security ranks in priority to this Debenture) as he thinks fit;
- 19 16 to redeem any prior Encumbrance and to settle and pass the accounts to which the Encumbrance relates and any accounts so settled and passed will be conclusive and binding on the Company and the moneys so paid will be deemed to be an expense properly incurred by him;
- 19 17 to do all such other acts and things as he may consider incidental or conducive to any of the matters or powers in this **clause 19** or which he lawfully may or can do as agent for the Company.

Any exercise of any of these powers may be on behalf of the Company, the directors of the Company (in the case of the power contained in **clause 19.11**) or himself

20. All moneys received by the Lender or a Receiver (other than insurance moneys) will be applied:
- 20 1 first in paying all rents, taxes, rates and outgoings whatever affecting any Charged Property,
- 20 2 second in paying all costs, charges and expenses of and incidental to the appointment of any Receiver and the exercise of his powers and all outgoings paid by him,
- 20 3 third in paying the remuneration of any Receiver (as agreed between him and the Lender),
- 20 4 fourth in or towards discharge of the Secured Liabilities in such order and manner as the Lender determines, and
- 20 5 finally in paying any surplus to the Company or any other person entitled to it
21. Neither the Lender nor any Receiver will be bound (whether by virtue of section 109(8) of the Law of Property Act 1925, which is varied accordingly, or otherwise) to pay or appropriate any receipt or payment first towards interest rather than principal or otherwise in any particular order as between any of the Secured Liabilities
22. All moneys received by the Lender or a Receiver under this Debenture may, at the discretion of the Lender or Receiver, be credited to any suspense or securities realised account and will bear interest at such rate, if any, as may be agreed in writing between the Lender and the Company and may be held in such account for so long as the Lender or Receiver thinks fit
23. By way of security the Company irrevocably appoints the Lender and every Receiver separately to be the attorney of the Company and in its name and on its behalf and as its act and deed to execute any documents, and do any acts and things, which.
- 23 1 the Company is required to execute and do under this Debenture, and
- 23 2 any attorney may deem proper or desirable in exercising any of the powers, authorities and discretions conferred by this Debenture or by law on the Lender or any Receiver.

24. By this Debenture the Company ratifies and confirms and agrees to ratify and confirm anything which any of its attorneys may do in the proper and lawful exercise or purported exercise of all or any of the powers, authorities and discretions referred to in **clause 23**
25. The Lender may without notice to the Company appoint any one or more persons to be an administrator of the Company pursuant to paragraph 14 of Schedule B1 of the Insolvency Act 1986 if this Debenture becomes enforceable.
26. Any appointment under **clause 25** will
- 26 1 be in writing signed by a duly authorised signatory of the Lender, and
- 26 2 take effect, in accordance with paragraph 19 of Schedule B1 of the Insolvency Act 1986, when the requirements of paragraph 18 of that Schedule B1 are satisfied
27. The Lender may (subject to any necessary approval from the court) end the appointment of an Administrator by notice in writing in accordance with **clause 26** and appoint under that clause a replacement for any Administrator whose appointment ends for any reason.
- 28.
- 28.1 The Company will pay to or reimburse the Lender and any Receiver on demand, on a full indemnity basis, all actions, liabilities and costs, charges, expenses and liabilities of any kind including, without limitation, costs and damages in connection with litigation, professional fees, disbursements and any value added tax charged on any thereof ("Costs") incurred by the Lender and any Receiver in relation to
- 28 1 1 this Debenture or the Charged Property, or
- 28 1 2 protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Lender's rights under this Debenture, or
- 28 1 3 suing for or recovering any of the Secured Liabilities,
- (including, without limitation, the Costs of any proceedings in relation to this Debenture or the Secured Liabilities) together with, in the case of **clause 28.1.2** and **clause 28.1.3**, interest as provided for in and by the Guarantee.
- 28 2 The Lender and any Receiver and their respective employees and agents will be indemnified on a full indemnity basis out of the Charged Property in respect of all Costs incurred or suffered in or as a result of
- 28.2 1 the exercise or purported exercise of any of the powers, authorities or discretions vested in them under this Debenture; and
- 28 2.2 any matter or thing done or omitted to be done in relation to the Charged Property under those powers
29. The Lender may at any time, without the consent of the Company, assign or transfer the whole or any part of the Lender's rights under this Debenture to any person

30. The Company may not assign any of its rights or transfer any of its obligations under this Debenture or enter into any transaction which would result in any of these rights or obligations passing to another person
31. This Debenture will be in addition to and independent of every other security or guarantee which the Lender may at any time hold for any of the Secured Liabilities and no prior security held by the Lender over the whole or any part of the Charged Property will merge in the security created by this Debenture
32. This Debenture will remain in full force and effect as a continuing security for the Secured Liabilities, notwithstanding any settlement of account or intermediate payment or other matter or thing whatsoever, unless and until the Lender discharges this Debenture in writing.
33. Any release, discharge or settlement between the Company and the Lender will be deemed conditional upon no payment or security received by the Lender in respect of the Secured Liabilities being avoided or reduced or ordered to be refunded pursuant to any provision of any enactment relating to insolvency, bankruptcy, winding-up, administration or receivership and, notwithstanding any such release, discharge or settlement
- 33 1 the Lender or its nominee will be at liberty to retain this Debenture and the security created by or pursuant to this Debenture, including all certificates and documents relating to the whole or any part of the Charged Property, for such period as the Lender deems necessary to provide the Lender with security against any such avoidance or reduction or order for refund, and
- 33 2 the Lender will be entitled to recover the value or amount of such security or payment from the Company subsequently as if such settlement, discharge or release had not occurred and the Company agrees with the Lender accordingly and charges the Charged Property and the proceeds of any sale of it with any liability under this sub-clause
34. The rights and powers of the Lender conferred by this Debenture are cumulative, may be exercised as often as the Lender considers appropriate, and are in addition to its rights and powers under the general law
35. Any waiver or variation of any right by the Lender (whether arising under this Debenture or under the general law) is only effective if it is in writing and signed by the Lender and applies only in the circumstances for which it was given and will not prevent the Lender from subsequently relying on the relevant provision
36. No act or course of conduct or negotiation by or on behalf of the Lender will in any way preclude the Lender from exercising any right or power under this Debenture or constitute a suspension or variation of any such right or power
37. No delay or failure to exercise any right or power under this Debenture will operate as a waiver



38. No single or partial exercise of any right under this Debenture will prevent any other or further exercise of that or any other such right
39. The restriction on the right of consolidating mortgages contained in section 93 of the Law of Property Act 1925 will not apply to this Debenture
40. The invalidity, unenforceability or illegality of any provision (or part of a provision) of this Debenture under the laws of any jurisdiction will not affect the validity, enforceability or legality of the other provisions
41. A third party (being any person other than the Company and the Lender [and its permitted successors and assigns]) has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce, or to enjoy the benefit of, any term of this Debenture
42. The perpetuity period applicable to all trusts declared by this Debenture will be 80 years
43. Any notice or other communication given in connection with this Debenture will be in writing and will be delivered personally or sent by prepaid first class post to the recipient's address as set out at the beginning of this Debenture or by fax to such number notified to the other party prior to the date hereof or to any other address or fax number which the recipient has notified in writing to the sender received not less than 7 business days before the notice was despatched
44. A notice or other communication is deemed given
- 44 1 if delivered personally, upon delivery at the address provided for in this clause, or
- 44 2 if sent by prepaid first class post, on the second business day (being a day (other than a Saturday or Sunday) on which banks are open for business in London for normal banking business) after posting it, or
- 44 3 if sent by fax, on completion of its transmission
- provided that, if it is delivered personally or sent by fax on a day which is not a business day or after 4 p m on a Business Day, it will instead be deemed to have been given or made on the next business day.
45. This Debenture will be governed by and construed in accordance with English law

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it

## **SCHEDULE 1    PROPERTY**

### **PART 1 - REGISTERED PROPERTY**

### **PART 2 - UNREGISTERED PROPERTY**

**EXECUTED** as a **DEED** by )

**CARL WRIGHT** )

a director on behalf of )

**BROOMCO (1997)** )

**LIMITED** )

in the presence of )

Witness's signature

Witness's name

Address

NELSONS  
Pennine House  
8 Stanford Street  
Nottingham  
NG1 7BQ

Occupation

**SIGNED** as a **DEED** by )

**LEIGH DYSON** )

in the presence of. )

Witness's signature

Witness's name

Address

NELSONS  
Pennine House  
8 Stanford Street  
Nottingham  
NG1 7BQ

Occupation