

MR01

Particulars of a charge

053813/23



Companies House

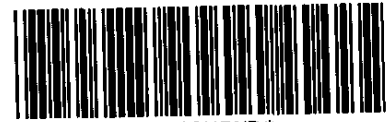


Go online to file this information
www.gov.uk/companieshouse

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

☒ **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 the
instrument. Use form MR01



A14

A7CSH5ND

21/08/2018

#92

COMPANIES HOUSE

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



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

1 Company details

Company number 04604217

Company name in full The Specialist Works Limited

9 For official use

→ **Filling in this form**
Please complete in typescript or in
bold black capitals.

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 14/08/2018

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 Conrad Simon James Lewcock

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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Particulars of a charge

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

Third legal mortgage and fixed and floating charges over all estates or interests in any freehold, leasehold or commonhold property owned by the chargor; third fixed and floating charges over all present and future intellectual property rights

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 ^①

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.

☐

^① This statement may be filed after the registration of the charge (use form MR06).

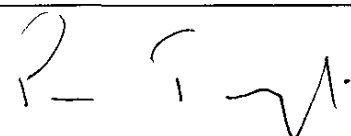
9

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



Presenter information

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
Paul Taylor

Company name
Fox Williams LLP

Address
10 Finsbury Square

Post town
London

County/Region

Postcode
E C 2 A 1 A F

Country
United Kingdom

DX

Telephone
020 7614 2000



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House.'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

For companies registered in Scotland:

The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post).

For companies registered in Northern Ireland:

The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG.
DX 481 N.R. Belfast 1.



Further information

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4604217

Charge code: 0460 4217 0009

The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th August 2018 and created by THE SPECIALIST WORKS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st August 2018.

P

Given at Companies House, Cardiff on 30th August 2018



Companies House



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

DATED

14 August

2018

THE SPECIALIST WORKS LIMITED (1)

- and -

CONRAD SIMON JAMES LEWCOCK (2)

DEBENTURE

The security created by this Deed is subject to the terms of the Intercreditor Agreement (as defined herein).

I certify that, save for material redacted pursuant to s.859G of the Companies Act 2006, this copy instrument is a correct copy of the original instrument, as seen by

HANNAH CLIFFORD SOLICITOR
FOX WILLIAMS LLP
Signature *Hannah Clifford* ✓

Date 20 August 2018

Solicitors
Fox Williams LLP
10 Finsbury Square
London EC2A 1AF
t +44 (0)20 7628 2000
info@foxwilliams.com
www.foxwilliams.com

fox williams

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THIS DEED is made on

14 August

2018

BETWEEN:

- (1) **THE SPECIALIST WORKS LIMITED** (company no. 04604217) of 4 Abbey Wood Road, Kings Hill, West Malling, Kent, England, ME19 4AB (the "**Chargor**"); and
- (2) **CONRAD SIMON JAMES LEWCOCK** of Brakinston, Langton Road, Langton Green, Tunbridge Wells, TN3 0HP (the "**Creditor**").

WHEREAS

- (A) As part of the acquisition of the Chargor by the Debtor (the "**Acquisition**"), the Debtor (as defined below) has issued Loan Notes (as defined below) to the Creditor on or about the date of this Deed reflecting the deferred consideration owed by the Debtor to the Creditor in respect of the Acquisition.
- (B) Under this Deed, the Chargor provides security to the Creditor in order to secure the Debtor's obligations to the Creditor under the Loan Notes.

IT IS AGREED as follows:

1. Definitions and interpretation

1.1 Definitions

The following definitions apply in this Deed:

"Administrator"	means an administrator appointed to manage the affairs, business and property of the Chargor pursuant to clause 9.8;
"Book Debts"	means all present and future book and other debts, and monetary claims due or owing to the Chargor, and the benefit of all security, guarantees and other rights of any nature enjoyed or held by the Chargor in relation to any of them;
"Business Day"	means a day other than a Saturday, Sunday or public holiday in England when banks in London are open for business;
"Charged Property"	means any freehold, leasehold or commonhold property the subject of the security constituted by this Deed and references to "Charged Property" shall include references to the whole or any part or part of it;
"Debtor"	means TSWG Limited (company no. 11450828) of c/o PDT Solicitors LLP, Premier House, 36-48 Queen Street, Horsham, West Sussex, United Kingdom, RH13 5AD;

"Delegate"	means any person appointed by the Creditor or any Receiver pursuant to clause 14 and any person appointed as attorney of the Creditor, Receiver or Delegate;
"Environment"	means the natural and man-made environment including all or any of the following media, namely air, water and land (including air within buildings and other natural or man-made structures above or below the ground) and any living organisms (including man) or systems supported by those media;
"Environmental Law"	means all applicable laws, statutes, regulations, secondary legislation, bye-laws, common law, directives, treaties and other measures, judgments and decisions of any court or tribunal, codes of practice and guidance notes in so far as they relate to or apply to the Environment; Environmental Licence: any authorisation, permit or licence necessary under Environmental Law in respect of any of the Secured Assets;
"Equipment"	means all present and future equipment, plant, machinery, tools, vehicles, furniture, fittings, installations and apparatus and other tangible moveable property owned by the Chargor or in which it has an interest, including any part of it and all spare parts, replacements, modifications and additions;
"Event of Default"	has the meaning given to that expression in the Loan Notes;
"Financial Collateral"	has the meaning given to that expression in the Financial Collateral Regulations;
"Financial Collateral Regulations"	means the Financial Collateral Arrangements (No 2) Regulations 2003 (<i>SI 2003/3226</i>);
"Insurance Policy"	means each contract and policy of insurance effected or maintained by the Chargor from time to time in respect of its assets or business (including, without limitation, any contract or policy of insurance relating to the Equipment);
"Intellectual Property"	means the Chargor's present and future patents, utility models, rights to inventions, copyright and neighbouring and related rights, moral rights, trade marks and service marks, business names and domain names, rights in

get-up and trade dress, goodwill and the right to sue for passing off or unfair competition, rights in designs, rights in computer software, database rights, rights to use, and protect the confidentiality of, confidential information (including know-how and trade secrets) and all other intellectual property rights, in each case whether registered or unregistered and including all applications and rights to apply for and be granted, renewals or extensions of, and rights to claim priority from, such rights and all similar or equivalent rights or forms of protection which subsist or will subsist now or in the future in any part of the world;

"Intercreditor Agreement"	means the intercreditor agreement between (1) the Debtor (2) the Chargor (3) the Debtor and others (4) Santander UK PLC (5) the Creditor (6) Gary Whyte and (7) Greg Maull and James Moss dated on or about the date of this Deed;
"Loan Note Instrument"	means the loan note instrument constituting the Loan Notes issued by the Debtor dated on or about the date of this Deed;
"Loan Notes"	means the [REDACTED] aggregate principal amount loan notes 2024 of the Debtor constituted by the Loan Note Instrument;
"LPA 1925"	means the Law of Property Act 1925;
"Permitted Security"	means the security granted by the Debtor or the Chargor as defined in the Intercreditor Agreement;
"Receiver"	means a receiver, receiver and manager or administrative receiver appointed by the Creditor under this Deed;
"Rights"	any Security or other right or benefit whether arising by set-off, counterclaim, subrogation, indemnity, proof in liquidation or otherwise and whether from contribution or otherwise;
"Secured Assets"	means all the assets, property and undertaking of the Chargor which are, or are expressed to be, subject to the Security created by, or pursuant to, this Deed (and references to the Secured Assets shall include references to any part of them);
"Secured Liabilities"	all present and future obligations and liabilities of the Chargor or the Debtor to the Creditor, whether actual or contingent and whether owed jointly or severally, as principal or surety

or in any other capacity, under or in connection with the Loan Notes, together with all interest (including, without limitation, default interest) accruing in respect of those obligations or liabilities;

"Security Financial Collateral Arrangement" has the meaning given to that expression in the Financial Collateral Regulations;

"Security" means any mortgage, 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;

"Security Period" means the period starting on the date of this Deed and ending on the date on which the Creditor is satisfied that all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full and no further Secured Liabilities are capable of being outstanding;

"VAT" means value added tax or any equivalent tax chargeable in the UK or elsewhere.

1.2 Interpretation

In this Deed:

- 1.2.1 clause, Schedule and paragraph headings shall not affect the interpretation of this Deed;
- 1.2.2 a reference to a **person** shall include a reference to an individual, firm, company, corporation, partnership, unincorporated body of persons, government, state or agency of a state or any association, trust, joint venture or consortium (whether or not having separate legal personality);
- 1.2.3 unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular;
- 1.2.4 unless the context otherwise requires, a reference to one gender shall include a reference to the other genders;
- 1.2.5 a reference to a party shall include that party's successors, permitted assigns and permitted transferees and this Deed shall be binding on, and enure to the benefit of, the parties to this Deed and their respective personal representatives, successors, permitted assigns and permitted transferees;
- 1.2.6 a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time;
- 1.2.7 a reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision;

- 1.2.8 a reference to **writing** or **written** does not include email;
- 1.2.9 an obligation on a party not to do something includes an obligation not to allow that thing to be done;
- 1.2.10 a reference to **this Deed** (or any provision of it) or to any other agreement or document referred to in this Deed is a reference to this Deed, that provision or such other agreement or document as amended (in each case, other than in breach of the provisions of this Deed) from time to time;
- 1.2.11 unless the context otherwise requires, a reference to a clause or Schedule is to a clause of, or Schedule to, this Deed and a reference to a paragraph is to a paragraph of the relevant Schedule;
- 1.2.12 any words following the terms **including**, **include**, **in particular**, **for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms;
- 1.2.13 a reference to an **amendment** includes a novation, re-enactment, supplement or variation (and **amend** and **amended** shall be construed accordingly);
- 1.2.14 a reference to **assets** includes present and future properties, undertakings, revenues, rights and benefits of every description;
- 1.2.15 a reference to an **authorisation** includes an approval, authorisation, consent, exemption, filing, licence, notarisation, registration and resolution;
- 1.2.16 a reference to **continuing** in relation to an Event of Default means an Event of Default that has not been remedied or waived;
- 1.2.17 a reference to **determines** or **determined** means, unless the contrary is indicated, a determination made at the absolute discretion of the person making it; and
- 1.2.18 a reference to a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, inter-governmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation.

1.3 Clawback

If the Creditor considers that an amount paid by the Debtor or the Chargor in respect of the Secured Liabilities is capable of being avoided or otherwise set aside on the liquidation or administration of the Debtor or the Chargor or otherwise, then that amount shall not be considered to have been irrevocably paid for the purposes of this Deed.

1.4 Nature of security over real property

A reference in this Deed to a charge or mortgage of or over any Charged Property includes:

- 1.4.1 all buildings and fixtures and fittings (including trade and tenant's fixtures and fittings) and fixed plant and machinery that are situated on or form part of that Charged Property at any time;
- 1.4.2 the proceeds of the sale of any part of that Charged Property and any other monies paid or payable in respect of or in connection with that Charged Property;
- 1.4.3 the benefit of any covenants for title given, or entered into, by any predecessor in title of the Chargor in respect of that Charged Property, and any monies paid or payable in respect of those covenants; and
- 1.4.4 all rights under any licence, agreement for sale or agreement for lease in respect of that Charged Property.

1.5 Law of Property (Miscellaneous Provisions) Act 1989

For the purposes of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989, the terms of the Loan Notes and of any side letters between any parties in relation to the Loan Notes are incorporated into this Deed.

1.6 Perpetuity period

If the rule against perpetuities applies to any trust created by this Deed, the perpetuity period shall be 125 years (as specified by section 5(1) of the Perpetuities and Accumulations Act 2009).

1.7 Schedules

The Schedules form part of this Deed and shall have effect as if set out in full in the body of this Deed. Any reference to this Deed includes the Schedules.

2. Covenant to pay

- 2.1 The Chargor shall, on demand, pay to the Creditor and discharge the Secured Liabilities when they become due.
- 2.2 Notwithstanding any other provision of the Loan Notes, it is expressly agreed and understood that:
 - 2.2.1 the sole recourse of the Creditor to the Chargor under this Deed is to the Chargor's interest in the Secured Assets; and
 - 2.2.2 the liability of the Chargor to the Creditor pursuant to or otherwise in connection with the Loan Notes shall be:
 - (a) limited in aggregate to an amount equal to that recovered as a result of enforcement of this Deed with respect to the Secured Assets; and
 - (b) satisfied only from the proceeds of sale or other disposal or realisation of the Secured Assets pursuant to this Deed.

3. Grant of security

3.1 Legal mortgage

As a continuing security for the payment and discharge of the Secured Liabilities, the Chargor with full title guarantee charges to the Creditor, by way of a third legal mortgage, all estates or interests in any freehold, leasehold or commonhold property now owned by it.

3.2 Fixed charges

As a continuing security for the payment and discharge of the Secured Liabilities, the Chargor with full title guarantee charges to the Creditor by way of a third fixed charge:

- 3.2.1 all present and future estates or interests of the Chargor in, or over, any freehold, leasehold or commonhold property (other than any such property effectively mortgaged under clause 3.1);
- 3.2.2 the benefit of all other contracts, guarantees, appointments and warranties relating to each Charged Property and other documents to which the Chargor is a party or which are in its favour or of which it has the benefit relating to any letting, development, sale, purchase, use or the operation of any Charged Property or otherwise relating to any Charged Property (including, in each case, but without limitation, the right to demand and receive all monies whatever payable to or for its benefit under or arising from any of them, all remedies provided for in any of them or available at law or in equity in relation to any of them, the right to compel performance of any of them and all other rights, interests and benefits whatever accruing to or for its benefit arising from any of them);
- 3.2.3 all licences, consents and authorisations (statutory or otherwise) held or required in connection with its business or the use of any Secured Asset, and all rights in connection with them;
- 3.2.4 all its present and future goodwill;
- 3.2.5 all its uncalled capital;
- 3.2.6 all the Equipment;
- 3.2.7 all the Intellectual Property;
- 3.2.8 all the Book Debts;
- 3.2.9 all monies from time to time standing to the credit of its accounts with any bank, financial institution or other person, together with all other rights and benefits accruing to or arising in connection with each account (including, but not limited to, entitlements to interest); and
- 3.2.10 all its rights in respect of each Insurance Policy, including all claims, the proceeds of all claims and all returns of premiums in connection with each Insurance Policy, to the extent not effectively assigned under clause 3.3.

3.3 Assignment

As a continuing security for the payment and discharge of the Secured Liabilities, the Chargor with full title guarantee assigns to the Creditor absolutely, subject to a proviso for reassignment on irrevocable discharge in full of the Secured Liabilities, all its rights in each Insurance Policy, including all claims, the proceeds of all claims and all returns of premiums in connection with each Insurance Policy.

3.4 Floating charge

As a continuing security for the payment and discharge of the Secured Liabilities, the Chargor with full title guarantee charges to the Creditor, by way of third floating charge, all its undertaking, property, assets and rights not otherwise effectively mortgaged, charged or assigned under clause 3.1 to clause 3.3 inclusive.

3.5 Qualifying floating charge

Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by clause 3.4.

3.6 Automatic crystallisation of floating charge

The floating charge created by clause 3.4 shall automatically and immediately (without notice) convert into a fixed charge over the assets subject to that floating charge if:

3.6.1 the Chargor:

3.6.1.1 creates, or attempts to create, without the prior written consent of the Creditor, Security or a trust in favour of another person over all or any part of the Secured Assets (except as expressly permitted by the terms of this Deed or the Loan Notes); or

3.6.1.2 disposes, or attempts to dispose of, all or any part of the Secured Assets (other than Secured Assets that are only subject to the floating charge while it remains uncrystallised);

3.6.2 any person levies (or attempts to levy) any distress, attachment, execution or other process against all or any part of the Secured Assets; or

3.6.3 a resolution is passed or an order is made for the winding-up, dissolution, administration or re-organisation of the Chargor.

3.7 Crystallisation of floating charge by notice

The Creditor may, in its sole discretion, at any time and by written notice to the Chargor, convert the floating charge created under this Deed into a fixed charge as regards any part of the Secured Assets specified by the Creditor in that notice.

3.8 Assets acquired after any floating charge has crystallised

Any asset acquired by the Chargor after any crystallisation of the floating charge created under this Deed that, but for that crystallisation, would be subject to a floating charge under this Deed, shall (unless the Creditor confirms otherwise to the Chargor in writing) be charged to the Creditor by way of first fixed charge.

4. Liability of the Chargor

4.1 Liability not discharged

The Chargor's liability under this Deed in respect of any of the Secured Liabilities shall not be discharged, prejudiced or affected by:

- 4.1.1 any intermediate payment, settlement of account or discharge in part of the Secured Liabilities;
- 4.1.2 any variation, extension, discharge, compromise, dealing with, exchange or renewal of any right or remedy which the Creditor may now or after the date of this Deed have from or against the Debtor, the Chargor or any other person in connection with the Secured Liabilities;
- 4.1.3 any act or omission by the Creditor or any other person in taking up, perfecting or enforcing any Security, indemnity, or guarantee from or against the Debtor, the Chargor or any other person;
- 4.1.4 any termination, amendment, variation, novation, replacement or supplement of or to any of the Secured Liabilities;
- 4.1.5 any grant of time, indulgence, waiver or concession to the Debtor, the Chargor or any other person;
- 4.1.6 any insolvency, bankruptcy, liquidation, administration, winding up, incapacity, limitation, disability, the discharge by operation of law, or any change in the constitution, name or style of the Debtor, the Chargor or any other person;
- 4.1.7 any invalidity, illegality, unenforceability, irregularity or frustration of any actual or purported obligation of, or Security held from, the Debtor, the Chargor or any other person in connection with the Secured Liabilities;
- 4.1.8 any claim or enforcement of payment from the Debtor, the Chargor or any other person; or
- 4.1.9 any other act or omission which would not have discharged or affected the liability of the Chargor had it been a principal debtor or anything done or omitted by any person which, but for this provision, might operate to exonerate or discharge the Chargor or otherwise reduce or extinguish its liability under this Deed.

4.2 Immediate recourse

The Chargor waives any right it may have to require the Creditor:

- 4.2.1 to take any action or obtain judgment in any court against the Debtor or any other person;
- 4.2.2 to make or file any claim in a bankruptcy, liquidation, administration or insolvency of the Debtor or any other person; or
- 4.2.3 to make demand, enforce or seek to enforce any claim, right or remedy against the Debtor or any other person,

before taking steps to enforce any of its rights or remedies under this Deed.

4.3 Non-competition

The Chargor warrants to the Creditor that it has not taken or received, and shall not take, exercise or receive the benefit of any Rights from or against the Debtor, its liquidator, an administrator, co-guarantor or any other person in connection with any liability of, or payment by, the Chargor under this Deed but:

- 4.3.1 if any of the Rights is taken, exercised or received by the Chargor, those Rights and all monies at any time received or held in respect of those Rights shall be held by the Chargor on trust for the Creditor for application in or towards the discharge of the Secured Liabilities under this Deed; and
- 4.3.2 on demand by the Creditor, the Chargor shall promptly transfer, assign or pay to the Creditor all other Rights and all monies from time to time held on trust by the Chargor under this clause 4.3.

5. Representations and warranties

5.1 Times for making representations and warranties

The Chargor makes the representations and warranties set out in this clause 5 to the Creditor on the date of this Deed.

5.2 Due incorporation

The Chargor:

- 5.2.1 is a duly incorporated limited liability company validly existing under the law of England and Wales; and
- 5.2.2 has the power to own its assets and carry on its business as it is being conducted.

5.3 Powers

- 5.3.1 The Chargor has the power to enter into, deliver and perform, and has taken all necessary action to authorise its entry into, delivery and performance of this Deed and the transactions contemplated by it.
- 5.3.2 No limit on its powers will be exceeded as a result of its entry into this Deed.

5.4 Non-contravention

The entry into and performance by the Chargor of, and the transactions contemplated by, this Deed do not and will not contravene or conflict with:

- 5.4.1 its constitutional documents;
- 5.4.2 any agreement or instrument binding on the Chargor or its assets or constitute a default or termination event (however described) under any such agreement or instrument; or
- 5.4.3 any law or regulation or judicial or official order applicable to it.

5.5 Authorisations

The Chargor has obtained all required or desirable authorisations to enable it to enter into, exercise its rights and comply with its obligations under this Deed. Any such authorisations are in full force and effect.

5.6 Binding obligations

5.6.1 The Chargor's obligations under this Deed are legal, valid, binding and enforceable.

5.6.2 This Deed creates (or, once entered into, will create):

5.6.2.1 valid, legally binding and enforceable Security for the obligations expressed to be secured by it; and

5.6.2.2 subject to registration in accordance with the Companies Act 2006 and, in the case of real property, registration at the Land Registry, perfected Security over the assets expressed to be subject to Security in it,

in favour of the Creditor, having the priority and ranking expressed to be created by this Deed and ranking ahead of all (if any) Security and rights of third parties, except those preferred by law.

5.7 No filing or stamp taxes

It is not necessary to file, record or enrol this Deed (other than as provided in clause 5.6) with any court or other authority or pay any stamp, registration or similar taxes in relation to this Deed or any transaction contemplated by it (other than in connection with registrations at Companies House and the Land Registry).

5.8 Litigation

No litigation, arbitration, administrative proceedings or investigations are taking place, pending or, to the Chargor's knowledge, threatened against it, any of its directors or any of its assets.

5.9 Ownership of Secured Assets

The Chargor is the sole legal and beneficial owner of, and has good, valid and marketable title to, the Secured Assets.

5.10 No Security

The Secured Assets are free from any Security other than Permitted Security and the Security created by this Deed.

5.11 No adverse claims

The Chargor has not received, or acknowledged notice of, any adverse claim by any person in respect of the Secured Assets or any interest in them.

5.12 No adverse covenants

There are no covenants, agreements, reservations, conditions, interests, rights or other matters whatsoever that materially and adversely affect the Secured Assets.

5.13 No breach of laws

There is no breach of any law or regulation that materially and adversely affects the Secured Assets.

5.14 No interference in enjoyment

No facility necessary for the enjoyment and use of the Secured Assets is subject to terms entitling any person to terminate or curtail its use.

5.15 No overriding interests

Nothing has arisen, has been created or is subsisting, that would be an overriding interest in any Charged Property.

5.16 Avoidance of security

No Security expressed to be created under this Deed is liable to be avoided, or otherwise set aside, on the liquidation or administration of the Chargor or otherwise.

5.17 No prohibitions or breaches

There is no prohibition on assignment in any Insurance Policy and the entry into this Deed by the Chargor does not, and will not, constitute a breach of any Insurance Policy or any other policy, agreement, document, instrument or obligation binding on the Chargor or its assets.

5.18 Environmental compliance

The Chargor has, at all times, complied in all material respects with all applicable Environmental Law and Environmental Licences.

5.19 Enforceable security

This Deed constitutes and will constitute the legal, valid, binding and enforceable obligations of the Chargor, and is, and will continue to be, effective security over all and every part of the Secured Assets in accordance with its terms.

6. General covenants

6.1 Compliance with law

The Chargor shall comply in all material respects with all relevant laws to which it may be subject if failure to do so would materially impair its ability to perform its obligations under this Deed.

6.2 Change of business

The Chargor shall not make any substantial change to the general nature or scope of its business as carried on at the date of this Deed.

6.3 Negative pledge and disposal restrictions

The Chargor shall not at any time, except with the prior written consent of the Creditor:

- 6.3.1 create, purport to create or permit to subsist any Security on, or in relation to, any Secured Asset other than any Security created by this Deed or any Permitted Security;
- 6.3.2 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 Secured Assets (except, in the ordinary course of business, Secured Assets that are only subject to an uncrystallised floating charge); or
- 6.3.3 create or grant (or purport to create or grant) any interest in the Secured Assets in favour of a third party.

6.4 Preservation of Secured Assets

The Chargor shall not do, or permit to be done, any act or thing that would or might depreciate, jeopardise or otherwise prejudice the security held by the Creditor, or materially diminish the value of any of the Secured Assets or the effectiveness of the security created by this Deed.

6.5 Compliance with laws and regulations

- 6.5.1 The Chargor shall not, without the Creditor's prior written consent, use or permit the Secured Assets to be used in any way contrary to law.
- 6.5.2 The Chargor shall:
 - 6.5.2.1 comply with the requirements of any law or regulation relating to or affecting the Secured Assets or the use of it or any part of them;
 - 6.5.2.2 obtain, and promptly renew from time to time, and comply with the terms of all authorisations that are required in connection with the Secured Assets or their use or that are necessary to preserve, maintain or renew any Secured Asset; and
 - 6.5.2.3 promptly effect any maintenance, modifications, alterations or repairs that are required by any law or regulation to be effected on or in connection with the Secured Assets.

6.6 Enforcement of rights

The Chargor shall use its reasonable endeavours to:

- 6.6.1 procure the prompt observance and performance by the relevant counterparty to any agreement or arrangement with the Chargor and forming part of the Secured Assets of the covenants and other obligations imposed on such counterparty (including each insurer in respect of an Insurance Policy); and

- 6.6.2 enforce any rights and institute, continue or defend any proceedings relating to any of the Secured Assets that the Creditor may require from time to time.

6.7 Notice of misrepresentation and breaches

The Chargor shall, promptly on becoming aware of any of the same, notify the Creditor in writing of:

- 6.7.1 any representation or warranty set out in this Deed that is incorrect or misleading in any material respect when made; and
- 6.7.2 any breach of any covenant set out in this Deed.

6.8 Title documents

The Chargor shall, as so required by the Creditor (in the event that the Security created by this Deed becomes first ranking), deposit with the Creditor and the Creditor shall, for the duration of this Deed be entitled to hold:

- 6.8.1 all deeds and documents of title relating to the Secured Assets that are in the possession or control of the Chargor (and if these are not within the possession or control of the Chargor, the Chargor undertakes to obtain possession of all these deeds and documents of title);
- 6.8.2 all Insurance Policies and any other insurance policies relating to any of the Secured Assets that the Chargor is entitled to possess; and
- 6.8.3 all deeds and documents of title (if any) relating to the Book Debts as the Creditor may specify from time to time.

6.9 Insurance

- 6.9.1 The Chargor shall insure and keep insured the Secured Assets against:

- 6.9.1.1 loss or damage by fire or terrorist acts, including any third party liability arising from such acts;
- 6.9.1.2 other risks, perils and contingencies that would be insured against by reasonably prudent persons carrying on the same class of business as the Chargor; and
- 6.9.1.3 any other risk, perils and contingencies as the Creditor may reasonably require.

- 6.9.2 Any such insurance must be with an insurance company or underwriters, and on such terms, as are reasonably acceptable to the Creditor, and must include property owners' public liability and third party liability insurance and be for not less than the replacement value of the relevant Secured Assets (meaning in the case of any premises on any Charged Property, the total cost of entirely rebuilding, reinstating or replacing the premises in the event of their being destroyed, together with architects', surveyors', engineers' and other professional fees and charges for shoring or propping up, demolition, site clearance and reinstatement with adequate allowance for inflation) and, in the case of any Charged Property, loss of rents payable by the tenants or other occupiers of any Charged Property for a

period of at least three years, including provision for increases in rent during the period of insurance.

6.9.3 The Chargor shall, if requested by the Creditor, produce to the Creditor each policy, certificate or cover note relating to any insurance as is required by clause 6.9.1.

6.9.4 The Chargor shall, if requested by the Creditor (in the event that the Security created by this Deed becomes first ranking), procure that a note of the Creditor's interest is endorsed on each insurance policy (other than public liability and third party liability insurances) effected or maintained by it or any person on its behalf in accordance with clause 6.9.1 but without the Creditor having any liability for any premium in relation to those insurance policies unless it has expressly and specifically requested to be made liable in respect of any increase in premium or unpaid premium in respect of any Insurance Policy.

6.10 Insurance premiums

The Chargor shall:

6.10.1 promptly pay all premiums in respect of each insurance policy as is required by clause 6.9.1 and do all other things necessary to keep that policy in full force and effect; and

6.10.2 (if the Creditor so requires) give to the Creditor copies of the receipts for all premiums and other payments necessary for effecting and keeping up each insurance policy as is required by clause 6.9.1.

6.11 No invalidation of insurance

The Chargor shall not do or omit to do, or permit to be done or omitted, any act or thing that may invalidate or otherwise prejudice any insurance policy as is required by clause 6.9.1.

6.12 Proceeds from insurance policies

All monies payable under any insurance policy maintained by the Chargor in accordance with clause 6.9.1 at any time (whether or not the security constituted by this Deed has become enforceable) shall be applied in making good or recouping expenditure in respect of the loss or damage for which those monies are received or, after the security constituted by this Deed has become enforceable and if the Creditor so directs, in or towards discharge or reduction of the Secured Liabilities.

6.13 Information

The Chargor shall:

6.13.1 give the Creditor such information concerning the location, condition, use and operation of the Secured Assets as the Creditor may reasonably require;

6.13.2 permit any persons designated by the Creditor and any Receiver to enter on its premises and inspect and examine any Secured Asset, and the records relating to that Secured Asset, at all reasonable times and on reasonable prior notice; and

- 6.13.3 promptly notify the Creditor in writing of any action, claim, notice or demand made by or against it in connection with all or any part of a Secured Asset or of any fact, matter or circumstance which may, with the passage of time, give rise to such an action, claim, notice or demand, together with, in each case, the Chargor's proposals for settling, liquidating, compounding or contesting any such action, claim, notice or demand and shall, subject to the Creditor's prior approval, implement those proposals at its own expense.

6.14 Payment of outgoings

The Chargor shall promptly pay all taxes, fees, licence duties, registration charges, insurance premiums and other outgoings in respect of the Secured Assets and, on demand, produce evidence of payment to the Creditor.

6.15 Appointment of accountants

6.15.1 The Chargor shall:

6.15.1.1 at its own cost (subject to clause 6.15.2), if at any time so required by the Creditor, appoint an accountant or firm of accountants nominated by the Creditor to investigate the financial affairs of the Chargor and those of its subsidiaries and report to the Creditor; and

6.15.1.2 co-operate fully with any accountants so appointed and immediately provide those accountants with all information requested.

6.15.2 The Chargor authorises the Creditor to make an appointment as it shall think fit at any time, without further authority from the Chargor. The Chargor shall pay, or reimburse the Creditor for, the fees and expenses of those accountants unless the Creditor makes an appointment pursuant to this clause 6.15 without reasonable belief that an Event of Default may occur, is occurring or has occurred.

7. Equipment covenants

7.1 Maintenance of Equipment

The Chargor shall:

7.1.1 maintain the Equipment in good and serviceable condition (except for expected fair wear and tear) in compliance with all relevant manuals, handbooks, manufacturer's instructions and recommendations and maintenance or servicing schedules;

7.1.2 at its own expense, renew and replace any parts of the Equipment when they become obsolete, worn out or damaged with parts of a similar quality and of equal or greater value; and

7.1.3 not permit any Equipment to be:

7.1.3.1 used or handled other than by properly qualified and trained persons; or

- 7.1.3.2 overloaded or used for any purpose for which it is not designed or reasonably suitable.

7.2 Payment of Equipment taxes

The Chargor shall promptly pay all taxes, fees, licence duties, registration charges, insurance premiums and other outgoings in respect of the Equipment and, on demand, produce evidence of such payment to the Creditor.

8. Intellectual Property covenants

8.1 Preservation of rights

The Chargor shall take all necessary action to safeguard and maintain present and future rights in, or relating to, the Intellectual Property including (without limitation) by observing all covenants and stipulations relating to those rights, and by paying all applicable renewal fees, licence fees and other outgoings.

8.2 Registration of Intellectual Property

The Chargor shall use all reasonable efforts to register applications for the registration of any Intellectual Property, and shall keep the Creditor informed of all matters relating to each such registration.

8.3 Maintenance of Intellectual Property

The Chargor shall not permit any Intellectual Property to be abandoned, cancelled or to lapse.

9. Powers of the Creditor

9.1 Power to remedy

9.1.1 *The Creditor shall be entitled (but shall not be obliged) to remedy, at any time, a breach by the Chargor of any of its obligations contained in this Deed.*

9.1.2 *The Chargor irrevocably authorises the Creditor and its agents to do all things that are necessary or desirable for that purpose.*

9.1.3 *Any monies expended by the Creditor in remedying a breach by the Chargor of its obligations contained in this Deed shall be reimbursed by the Chargor to the Creditor on a full indemnity basis .*

9.2 Exercise of rights

9.2.1 *The exercise of any rights of the Creditor under this Deed shall not make the Creditor liable to account as a mortgagee in possession.*

9.3 Power to dispose of chattels

9.3.1 *At any time after the security constituted by this Deed has become enforceable, the Creditor or any Receiver may, as agent for the Chargor, dispose of any chattels or produce found on any Charged Property.*

9.4 Creditor has Receiver's powers

To the extent permitted by law, any right, power or discretion conferred by this Deed (either expressly or impliedly) or by law on a Receiver may, after the security constituted by this Deed has become enforceable, be exercised by the Creditor in relation to any of the Secured Assets whether or not it has taken possession of any Secured Assets and without first appointing a Receiver or notwithstanding the appointment of a Receiver.

9.5 Conversion of currency

9.5.1 For the purpose of, or pending the discharge of, any of the Secured Liabilities, the Creditor may convert any monies received, recovered or realised by it under this Deed from their existing currencies of denomination into any other currencies of denomination that the Creditor may think fit.

9.5.2 Any such conversion shall be effected at the Creditor's bank's then prevailing spot selling rate of exchange for such other currency against the existing currency.

9.6 New accounts

9.6.1 If the Creditor receives, or is deemed to have received, notice of any subsequent Security, or other interest, affecting all or part of the Secured Assets, the Creditor may open a new account for the Chargor in the Creditor's books. Without prejudice to the Creditor's right to combine accounts, no money paid to the credit of the Chargor in any such new account shall be appropriated towards, or have the effect of discharging, any part of the Secured Liabilities.

9.6.2 If the Creditor does not open a new account immediately on receipt of the notice, or deemed notice, under clause 9.6.1, then, unless the Creditor gives express written notice to the contrary to the Chargor, all payments made by the Chargor to the Creditor shall be treated as having been credited to a new account of the Chargor and not as having been applied in reduction of the Secured Liabilities, as from the time of receipt or deemed receipt of the relevant notice by the Creditor.

9.7 Indulgence

The Creditor may, at its discretion, grant time or other indulgence, or make any other arrangement, variation or release with any person not being a party to this Deed (whether or not any such person is jointly liable with the Chargor) in respect of any of the Secured Liabilities, or of any other security for them without prejudice either to this Deed or to the liability of the Chargor for the Secured Liabilities.

9.8 Appointment of an Administrator

9.8.1 The Creditor may, without notice to the Chargor, appoint any one or more persons to be an Administrator of the Chargor pursuant to Paragraph 14 of Schedule B1 of the Insolvency Act 1986 if the security constituted by this Deed becomes enforceable.

9.8.2 Any appointment under this clause shall:

9.8.2.1 be in writing signed by a duly authorised signatory of the Creditor; and

9.8.2.2 take effect, in accordance with paragraph 19 of Schedule B1 of the Insolvency Act 1986.

9.8.3 The Creditor may apply to the court for an order removing an Administrator from office and may by notice in writing in accordance with this clause 9.8 appoint a replacement for any Administrator who has died, resigned, been removed or who has vacated office upon ceasing to be qualified.

9.9 Further advances

The Creditor covenants with the Chargor that it shall perform its obligations to make advances under the Loan Notes (including any obligation to make available further advances).

10. When security becomes enforceable

10.1 Security becomes enforceable on Event of Default

The security constituted by this Deed shall become immediately enforceable if an Event of Default occurs.

10.2 Discretion

After the security constituted by this Deed has become enforceable, the Creditor may, in its absolute discretion, but subject to the terms of the Intercreditor Agreement *enforce all or any part of that security at the times, in the manner and on the terms it thinks fit, and take possession of and hold or dispose of all or any part of the Secured Assets.*

11. Enforcement of security

11.1 Enforcement powers

11.1.1 *For the purposes of all powers implied by statute, the Secured Liabilities are deemed to have become due and payable on the date of this Deed.*

11.1.2 The power of sale and other powers conferred by section 101 of the LPA 1925 (as varied or extended by this Deed) shall be immediately exercisable at any time after the security constituted by this Deed has become enforceable.

11.1.3 Section 103 of the LPA 1925 does not apply to the security constituted by this Deed.

11.2 Extension of statutory powers of leasing

The statutory powers of leasing and accepting surrenders conferred on mortgagees under the LPA 1925 and by any other statute are extended so as to authorise the Creditor and any Receiver, at any time after the security constituted by this Deed has become enforceable, whether in its own name or in that of the Chargor, to:

11.2.1 grant a lease or agreement for lease;

- 11.2.2 accept surrenders of leases; or
- 11.2.3 grant any option in respect of the whole or any part of the Secured Assets *with whatever rights relating to other parts of it,*

whether or not at a premium and containing such covenants on the part of the Chargor, and on such terms and conditions (including the payment of money to a lessee or tenant on a surrender) as the Creditor or Receiver thinks fit without the need to comply with any of the restrictions imposed by sections 99 and 100 of the LPA 1925.

11.3 Access on enforcement

- 11.3.1 At any time after the Creditor has demanded payment of the Secured Liabilities or if the Chargor defaults in the performance of its obligations under this Deed or the Loan Notes, the Chargor will allow the Creditor or its Receiver, without further notice or demand, immediately to exercise all its rights, powers and remedies in particular (and without limitation) to take possession of any Secured Asset and for that purpose to enter on any premises where a Secured Asset is situated (or where the Creditor or a Receiver reasonably believes a Secured Asset to be situated) without incurring any liability to the Chargor for, or by any reason of, that entry.
- 11.3.2 At all times, the Chargor must use its best endeavours to allow the Creditor or its Receiver access to any premises (including obtaining any necessary consents or permits of other persons) and ensure that its employees and officers do the same.

11.4 Redemption of prior Security

- 11.4.1 At any time after the security constituted by this Deed has become enforceable, or after any powers conferred by any Security having priority to this Deed shall have become exercisable, the Creditor may:
 - 11.4.1.1 redeem any prior Security over any Secured Asset;
 - 11.4.1.2 procure the transfer of that Security to itself; and
 - 11.4.1.3 settle and pass the accounts of the holder of any prior Security (and any accounts so settled and passed shall, in the absence of any manifest error, be conclusive and binding on the Chargor).
- 11.4.2 The Chargor shall pay to the Creditor immediately on demand all principal, interest, costs, charges and expenses of, and incidental to, any such redemption or transfer, and such amounts shall be secured by this Deed as part of the Secured Liabilities.

11.5 Protection of third parties

No purchaser, mortgagee or other person dealing with the Creditor, any Receiver or any Delegate shall be concerned to enquire:

- 11.5.1 whether any of the Secured Liabilities have become due or payable, or remain unpaid or undischarged;

11.5.2 whether any power the Creditor, a Receiver or Delegate is purporting to exercise has become exercisable or is being properly exercised; or

11.5.3 how any money paid to the Creditor, any Receiver or any Delegate is to be applied.

11.6 Privileges

Each Receiver and the Creditor is entitled to all the rights, powers, privileges and immunities conferred by the LPA 1925 on mortgagees and receivers.

11.7 No liability as mortgagee in possession

Neither the Creditor nor any Receiver or Delegate shall be liable, by reason of entering into possession of a Secured Asset or for any other reason, to account as mortgagee in possession in respect of all or any of the Secured Assets, nor shall any of them be liable for any loss on realisation of, or for any act, default or omission for which a mortgagee in possession might be liable.

11.8 Conclusive discharge to purchasers

The receipt of the Creditor, or any Receiver or Delegate shall be a conclusive discharge to a purchaser and, in making any sale or other disposal of any of the Secured Assets or in making any acquisition in the exercise of their respective powers, the Creditor, and every Receiver and Delegate may do so for any consideration, in any manner and on any terms that it thinks fit.

11.9 Right of appropriation

11.9.1 To the extent that:

11.9.1.1 the Secured Assets constitute Financial Collateral; and

11.9.1.2 this Deed and the obligations of the Chargor under it constitute a Security Financial Collateral Arrangement,

the Creditor shall have the right, at any time after the security constituted by this Deed has become enforceable, to appropriate all or any of those Secured Assets in or towards the payment or discharge of the Secured Liabilities in any order that the Creditor may, in its absolute discretion, determine.

11.9.2 The value of any Secured Assets appropriated in accordance with this clause shall be, in the case of cash, the amount standing to the credit of each of the Chargor's accounts with any bank, financial institution or other person, together with any accrued but unpaid interest, at the time the right of appropriation is exercised.

11.9.3 The Chargor agrees that the methods of valuation provided for in this clause are commercially reasonable for the purposes of the Financial Collateral Regulations.

12. Receiver

12.1 Appointment

At any time after the security constituted by this Deed has become enforceable, or at the request of the Chargor, the Creditor may subject to the Intercreditor Agreement, without further notice, appoint by way of deed, or otherwise in writing, any one or more persons to be a Receiver of all or any part of the Secured Assets.

12.2 Removal

The Creditor may, without further notice (subject to section 45 of the Insolvency Act 1986 in the case of an administrative receiver), from time to time, by way of deed, or otherwise in writing, remove any Receiver appointed by it and may, whenever it thinks fit, appoint a new Receiver in the place of any Receiver whose appointment may for any reason have terminated.

12.3 Remuneration

The Creditor may fix the remuneration of any Receiver appointed by it without the restrictions contained in section 109 of the LPA 1925, and the remuneration of the Receiver shall be a debt secured by this Deed, to the extent not otherwise discharged.

12.4 Power of appointment additional to statutory powers

The power to appoint a Receiver conferred by this Deed shall be in addition to all statutory and other powers of the Creditor under the Insolvency Act 1986, the LPA 1925 or otherwise, and shall be exercisable without the restrictions contained in sections 103 and 109 of the LPA 1925 or otherwise.

12.5 Power of appointment exercisable despite prior appointments

The power to appoint a Receiver (whether conferred by this Deed or by statute) shall be, and remain, exercisable by the Creditor despite any prior appointment in respect of all or any part of the Secured Assets.

12.6 Agent of the Chargor

Any Receiver appointed by the Creditor under this Deed shall be the agent of the Chargor and the Chargor shall be solely responsible for the contracts, engagements, acts, omissions, defaults, losses and remuneration of that Receiver and for liabilities incurred by that Receiver. The agency of each Receiver shall continue until the Chargor goes into liquidation and after that the Receiver shall act as principal and shall not become the agent of the Creditor.

13. Powers of Receiver

13.1 General

13.1.1 Any Receiver appointed by the Creditor under this Deed shall, in addition to the powers conferred on it by statute, have the rights, powers and discretions set out hereunder.

- 13.1.2 A Receiver has all the rights, powers and discretions conferred on a receiver (or a receiver and manager) under the LPA 1925, and shall have those rights, powers and discretions conferred on an administrative receiver under the Insolvency Act 1986 whether it is an administrative receiver or not.
- 13.1.3 If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing it states otherwise) exercise all of the powers conferred on a Receiver under this Deed individually and to the exclusion of any other Receiver.
- 13.1.4 Any exercise by a Receiver of any of the powers given hereunder may be on behalf of the Chargor, the directors of the Chargor or itself.

13.2 Grant or accept surrenders of leases

A Receiver may grant, or accept, surrenders of any leases or tenancies affecting any Secured Asset on any terms, and subject to any conditions, that it thinks fit.

13.3 Employ personnel and advisers

- 13.3.1 A Receiver may provide services and employ or engage any managers, officers, servants, contractors, workmen, agents, other personnel and professional advisers on any terms, and subject to any conditions, that it thinks fit.
- 13.3.2 A Receiver may discharge any such person or any such person appointed by the Chargor.

13.4 Make and revoke VAT options to tax

A Receiver may make, exercise or revoke any VAT option to tax as it thinks fit.

13.5 Remuneration

A Receiver may charge and receive any sum by way of remuneration (in addition to all costs, charges and expenses incurred by it) that the Creditor may prescribe or agree with it.

13.6 Possession

A Receiver may take immediate possession of, get in and realise any Secured Asset.

13.7 Manage or reconstruct the Chargor's business

A Receiver may carry on, manage, develop, reconstruct, amalgamate or diversify or concur in carrying on, managing, developing, reconstructing, amalgamating or diversifying the business of the Chargor.

13.8 Dispose of Secured Assets

A Receiver may sell, exchange, convert into money and realise all or any of the Secured Assets in respect of which it is appointed in any manner (including, without limitation, by public auction or private sale) and generally on any terms and conditions as it thinks fit. Any sale may be for any consideration that the Receiver

thinks fit and a Receiver may promote, or concur in promoting, a company to purchase the Secured Assets to be sold.

13.9 Sever fixtures and fittings

A Receiver may sever and sell separately any fixtures or fittings from any Charged Property without the consent of the Chargor.

13.10 Sell Book Debts

A Receiver may sell and assign all or any of the Book Debts in respect of which it is appointed in any manner, and generally on any terms and conditions, that it thinks fit.

13.11 Valid receipts

A Receiver may give a valid receipt for all monies and execute all assurances and things that may be proper or desirable for realising any of the Secured Assets.

13.12 Make settlements

A Receiver may settle, adjust, refer to arbitration, compromise and arrange any claim, account, dispute, question or demand with or by any person who claims to be a creditor of the Chargor or relating in any way to any Secured Asset.

13.13 Legal action

A Receiver may bring, prosecute, enforce, defend and abandon all actions, suits and proceedings in relation to any of the Secured Assets as it thinks fit.

13.14 Improve the Equipment

A Receiver may make substitutions of, or improvements to, the Equipment as it may think expedient.

13.15 Make calls on Chargor members

A Receiver may make calls conditionally or unconditionally on the members of the Chargor in respect of uncalled capital with (for that purpose and for the purpose of enforcing payments of any calls so made) the same powers as are conferred by the articles of association of the Chargor on its directors in respect of calls authorised to be made by them.

13.16 Insure

A Receiver may, if it thinks fit, but without prejudice to its indemnity granted hereunder, effect with any insurer any policy of insurance either in lieu or satisfaction of, or in addition to, the insurance required to be maintained by the Chargor under this Deed.

13.17 Subsidiaries

A Receiver may form a subsidiary of the Chargor and transfer to that subsidiary any Secured Asset

13.18 Borrow

A Receiver may, for whatever purpose it thinks fit, raise and borrow money either unsecured or on the security of all or any of the Secured Assets in respect of which it is appointed on any terms that it thinks fit (including, if the Creditor consents, terms under which that security ranks in priority to this Deed).

13.19 Redeem prior Security

A Receiver may redeem any prior Security and settle and pass the accounts to which the Security relates. Any accounts so settled and passed shall be, in the absence of any manifest error, conclusive and binding on the Chargor, and the monies so paid shall be deemed to be an expense properly incurred by the Receiver.

13.20 Delegation

A Receiver may delegate its powers in accordance with this Deed.

13.21 Absolute beneficial owner

A Receiver may, in relation to any of the Secured Assets, exercise all powers, authorisations and rights it would be capable of exercising as, and do all those acts and things, an absolute beneficial owner could exercise or do, in the ownership and management of the Secured Assets or any part of the Secured Assets.

13.22 Incidental powers

A Receiver may do any other acts and things that it:

13.22.1 may consider desirable or necessary for realising any of the Secured Assets;

13.22.2 may consider incidental or conducive to any of the rights or powers conferred on a Receiver under or by virtue of this Deed or law; or

13.22.3 lawfully may or can do as agent for the Chargor.

14. Delegation

14.1 Delegation

The Creditor or any Receiver may delegate (either generally or specifically) by power of attorney or in any other manner to any person any right, power, authority or discretion conferred on it by this Deed).

14.2 Terms

The Creditor and each Receiver may make a delegation on the terms and conditions (including the power to sub-delegate) that it thinks fit.

14.3 Liability

Neither the Creditor nor any Receiver shall be in any way liable or responsible to the Chargor for any loss or liability arising from any act, default, omission or misconduct on the part of any Delegate.

15. Application of proceeds

15.1 Order of application of proceeds

All monies received or recovered by the Creditor, a Receiver or a Delegate under this Deed or in connection with the realisation or enforcement of all or part of the security constituted by this Deed (other than sums received under any Insurance Policy), shall (subject to the terms of the Intercreditor Agreement, the claims of any person having prior rights and by way of variation of the LPA 1925) be applied in the following order of priority (but without prejudice to the Creditor's right to recover any shortfall from the Chargor):

- 15.1.1 in or towards payment of all costs, liabilities, charges and expenses incurred by or on behalf of the Creditor (and any Receiver, Delegate, attorney or agent appointed by it) under or in connection with this Deed, and of all remuneration due to any Receiver under or in connection with this Deed;
- 15.1.2 in or towards payment of the Secured Liabilities in any order and manner that the Creditor determines; and
- 15.1.3 in payment of the surplus (if any) to the Chargor or other person entitled to it.

15.2 Appropriation

Neither the Creditor, any Receiver nor any Delegate shall be bound (whether by virtue of section 109(8) of the LPA 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 between any of the Secured Liabilities.

15.3 Suspense account

In the event that the Security created by this Deed becomes first ranking, all monies received by the Creditor, a Receiver or a Delegate under this Deed (other than sums received under any Insurance Policy that are not going to be applied in or towards discharge of the Secured Liabilities):

- 15.3.1 may, at the discretion of the Creditor, Receiver or Delegate, be credited to a suspense account;
- 15.3.2 shall bear interest, if any, at the rate agreed in writing between the Creditor and the Chargor; and
- 15.3.3 may be held in that account for so long as the Creditor, Receiver or Delegate thinks fit.

16. Costs and indemnity

16.1 Costs

The Chargor shall, promptly on demand, pay to, or reimburse, the Creditor and any Receiver, on a full indemnity basis, all costs, charges, expenses, taxes and liabilities of any kind (including, without limitation, legal, printing and out-of-pocket expenses) incurred by the Creditor, any Receiver or any Delegate in connection with:

- 16.1.1 this Deed or the Secured Assets;
- 16.1.2 taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Creditor's, a Receiver's or a Delegate's rights under this Deed; or
- 16.1.3 taking proceedings for, or recovering, any of the Secured Liabilities,

together with interest, which shall accrue and be payable (without the need for any demand for payment being made) from the date on which the relevant cost, charge, expense, tax or liability arose until full discharge of that cost, charge, expense, tax or liability (whether before or after judgment, liquidation, winding-up or administration of the Chargor) at the rate and in the manner specified in the Loan Notes.

16.2 Indemnity

- 16.2.1 The Chargor shall indemnify the Creditor, each Receiver and each Delegate, and their respective employees and agents against all liabilities, costs, expenses, damages and losses (including but not limited to any direct, indirect or consequential losses, loss of profit, loss of reputation and all interest, penalties and legal costs (calculated on a full indemnity basis) and all other professional costs and expenses) suffered or incurred by any of them arising out of or in connection with:
 - 16.2.1.1 the exercise or purported exercise of any of the rights, powers, authorities or discretions vested in them under this Deed or by law in respect of the Secured Assets;
 - 16.2.1.2 taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) the security constituted by this Deed; or
 - 16.2.1.3 any default or delay by the Chargor in performing any of its obligations under this Deed.
- 16.2.2 Any past or present employee or agent may enforce the terms of this clause subject to and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

17. Further assurance

- 17.1 The Chargor shall promptly, at its own expense, take whatever action the Creditor or any Receiver may reasonably require for:
 - 17.1.1 creating, perfecting or protecting the security created or intended to be created by this Deed;
 - 17.1.2 facilitating the realisation of any Secured Asset; or
 - 17.1.3 facilitating the exercise of any right, power, authority or discretion exercisable by the Creditor or any Receiver in respect of any Secured Asset,
- 17.2 including, without limitation the execution of any mortgage, transfer, conveyance, assignment or assurance of all or any of the assets forming part of (or intended to

form part of) the Secured Assets (whether to the Creditor or to its nominee) and the giving of any notice, order or direction and the making of any filing or registration which, in any such case, the Creditor may consider necessary or desirable.

18. Power of attorney

18.1 Appointment of attorneys

By way of security, the Chargor irrevocably appoints the Creditor, every Receiver and every Delegate separately to be the attorney of the Chargor and, in its name, on its behalf and as its act and deed, to execute any documents and do any acts and things that:

18.1.1 the Chargor is required to execute and do under this Deed; or

18.1.2 any attorney deems proper or desirable in exercising any of the rights, powers, authorities and discretions conferred by this Deed or by law on the Creditor, any Receiver or any Delegate.

18.2 Ratification of acts of attorneys

The Chargor ratifies and confirms, and agrees to ratify and confirm, anything that any of its attorneys may do in the proper and lawful exercise, or purported exercise, of all or any of the rights, powers, authorities and discretions referred to herein.

19. Release

19.1 At the end of the Security Period, the Creditor shall, at the request and cost of the Chargor, take whatever action is necessary to:

19.1.1 release the Secured Assets from the security constituted by this Deed; and

19.1.2 reassign the Secured Assets to the Chargor.

20. Assignment and transfer

20.1 Assignment by Creditor

20.1.1 At any time, without the consent of the Chargor, the Creditor may assign or transfer any or all of its rights and obligations under this Deed.

20.1.2 The Creditor may disclose to any actual or proposed assignee or transferee any information in its possession that relates to the Chargor, the Secured Assets and this Deed that the Creditor considers appropriate.

20.2 Assignment by Chargor

The Chargor may not assign any of its rights, or transfer any of its rights or obligations, under this Deed.

21. Set-off

21.1 Creditor's right of set-off

The Creditor may at any time set off any liability of the Chargor to the Creditor against any liability of the Creditor to the Chargor, whether either liability is present or future, liquidated or unliquidated, and whether or not either liability arises under this Deed. If the liabilities to be set off are expressed in different currencies, the Creditor *may convert either liability at a market rate of exchange for the purpose of set-off*. Any exercise by the Creditor of its rights under this clause shall not limit or affect any other rights or remedies available to it under this Deed or otherwise.

21.2 No obligation to set off

The Creditor is not obliged to exercise its set-off rights . If, however, it does exercise those rights it must promptly notify the Chargor of the set-off that has been made.

21.3 Exclusion of Chargor's right of set-off

All payments made by the Chargor to the Creditor under this Deed shall be made in full without any set-off, counterclaim, deduction or withholding (other than any deduction or withholding of tax as required by law).

22. Amendments, waivers and consents

22.1 Amendments

No amendment of this Deed shall be effective unless it is in writing and signed by, or on behalf of, each party (or its authorised representative).

22.2 Waivers and consents

22.2.1 A waiver of any right or remedy under this Deed or by law, or any consent given under this Deed, is only effective if given in writing by the waiving or consenting party and shall not be deemed a waiver of any other breach or default. It only applies in the circumstances for which it is given and shall not prevent the party giving it from subsequently relying on the relevant provision.

22.2.2 A failure or delay by a party to exercise any right or remedy provided under this Deed or by law shall not constitute a waiver of that or any other right or remedy, prevent or restrict any further exercise of that or any other right or remedy or constitute an election to affirm this Deed. No single or partial exercise of any right or remedy provided under this Deed or by law shall prevent or restrict the further exercise of that or any other right or remedy. No election to affirm this Deed by the Creditor shall be effective unless it is in writing.

22.3 Rights and remedies

The rights and remedies provided under this Deed are cumulative and are in addition to, and not exclusive of, any rights and remedies provided by law.

23. Severance

23.1 Severance

- 23.2** If any provision (or part of a provision) of this Deed is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision (or part of a provision) shall be deemed deleted. Any modification to or *deletion of a provision (or part of a provision) under this clause shall not affect the* legality, validity and enforceability of the rest of this Deed.

24. Counterparts

24.1 Counterparts

- 24.1.1** This Deed may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all the counterparts shall together constitute one deed.
- 24.1.2** Transmission of an executed counterpart of this Deed (but for the avoidance of doubt not just a signature page) **by** email (in PDF, JPEG or other agreed format) shall take effect as delivery of an executed counterpart of this Deed. If either method of delivery is adopted, without prejudice to the validity of the deed thus made, each party shall provide the others with the original of such counterpart as soon as reasonably possible thereafter.
- 24.1.3** No counterpart shall be effective until each party has executed and delivered at least one counterpart.

25. Third party rights

25.1 Third party rights

- 25.1.1** Except as expressly provided elsewhere in this Deed, a person who is not a party to this Deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce, or enjoy the benefit of, any term of this Deed. This does not affect any right or remedy of a third party which exists, or is available, apart from that Act.
- 25.1.2** The rights of the parties to rescind or agree any amendment or waiver under this Deed are not subject to the consent of any other person.

26. Further provisions

26.1 Independent security

The security constituted by this Deed shall be in addition to, and independent of, any other security or guarantee that the Creditor may hold for any of the Secured Liabilities at any time. No prior security held by the Creditor over the whole or any part of the Secured Assets shall merge in the security created by this Deed.

26.2 Continuing security

The security constituted by this Deed shall remain in full force and effect as a continuing security for the Secured Liabilities, despite any settlement of account, or intermediate payment, or other matter or thing, unless and until the Creditor discharges this Deed in writing.

26.3 Discharge conditional

Any release, discharge or settlement between the Chargor and the Creditor shall be deemed conditional on no payment or security received by the Creditor in respect of the Secured Liabilities being avoided, reduced or ordered to be refunded under any law relating to insolvency, bankruptcy, winding-up, administration, receivership or otherwise. Despite any such release, discharge or settlement:

- 26.3.1 the Creditor or its nominee may retain this Deed and the security created by or under it, including all certificates and documents relating to the whole or any part of the Secured Assets, for any period that the Creditor deems necessary to provide the Creditor with security against any such avoidance, reduction or order for refund; and
- 26.3.2 the Creditor may recover the value or amount of such security or payment from the Chargor subsequently as if the release, discharge or settlement had not occurred.

26.4 Certificates

A certificate or determination by the Chargor or the Debtor as to any amount for the time being due to it from the Chargor under this Deed and the Loan Notes shall be, in the absence of any manifest error, conclusive evidence of the amount due.

26.5 Consolidation

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

26.6 Small company moratorium

Notwithstanding anything to the contrary in this Deed, neither the obtaining of a moratorium by the Chargor under schedule A1 to the Insolvency Act 1986 nor the doing of anything by the Chargor with a view to obtaining such a moratorium (including any preliminary decision or investigation) shall be, or be construed as:

- 26.6.1 an event under this Deed which causes any floating charge created by this Deed to crystallise;
- 26.6.2 an event under this Deed which causes any restriction which would not otherwise apply to be imposed on the disposal of any property by the Chargor; or
- 26.6.3 a ground under this Deed for the appointment of a Receiver.

27. Notices

27.1 Delivery

Any notice or other communication given to a party under or in connection with this Deed shall be:

27.1.1 in writing;

27.1.2 delivered by hand, by pre-paid first-class post or other next working day delivery service; and

27.1.3 sent to:

27.1.3.1 the Chargor at:

4 Abbey Wood Road, Kings Hill, West Malling, Kent, England,
ME19 4AB

Attention: Parry Jones

27.1.3.2 the Creditor at:

of Brakinston, Langton Road, Langton Green, Tunbridge
Wells, TN3 0HP

or to any other address as is notified in writing by one party to the other from time to time.

27.2 Receipt by Chargor

Any notice or other communication that the Creditor gives to the Chargor shall be deemed to have been received:

27.2.1 if delivered by hand, at the time it is left at the relevant address; and

27.2.2 if posted by pre-paid first-class post or other next working day delivery service, on the second Business Day after posting.

A notice or other communication given as described above on a day that is not a Business Day, or after normal business hours, in the place it is received, shall be deemed to have been received on the next Business Day.

27.3 Receipt by Creditor

Any notice or other communication given to the Creditor shall be deemed to have been received only on actual receipt.

27.4 Service of proceedings

This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

27.5 No notice by email

A notice or other communication given under or in connection with this Deed is not valid if sent by email.

28. Governing law and jurisdiction

28.1 Governing law

This Deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

28.2 Jurisdiction

Each party irrevocably agrees that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this Deed or its subject matter or formation. Nothing in this clause shall limit the right of the Creditor to take proceedings against the Chargor in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

28.3 Other service

The Chargor irrevocably consents to any process in any legal action or proceedings being served on it in accordance with the provisions of this Deed relating to service of notices. Nothing contained in this Deed shall affect the right to serve process in any other manner permitted by law.

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

Executed as a deed by
THE SPECIALIST WORKS LIMITED
acting by a director,
in the presence of:

)
)
)
)



Director

Witness

Signature:



Name:

ROSIE HANES

Address:



Occupation:

Executed as a deed by
CONRAD SIMON JAMES LEWCOCK
in the presence of:

)
)
)

.....

Witness

Signature:

.....

Name:

.....

Address:

.....

.....

.....

Occupation:

.....

Executed as a deed by
THE SPECIALIST WORKS LIMITED
acting by a director,
in the presence of:

)
)
)
)

Director

Witness

Signature:

Name:

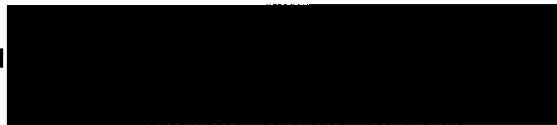
Address:

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Occupation:

Executed as a deed by **MARTYN CONRAD LEWCOCK** as attorney for **CONRAD SIMON JAMES LEWCOCK** under a attorney dated 29 July 2018 in the presence of:



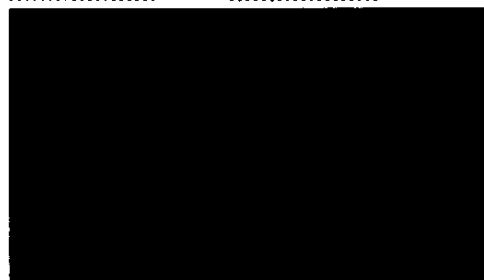
Witness



Signature:

Name: WILLIAM FARRANT

Address:



Occupation: