

MR01

Particulars of a charge



Companies House

167862/23



Go online to file this information
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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 there is no
instrument. Use form MR0

For further information, please
refer to our guidance at:
www.gov.uk/companieshouse

This form **must be delivered to the Registrar for registration**
21 days beginning with the day after the date of creation of the charge.
If the form is 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.
The instrument must be scanned and placed on the public record. **Do not send the original**

WEDNESDAY



LD2 *L7CWKKFU* 22/08/2018 #8
COMPANIES HOUSE

1 Company details

Company number 6 3 4 3 6 0 9
Company name in full CHARNWOOD (CIVILS) LIMITED

☒ 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 d 1 6 m 0 8 y 2 0 y 1 8

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 DAISY VALE LIMITED

Name

Name

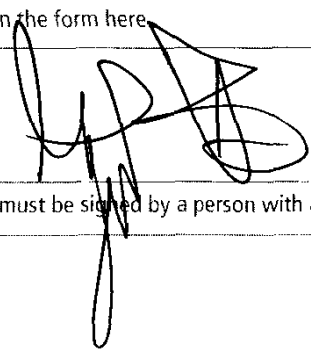
Name

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.

MR01

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	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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
6	Floating charge Is the instrument expressed to contain a floating charge? Please tick the appropriate box. <input checked="" type="checkbox"/> Yes Continue <input type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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. <input type="checkbox"/>	① This statement may be filed after the registration of the charge (use form MR06).
9	Signature Please sign the form here. Signature X  X This form must be signed by a person with an interest in the charge.	

MRO1

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	HUGH JAMES (RM)
Company name	
Address	
Post town	
County/Region	
Postcode	
Country	
DX	33000 CARDIFF
Telephone	20391038



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: 6343609

Charge code: 0634 3609 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th August 2018 and created by CHARNWOOD (CIVILS) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd August 2018.

Given at Companies House, Cardiff on 30th August 2018



Companies House



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

We hereby certify this to be a true
Copy of the original
Dated this 16th day of August
Signed Hugh James 2018

16 August 2018

Hugh James Solicitors
Hodge House
114-116 St Mary Street
Cardiff
CF10 1DY /

CHARNWOOD (CIVILS) LIMITED

DAISY VALE LIMITED

DEBENTURE

HUGH | JAMES

Understanding law, understanding you

THIS DEED is made on 16 August 2018

BETWEEN:

- (1) **CHARNWOOD (CIVILS) LIMITED** (company number: 6343609) whose registered office is at Unit 2 Scott Court, Ocean Way, Cardiff, CF24 5HF (the **Company**); and
- (2) **DAISY VALE LIMITED** (company number: 10724055) whose registered office is at 1 Vicarage Lane, Stratford, London, E15 4HF (the **Lender**).

NOW THIS DEED WITNESSES as follows:

1. INTERPRETATION

1.1 Definitions

In this Deed:

Act	the Law of Property Act 1925;
Administrator	an administrator appointed under Schedule B1 to the Insolvency Act 1986;
Charged Assets	the undertaking, property, rights and assets from time to time subject to the Security created by this Deed and includes any part thereof interest therein;
Land	any freehold or leasehold property, any licence and any other estate or interest in any immovable property and in each case all buildings and structures upon and all things affixed to such property (including trade, tenant's and other fixtures and fittings) from time to time;
Mortgaged Land	the Land from time to time mortgaged or charged by the Company under Clause 3.1 and includes any part thereof;
Receiver	each person appointed by the Lender as an administrative receiver, a receiver and manager or a receiver of any Charged Assets;

Secured Liabilities

all and any moneys, obligations and liabilities which may now or at any time in the future be due, owing or incurred by the Company to the Lender, whether actual or contingent and whether alone, severally or jointly with any other person as principal, guarantor, surety or in any other capacity whatsoever and in whatever name or style [and whether on any current or other account or in any other manner], together with interest, commissions, fees and all legal and other costs, charges and other expenses which the Lender may charge the Company or incur;

Security

any mortgage, charge, pledge, lien or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect; and

VAT

value added tax as provided for in the Value Added Tax Act 1994 and any other tax of a similar nature.

1.2 Interpretation

In this Deed:

- 1.2.1 the terms of the other documents under which the Secured Liabilities arise and any side letters between any parties in relation to them are incorporated in this Deed to the extent required to ensure that any purported disposition of any Charged Asset contained in this Deed is a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989;
- 1.2.2 any grant of rights with full title guarantee shall be deemed to contain all of the covenants and warranties implied in respect of any conveyance with full title guarantee under section 1(2) of the Law of Property (Miscellaneous Provisions) Act 1994;
- 1.2.3 unless the context requires otherwise, references to Clauses are references to clauses of this Deed;

1.2.4 unless the context otherwise requires, a reference to a Charged Asset includes the proceeds of sale of that Charged Asset; and

1.2.5 any reference to this Deed or any other document includes references to this Deed or such other document as varied, novated, extended, supplemented or restated in any manner from time to time.

2. COVENANT TO PAY

2.1 Covenant

The Company, as primary obligor and not merely as surety, covenants with the Lender that it will, on the Lender's written demand, pay and discharge all Secured Liabilities when the same shall be or become due.

2.2 Demands

The making of one demand shall not preclude the Lender from making any further demands.

2.3 Interest

The Company shall pay to the Lender interest on any amount not paid in accordance with this Deed when due from the due date to the date of payment or discharge (as well after as before judgment and notwithstanding the liquidation or administration of the Company or any arrangement or composition with any creditors by the Company) at such rates and intervals as may be set out in the documents regulating the Secured Liabilities from time to time or at such other rates and intervals as may be agreed between the Company and the Lender from time to time.

3. CHARGE

3.1 As a continuing security for the payment and/or discharge of the Secured Liabilities, the Company:

3.1.1 charges to the Lender by way of fixed charge:

- (a) all Land now or in the future belonging to it, whether or not title to that Land is registered at the Land Registry;

- (b) all buildings, structures, trade, tenant's and other fixtures and fittings now or in the future belonging to it or on or annexed to any Land now or in the future belonging to it;
- (c) all plant and machinery now or in the future owned by it and its interest in any plant or machinery now or in the future in its possession or on or annexed to any Land now or in the future belonging to it;
- (d) all cash at bank, all book debts, other debts and monetary claims now or in the future due or owing to it and the benefit of all rights, securities or guarantees of any nature enjoyed or held by it in relation to any item mentioned above;
- (e) all stocks, shares and other securities now or in the future belonging to it together with all dividends and other rights deriving from them or pertaining to them and any right, money or property accruing or offered at any time in relation to it by way of redemption, substitution, exchange, bonus or preference, under option rights or otherwise;
- (f) all its goodwill, all its uncalled capital from time to time and any beneficial interest, claim or entitlement it has in any pension fund;
- (g) all patents, trade marks, trade names, service marks, designs and other intellectual property rights, choses in action and claims and all fees, royalties and other rights of every kind deriving from them now or in the future belonging to it;
- (h) all its rights, title and interests not effectively assigned under paragraph (c) below;

3.1.2 assigns absolutely to the Lender all its rights, title and interest from time to time in and to:

- (a) all present and future insurance policies to which the Company is entitled and any payments paid or payable and claims or return of premium in relation thereto;
- (b) all amounts paid or payable to or for the account of the Company in connection with the letting licence or grant or other rights of use or

occupation of any part of any Land now or in the future belonging to it;

- 3.1.3 charges to the Lender by way of floating charge its undertaking and all its property, rights, assets and income not effectively mortgaged, charged by way of fixed charge or assigned under paragraphs 3.1.1 to 3.1.2 above both present and future (including without limitation its stock in trade and its heritable and other property, assets and rights in Scotland).

3.2 General

- 3.2.1 The Security created by this Deed ranks as first charges, mortgages and assignments (as applicable) and is given with full title guarantee.
- 3.2.2 Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies so that the floating charge created under Clause 3.1.3 is a qualifying floating charge for the purposes of that paragraph 14.

3.3 Negative pledge

The Company shall not create or permit to subsist or arise any Security over any of its rights, assets, property, undertaking and revenue other than that created by this Deed or with the Lender's prior consent.

3.4 Restrictions on dealings

- 3.4.1 The Company shall not sell, transfer, assign, licence, lease, hire out, grant, lend, discount, factor, exchange, compound, set-off, grant any interest in, part with possession or ownership of, grant time or indulgence in respect of or otherwise dispose of any Charged Asset or the equity of redemption therein or permit any person to do any such thing.
- 3.4.2 Paragraph 3.4.1 shall not apply to any dealing made with the prior written consent of the Lender or made in the ordinary course of trade (as carried on at the date of this Deed but excluding unprecedented and exceptional dealings or transactions) in respect of any Charged Asset that is subject only to the floating charge created by Clause 3.1.3.

3.5 Conversion of floating charge

Subject to Clause 3.7 (Moratorium), the Lender may from time to time by notice in writing to the Company convert the floating charge created by Clause 3.1.33.1.3 into a fixed charge with immediate effect. Such conversion shall take effect in respect of each Charged Asset specified in such notice and if no Charged Assets are specified it shall take effect in respect of all Charged Assets.

3.6 Automatic conversion

Subject to Clause 3.7 (Moratorium), if (without the prior written consent of the Lender):

- 3.6.1 the Company creates any Security over or otherwise encumbers any Charged Asset or attempts to do so;
- 3.6.2 any person levies or attempts to levy any distress, execution, sequestration, expropriation, attachment or other process against any Charged Asset;
- 3.6.3 a resolution is passed or a petition is presented for the winding up, dissolution, administration or re-organisation of the Company;
- 3.6.4 a receiver, an administrative receiver or a receiver and manager is appointed over any Charged Asset or any person entitled to do so gives notice of its intention to appoint a receiver, an administrative receiver or a receiver and manager over any Charged Asset or files such a notice with the court; or
- 3.6.5 an Administrator is appointed (or the Lender receives notice of an intention to appoint an Administrator pursuant to paragraphs 15 or 26 of Schedule B1 to the Insolvency Act 1986) in respect of the Company,

the floating charge created by Clause 3.1.3 shall with immediate effect and without notice automatically convert into a fixed charge over the relevant Charged Assets (or, in the case of paragraphs (c), (d) or (e) above, over all of the Charged Assets).

3.7 Moratorium

The floating charge created by Clause 3.1.3 shall not be converted into a fixed charge solely by reason of the obtaining of a moratorium or anything done with a view to obtaining a moratorium under the Insolvency Act 2000.

3.8 Deposit of documents

3.8.1 The Company shall on the date of this Deed or, if later, upon becoming entitled to them, deposit (or procure the deposit) with the Lender and the Lender shall be entitled to hold all original deeds and documents of title in the Company's control or possession relating to any Charged Asset together with, in the case of the stocks, shares and other securities referred to in Clause (e), stamped stock transfer forms in respect of the same executed in blank (except for the number and class of shares and the name of the transferor) and left undated. The Lender may at any time after the date of this Deed complete the instruments of transfer on behalf of the Company in favour of itself, its nominee or such other person as it shall select.

3.8.2 If, for any reason, the Lender ceases to hold any such deeds or documents, it may by notice to the Company require that such deeds or documents be redelivered to it and the Company shall immediately comply with that requirement or procure that it is complied with that requirement or procure that it is complied with. In respect of any Mortgaged Land, if any such deeds or documents are at the relevant time held at the Land Registry, the Company shall promptly following a demand by the Lender provide or procure the provision to the Lender of such undertakings and such letters addressed to the Land Registry as the Lender may require.

3.9 Release

Subject to Clause 17 (Reinstatement and avoidance of payments), upon the irrevocable and unconditional discharge in full of the Secured Liabilities the Lender shall, at the cost and request of the Company, release the Charged Assets from the Security constituted by this Deed and reassign or retransfer the Charged Assets to the Company.

4. RESTRICTIONS ON DEALING

The Company shall not without the prior written consent of the Lender:

- 4.1 part with possession of any freehold or leasehold property or any part or parts of it (otherwise than on the determination of any lease, tenancy or licence), grant or agree to grant any option or any lease, licence, tenancy or other right of occupation to any person or exercise the powers of leasing or agreeing to lease or of accepting or agreeing to accept surrenders conferred by sections 99 and 100 of the Act or otherwise. Such restrictions shall not be construed as limitations on the powers of any Receiver nor of the Lender, any of whom may, after the Security created under this Deed becomes enforceable, grant or accept surrenders of leases without restriction;
- 4.2 pull down or remove or redevelop or make any material alteration to the whole or any part of any buildings or sever unfix or remove any fixtures or remove any plant or machinery belonging to or in use by the Company except for the purpose of effecting repairs or replacing the same;
- 4.3 make or allow to be made any application for planning permission in respect of any part of the Mortgaged Land;
- 4.4 vary, surrender, cancel or dispose of, or permit to be forfeit, any leasehold interest in any of its leasehold properties; or
- 4.5 do or cause or permit or suffer to be done anything which may in any way materially depreciate, jeopardise or otherwise prejudice the value or marketability of any the Charged Assets.

5. COVENANTS BY THE COMPANY

5.1 The Company shall:

- 5.1.1 keep all buildings in good and substantial repair and condition and adequately and properly painted and decorated and all plant, machinery, fixtures and fittings, roads, pipes, wires, cables, drains and structures in a good state of repair and in good working order and condition and permit any person or persons nominated by the Lender free access at all times to view the state and condition of them and for that purpose to enter upon any land or buildings occupied or owned by the Company without being deemed to have gone into possession of them;

- 5.1.2 insure and keep insured such of its Charged Assets as is insurable with such reputable insurer and against such risks and in such amounts and otherwise in such terms as the Lender may require and shall maintain such other insurances as are normally maintained by prudent companies carrying on similar businesses (such insurances to contain such provisions for the protection of the Lender as the Lender may require and to be, if the Lender shall require, in the composite names of the Company and the Lender [and with the Lender names as first lost payee]) and will produce or deposit with the Lender all such policies and receipts for all premium and other payments necessary for effecting and maintaining such insurances;
- 5.1.3 pay all money received by it on any policy of insurance (other than in respect of employer's or public liability) to the Lender and such money shall be applied towards making good the loss or damage in respect of which the money was received or, if the loss or damage has already been made good, in refinancing money expended in that connection or, subject to any obligation to do otherwise under any insurance policy, at the option of the Lender [after the Security created under this Deed has become enforceable], towards the discharge of the Secured Liabilities. If any money payable under any policy of insurance is paid to the Company, it shall hold the money on trust for the Lender and shall account to the Lender accordingly;
- 5.1.4 punctually pay or cause to be paid (and indemnify the Lender and any Receiver against) all rents, taxes, duties, assessments and other outgoings and observe and perform all restrictive and other covenants under which any of the Charged Assets is held;
- 5.1.5 collect and realise its book or other debts and all licence fees, royalties and other moneys deriving from its intellectual property and pay all moneys which it may receive in respect of them into [its current account with the Lender or into] such [other] account as the Lender may specify and until such payment will hold all such moneys on trust for the Lender; and shall not, without the Lender's prior written consent, release, factor, sell at discount, charge, assign or otherwise deal with such debts, licence fees, royalties or other moneys otherwise than by getting in and paying the same into such account;

- 5.1.6 take all necessary action to safeguard and maintain present and future rights in or relating to any intellectual property rights including, without limitation, observing all covenants and obligations relating to such rights, paying all applicable renewal or licence fees, using reasonable efforts to register any intellectual property and not permitting any intellectual property to be abandoned, cancelled or to lapse;
 - 5.1.7 comply with the provisions of all present or future statutes, licences, regulations, consents and directives and every notice, order or direction made under any of the foregoing; and
 - 5.1.8 provide the Lender with all financial and other information with respect to the assets, liabilities and affairs of the Company and its subsidiaries and associated companies (if any) that the Lender may from time to time require.
- 5.2 If the Company shall fail to satisfy the Lender that it has performed any of its obligations under Clause 5.1 (Covenants by the Company) or otherwise, then the Lender may (but shall not be obliged to) take such steps as it considers appropriate to procure the performance of such obligation and/or remedy the failure and shall not by any step be deemed to be a mortgagee in possession and the moneys expended by the Lender shall be reimbursed by the Company on demand and until so reimbursed shall carry interest as mentioned in Clause 2 (Covenant to pay) from the date of payment to the date of reimbursement.
- 5.3 The Company undertakes:
 - 5.3.1 promptly to serve all such notices of the Lender's interest in the Charged Assets as the Lender may reasonably require from time to time and in such form as the Lender may reasonably require; and
 - 5.3.2 to use its reasonable endeavours to procure that each notice served under paragraph (a) above is acknowledged by the recipient thereof to the satisfaction of the Lender.

6. ENFORCEMENT OF SECURITY

- 6.1 The Security created by this Deed shall become immediately enforceable and the statutory power of sale and all other statutory powers conferred on mortgagees by section 101 of the Act (as varied and extended by this Deed) shall be exercisable:

- 6.1.1 if the Company has failed to pay all or any Secured Liabilities following a demand for payment by the Lender;
 - 6.1.2 if a resolution is passed, any other step is taken or a petition is presented for the winding up, dissolution, administration or re-organisation of the Company;
 - 6.1.3 if a receiver, administrative receiver or receiver and manager is appointed over any Charged Asset or if any person entitled to do so gives notice (or files notice with the court) of its intention to appoint such a receiver, administrative receiver or receiver and manager;
 - 6.1.4 if an Administrator is appointed (or the Lender receives notice of an intention to appoint an Administrator pursuant to paragraphs 15 or 26 of Schedule B1 to the Insolvency Act 1986) in respect of the Company; and/or
 - 6.1.5 upon request by the Company and at any time thereafter.
- 6.2 For the purposes of all powers implied or conferred by statute (including, without limitation, the power of sale and other powers conferred by section 101 of the Act (as varied and extended by this Deed)) and all other powers conferred on a mortgagee by law, the Secured Liabilities are deemed to have become due and payable on the date of this Deed.
- 6.3 Sections 93 (restricting the right of consolidation) and 103 (restricting the power of sale) and the restrictions contained in section 109(1) (restricting the appointment of a Receiver) of the Act shall not apply to this Deed.
- 6.4 After the Security created under this Deed has become enforceable, the Lender and any Receiver may enforce all or any part of the Security created under this Deed in any manner it sees fit and neither the Lender nor any Receiver will be liable by reason of entering into possession of any Charged Asset or the exercise of any right , to account as mortgagee in possession or for any loss on realisation of any Charged Asset or arising from the manner in which the Lender or any Receiver enforces or refrains from enforcing the Security created under this Deed; or for any default or omission for which a mortgagee in possession might be liable.
- 6.5 At any time after the Security created under this Deed has become enforceable, the Lender shall be entitled to:

- 6.5.1 to complete all instruments of transfer referred to in Clause 3.8 (Deposit of Documents) and otherwise have any stocks, shares and other securities referred to in Clause (e) registered in its name or the name of its nominee;
- 6.5.2 in the name of the Company, exercise or direct (or refrain from exercising or directing) the exercise of the voting and other rights and powers attached to any stock, shares and securities charged by Clause (e) in such a manner as it considers fit (in its absolute discretion); and/or
- 6.5.3 receive and retain all dividends and other distributions payable in respect of such stock, shares and securities and applied such dividends and distributions in accordance with Clause 11 (Application of proceeds) and to the extent such dividends, distributions and/or other amounts are received by or on behalf of the Company such amounts shall be held on trust for the Lender.

7. PRIOR SECURITY

The Lender may at any time after the Security created under this Deed has become enforceable redeem (or procure the transfer to itself of the benefit of) any prior Security over any Charged Asset and may settle and pass the accounts of the holder of the prior Security. Any accounts so settled and passed shall (save in respect of any manifest error) be conclusive and binding on the Company. All principal moneys, interest, costs, charges and expenses of and incidental to the redemption and transfer shall be Secured Liabilities and shall be payable by the Company to the Lender on demand.

8. RECEIVERS AND ADMINISTRATORS

- 8.1 At any time after the Security created by this Deed becomes enforceable the Lender may without prior notice to the Company from time to time by deed or otherwise in writing signed by any officer or manager of the Lender or any person authorised for this purpose by the Lender appoint:
 - 8.1.1 any one or more persons (whether or not an employee of the Lender) to be an administrative receiver, receiver or receiver and manager of any Charged Asset (and to the extent permitted by law none of the restrictions imposed by the Act in relation to the appointment of such persons or to the giving of notice or otherwise shall apply); or

- 8.1.2 when permitted by law and by any method permitted by law, any one or more persons to be an Administrator of the Company.
- 8.2 An appointment over part only of the Charged Assets shall not preclude the Lender from making any subsequent appointment of a Receiver over any other Charged Asset.
- 8.3 If at any time and by virtue of any appointment under this Clause 8 (Receivers and Administrators) any two or more persons shall hold office as a Receiver, each such person shall (unless otherwise provided in any relevant deed or other instrument of appointment) be jointly and severally entitled to exercise all the powers and discretions conferred by this Deed on a Receiver.
- 8.4 The Lender may (subject to any requirement for an order of the court in the case of an administrative receiver) remove any Receiver appointed by it and may, whenever it thinks fit, appoint a new Receiver in its place.
- 8.5 The Lender may either at the time of appointment of any Receiver or at any time thereafter and from time to time fix the remuneration of such Receiver. The maximum rate specified in Section 109(6) of the Act will not apply.
- 8.6 Any Receiver appointed under this Deed shall so far as the law permits be the agent of the Company for all purposes. The Company shall be solely responsible for any Receiver's acts, omissions, defaults, losses, liabilities, remuneration, costs, charges and expenses and liable on any contracts or engagements made or entered into by any Receiver, failing which he shall act as principal and shall not be or become agent for the Lender.
- 8.7 To the fullest extent allowed by law, any right, power or discretion conferred by this Deed (either expressly or impliedly) or by law on a Receiver in relation to any Charged Asset may (after the Security created by this Deed becomes enforceable) be exercised by the Lender without appointing a Receiver and notwithstanding the appointment of a Receiver and irrespective of whether the Lender has taken possession of any Charged Asset.
- 9. POWERS OF RECEIVER**
- 9.1 Any Receiver appointed under this Deed shall have power, in addition to any powers conferred upon it by law and in each case as he may think fit to:

- 9.1.1 enter upon, take possession of, appropriate, collect and get in all or any part of the property in respect of which he is appointed and for that purpose to take any proceedings;
- 9.1.2 manage, carry on or concur in carrying on to develop, reconstruct, amalgamate or diversify the business of the Company (or any part of it) and to raise or borrow money from the Lender or others on the security of any Charged Asset;
- 9.1.3 purchase or acquire any land and purchase, acquire and grant any interest in or right over land;
- 9.1.4 terminate or accept surrenders of leases or tenancies of any of the property charged by this Deed and to carry any such transactions into effect;
- 9.1.5 sell, assign, let or otherwise dispose of or concur in selling, assigning, letting or otherwise disposing of or otherwise realise, any Charged Asset and any of the debts in respect of which he is appointed in any manner and on any terms which he thinks fit. The consideration for any such transaction may consist of cash, debentures or other obligations, shares, stock or other valuable consideration. Any such consideration may be payable in a lump sum or by instalments spread over any period which he thinks fit;
- 9.1.6 make any arrangement or compromise between the Company and any other person which he may think expedient;
- 9.1.7 insure, repair, improve, develop, exploit and replace any Charged Asset;
- 9.1.8 construct and complete any building on any Mortgaged Land;
- 9.1.9 call up any uncalled capital of the Company conditionally or unconditionally with all the powers conferred by the articles of association of the Company in relation to calls;
- 9.1.10 employ, engage and appoint managers and other employees and professional advisers including, without limitation, those to guard and protect any freehold or leasehold property charged by this Deed;
- 9.1.11 settle, adjust, refer to arbitration, compromise and arrange any claim, account, dispute, question or demand with or by any person who is or

claims to be a creditor of the Company or relating in any way to any Charged Asset;

9.1.12 bring, prosecute, enforce, defend and abandon any action, suit or proceedings in relation to any Charged Asset which he thinks fit;

9.1.13 do all such other acts and things as he may consider:

(a) necessary or desirable for the realisation of any Charged Asset; or

(b) incidental or conducive to any of the rights, powers or discretions conferred on a Receiver under or by virtue of this Deed or law;

9.1.14 generally to exercise any powers conferred by the Insolvency Act 1986 on administrative receivers (whether or not he is an administrative receiver, provided that if he is not an administrative receiver any powers conferred on administrative receivers under the Insolvency Act 1986 shall be exercisable by the Receiver in respect of the Charged Assets only) and/or other receivers;

9.1.15 generally to use the name of the Company in the exercise of any of the powers conferred by this Clause 10 (Powers of Receiver); and/or

9.1.16 generally to exercise all the powers and rights of an absolute beneficial owner of the Charged Assets and do or omit to do anything which the Company could do or omit to do,

provided that any Receiver shall in the exercise of his powers, authority and discretions conform to any directions from time to time given by the Lender and shall not be responsible to the Company or any other person nor shall the Lender or any Receiver be responsible for any loss thereby occasioned.

9.2 The powers conferred on mortgages or receivers by the Act shall apply to any Receiver as if such powers were incorporated into the Deed except in so far as they are expressly excluded. If there is any ambiguity or conflict between the powers contained in the Act and those contained in this Deed, the term of this Deed shall prevail.

10. SET-OFF AND CONSOLIDATION

At any time after the Security constituted by this Deed becomes enforceable, in addition to any right of set-off or other general lien or similar right to which it may be entitled by law, the Lender may (but shall not be obliged to):

- 10.1 set-off against the Secured Liabilities any amount or obligation (contingent or otherwise) owing by the Lender to the Company;
- 10.2 set-off, combine or apply any sum or sums standing to the credit of any account to which the Company is beneficially entitled held with it (whether current, deposit or other account) in or towards the satisfaction or discharge of the Secured Liabilities as the Lender may select,

in each case regardless of the place of payment, booking branch or currency of any such obligation or amount. If any relevant obligations or amounts are in different currencies, the Lender may convert either obligation or amount at a market rate of exchange in its usual course of business.

11. APPLICATION OF PROCEEDS

- 11.1 All moneys received by the Lender or any Receiver after the Security created by this Deed becomes enforceable shall be applied (subject to any liabilities having priority to the Secured Liabilities) in the following order:

- 11.1.1 in or towards payment of the costs, losses, liabilities, charges and expenses incurred in connection with this Deed by the Lender or any Receiver and the exercise of any of such person's powers and of all outgoings paid by such person (including preferential debts) and in payment to any Receiver of such remuneration as may be agreed between that Receiver and the Lender at, or at any time and from time to time after, the Receiver's appointment in accordance with the terms of this Deed;

- 11.1.2 in or towards satisfaction of the Secured Liabilities; and

- 11.1.3 in payment of the surplus (if any) to the Company or any other person entitled to it.

- 11.2 This Clause 11 (Application of proceeds) does not prejudice the right of the Lender (or any Receiver) to recover any shortfall from the Company.

12. PROTECTION OF THIRD PARTIES

- 12.1 In favour of any purchaser (as defined in section 205 of the Act) or person dealing in good faith, the Secured Liabilities shall be deemed to become due and all rights of enforcement conferred upon the Lender by the Act, as varied and extended by this Deed, shall be deemed to arise, immediately after the execution of this Deed.
- 12.2 No purchaser or other person dealing with the Lender or a Receiver shall be bound or concerned to enquire whether any power exercised or purported to be exercised under this Deed has arisen, become exercisable or is being properly exercised or whether any money is due on the Security created by this Deed or as to the propriety or regularity of any sale by or other dealing with the Lender or any Receiver or be concerned with notice to the contrary. Any such sale or dealing shall be deemed to be within the powers conferred by this Deed and to be valid and effective.

13. FURTHER ASSURANCE

The Company shall, at its own expense, at any time on written demand by the Lender or any Receiver:

- 13.1 take whatever action the Lender or any Receiver may require to create, perfect, protect, enhance or maintain any Security created or intended to be created under this Deed;
- 13.2 take whatever action the Lender or any Receiver may require to affix to or to endorse on any Charged Assets labels, signs, memoranda or other recognisable identification markings referring or drawing attention to the Security created under this Deed;
- 13.3 take whatever action the Lender or any Receiver may require to create and/or perfect Security in favour of the Lender over the Company's assets located in any jurisdiction outside England and Wales; and/or
- 13.4 to facilitate:
- 13.4.1 the realisation of any Charged Asset;
 - 13.4.2 the exercise of any right, power or discretion exercisable by the Lender or any Receiver in respect of any Charged Asset or otherwise under this Deed; and/or

13.4.3 the enforcement of the Security created under this Deed,

including, without limitation, the execution of any legal mortgage, charge, transfer, conveyance or assignment of any property or asset to the Lender or its nominee and the giving of any notice, order or direction and the making of any filing or registration, in each case which the Lender or any Receiver considers expedient.

14. REGISTERED LAND

14.1 The Company consents to a restriction in the following terms being entered on the register of title of any Mortgaged Land that is now or in the future registered at the Land Registry:

"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the debenture dated [] in favour of [] referred to in the charges register [or their conveyancer]."

14.2 To the extent that the Lender is under an obligation to make further advances to the Company such obligation is deemed incorporated into this Deed as if set out in this Deed in full and the Company consents to an application being made to the Land Registry for a note of such obligation to be entered on the registers referred to in Clause 14.1 above.

14.3 The Company hereby certifies that the Security created by this Deed does not contravene any of the provisions of its memorandum or articles of association.

15. POWER OF ATTORNEY AND DELEGATION

15.1 The Company irrevocably and by way of security appoints the Lender and any Receiver and any delegate acting jointly and severally as its attorney with full power of substitution in its name, on its behalf and as its act and deed to execute, seal and deliver and otherwise perfect and do any deed, assurance, agreement, instrument, act or thing which the Company is obliged to execute or do under this Deed. The Company hereby ratifies and confirms and shall ratify and confirm whatever any attorney appointed under this Clause 15.1(Power of attorney) does or purports to do under this Clause 15.1 (Power of attorney).

15.2 The Lender or any Receiver may delegate by power of attorney or in any other manner to any person any right, power or discretion exercisable by it under this

Deed upon any terms (including power to sub-delegate) which the Lender or any Receiver may think fit. Neither the Lender nor any Receiver will be in any way liable or responsible to the Company for any loss or liability arising from any act, default, omission or misconduct on the part of any such delegate.

16. INDEMNITIES AND CURRENCIES

The Company shall indemnify the Lender, any Receiver and any other person duly appointed by the Lender under this Deed immediately on demand against:

- 16.1 any losses, liabilities, costs and expenses (including, without limitation, legal fees) and any VAT thereon incurred, directly or indirectly, by any of them in the exercise or purported exercise of any of the powers, authorities or discretions vested in them under this Deed or as a result of holding the Security granted under this Deed; and
- 16.2 all actions, proceedings, costs, losses, liabilities, claims and demands in respect of any matter or thing done or omitted in any way relating to any Charged Asset, this Deed or the Security granted under this Deed,

and the Lender and any Receiver may retain and pay all sums in respect of the same out of any moneys received under this Deed.

17. REINSTATEMENT AND AVOIDANCE OF PAYMENTS

- 17.1 Any settlement or discharge between the Lender and the Company in respect of the Secured Liabilities shall be conditional upon no Security of, or payment to, the Lender (whether made by the Company or otherwise) being avoided, reduced or required to be refunded or paid away by virtue of any requirement (whether or not having the force of law) or enactment, whether relating to bankruptcy, insolvency, liquidation, administration or otherwise, at any time in force or by virtue of any obligation to give effect to any preference or priority.
- 17.2 If any settlement or discharge is so avoided, reduced, refunded or paid away the liability of the Company and the Security created under this Deed shall continue, and the Lender shall be entitled to recover the value or amount of any such payment or Security from the Company, in each case as if such settlement, discharge, refund or payment had not occurred.
- 17.3 The Lender may concede or compromise any claim that any payment, Security or other disposition is liable to avoidance or restoration.

18. APPROPRIATIONS

The Lender (or any Receiver) may at any time:

- 18.1 appropriate and apply any money or payments received in respect of the Secured Liabilities in reduction of any part or parts of the Secured Liabilities as it may think fit in its absolute discretion;
- 18.2 refrain from applying or enforcing any other moneys, Security or rights held or received by it (or any trustee or agent on its behalf) in respect of the Secured Liabilities, or apply and enforce the same in such manner and order as it sees fit (whether against those amounts or otherwise) and the Company shall not be entitled to the benefit of the same; and
- 18.3 hold in an interest bearing suspense account any moneys received from the Company or otherwise on account of the Secured Liabilities.

19. NOTICES

- 19.1 Any demand or notice under this Deed shall be in writing signed by the Lender or of any branch of] the Lender and may be sent by post or may be delivered to the registered office of the Company or its last known place of business.
- 19.2 If such demand or notice is sent by post it shall be deemed to have been received on the second business day following the day on which it was posted and shall be effective notwithstanding that it was not in fact delivered or was returned undelivered. If sent by facsimile it shall be deemed to have been received (whether or not actually received) at the time of dispatch.

20. COSTS AND EXPENSES

All costs, charges and expenses (including, without limitation, legal fees) and any VAT thereon incurred by the Lender, any Receiver, attorney, manager, agent or other person appointed by the Lender or any Receiver under this Deed:

- 20.1 in the creation or discharge of or otherwise in connection with this Deed (including, without limitation, the remuneration of any Receiver) or in respect of any Charged Asset; and

20.2 in connection with the holding, preservation or enforcement (or attempted preservation or enforcement) of the Security or other rights created under this Deed or obtaining or attempting to obtain payment of any Secured Liabilities,

shall be recoverable on a full indemnity basis as a debt due from the Company and shall form part of the Secured Liabilities.

21. **GENERAL**

21.1 A certificate, determination, notification or opinion of the Lender as to the amount of any of the Secured Liabilities shall, in the absence of manifest error, be conclusive evidence of the matters to which it relates.

21.2 The Security constituted by this Deed shall be a continuing security for the payment and discharge of the Secured Liabilities and will extend to the ultimate balance of the Secured Liabilities regardless of any intermediate payment or satisfaction of the whole or any part of the Secured Liabilities.

21.3 The Security created by this Deed is in addition to and is not in any way excluded or prejudiced by any other Security or any right of set-off, combination, guarantee or indemnity now or in the future held by the Lender for any of the Secured Liabilities.

21.4 If, at any time any provision of this Deed is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions of this Deed, nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired.

21.5 No failure to exercise, nor any delay in exercising, on the part of the Lender, any right or remedy under this Deed shall operate as a waiver, nor shall any single or partial exercise of any right or remedy prevent any further or other exercise of that right or remedy or the exercise of any other right or remedy. The rights and remedies provided in this Deed are cumulative, and are in addition to and not exclusive of any rights or remedies provided by law.

21.6 This Deed may be executed in any number of counterparts, and this has the same effect as if the signatures on the counterparts were on a single copy of this Deed. Each counterpart is an original but all counterparts shall together constitute one and the same instrument.

- 21.7 Unless expressly provided to the contrary in this Deed, a person who is not a party to this Deed (other than the Lender and its permitted successors and assignees and any Receiver) has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or to enjoy the benefit of any term of this Deed.
- 21.8 It is intended that this Deed takes effect as a deed notwithstanding the fact that a party to it may only execute it under hand.
- 21.9 The Lender shall have a full and unfettered right to assign or transfer in any way the whole or any part of the benefit of this Deed and its rights or rights and obligations under this Deed. The expression "the Lender" shall include its successors, transferees and assignees. The Lender shall be entitled to disclose any information about the Company, this Deed and the Secured Liabilities to any actual or prospective successor, transferee or assignee or as permitted or required by law. Any successor, transferee or assignee shall be entitled to the full benefits of this Deed. The Company shall not assign any of its rights or novate or otherwise transfer any of its rights and obligations under or interests in this Deed.

22. JURISDICTION

22.1 Enforcement

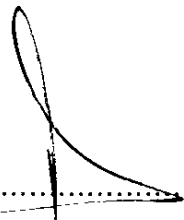
- 22.1.1 The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including claims for set-off and counterclaim and any dispute regarding the existence, validity or termination) of this Deed and any non-contractual obligations arising out of or in connection with it) (a "**Dispute**").
- 22.1.2 The parties to this Deed agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no party will argue to the contrary.
- 22.1.3 This Clause 25.1 (Enforcement) is for the benefit of the Lender only. As a result, neither the Lender nor any Receiver shall be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Lender and any Receiver may take concurrent proceedings in any number of jurisdictions.

IN WITNESS whereof this Deed has been duly executed as a deed by the Company and signed by the Lender and is intended to be and is delivered on the date first above written.

EXECUTED as a deed by
CHARNWOOD (CIVILS) LIMITED
acting by:

Signature of Director

Print name of Director


.....
J A LEWIS
.....

in the presence of:

Witness signature:

Name:

Address:

Occupation:

.....*Jemma*.....

.....JEMMA LEWIS.....

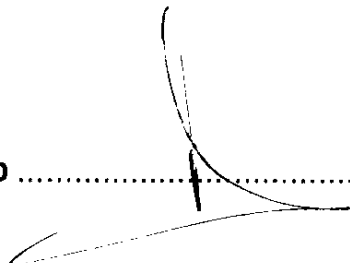
.....28 FLATHOLM HOUSE.....

.....PROSPECT PLACE.....

.....CARDIFF CF11 0JB.....

.....GROUP ACCOUNTANT.....

SIGNED for
DAISY VALE LIMITED


.....

J A LEWIS .