



Registration of a Charge

Company Name: **GETMYFIRSTJOB LTD**

Company Number: **06685719**



XBJBWJ89

Received for filing in Electronic Format on the: **21/12/2022**

Details of Charge

Date of creation: **20/12/2022**

Charge code: **0668 5719 0005**

Persons entitled: **PHILIP ALLINSON**

Brief description: **ALL PRESENT AND FUTURE ASSETS OF THE CHARGOR**

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

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

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

Certified by: **SARAH ILIC - TAYLOR VINTERS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 6685719

Charge code: 0668 5719 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 20th December 2022 and created by GETMYFIRSTJOB LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st December 2022 .

Given at Companies House, Cardiff on 23rd December 2022

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



Companies House



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

Dated

20 December 2022

GETMYFIRSTJOB LTD

and

PHILIP ALLISON

DEBENTURE

Contents

No.	Heading	Page
1.	Definitions and interpretation	1
2.	Covenant to pay	3
3.	Security	3
4.	Fixed Security	4
5.	Floating Security	5
6.	Restrictions on dealing	6
7.	Representations	6
8.	Undertakings relating to the Chargor's business	7
9.	Undertakings relating to the Security Assets	7
10.	Enforcement of Security	11
11.	Receiver	12
12.	Delegation of powers by Lender or Receiver	13
13.	Exclusion of liability	13
14.	Reimbursement and indemnity	13
15.	Application of sums realised	13
16.	Protection of persons dealing with Lender or Receiver	13
17.	Further assurance	14
18.	Power of attorney	14
19.	Discharge of Security	14

THIS SECURITY AGREEMENT is made the 20th day of December 2022

BETWEEN:

- (1) **GETMYFIRSTJOB LTD** a private limited company registered in England and Wales with company number 06685719 and having its registered office at 61 Westway, Caterham, England, CR3 5TQ (the "**Chargor**"); and
- (2) **PHILIP ALLISON** of Hurst Wickham Rise, College Lane, Hurstpierpoint BN6 9AD (the "**Lender**").

IT IS AGREED as follows:

1. Definitions and interpretation

1.1 Definitions

In this Deed:

"Act" means the Law of Property Act 1925;

"Administrator" means an administrator appointed under paragraph 14 of schedule B1 to the Insolvency Act 1986;

"Business Day" means a day (other than a Saturday or Sunday) on which banks are open for general business in London;

"Default" shall have the meaning given to it in the Loan Agreement;

"Equipment" means all fixed and moveable plant, machinery, tools, vehicles, computers and office and other equipment and the benefit of all related agreements and warranties (including all spare parts, replacements, modifications and additions);

"Intellectual Property" means (i) any patents, trade marks, service marks, logos, trade names, domain names, copyrights (including rights in computer software), database rights, semiconductor topography rights, utility models, rights in designs, rights in get-up, rights in inventions, rights in know-how and confidential information, moral rights and other intellectual property rights and interests (which may now or in the future subsist), in each case whether registered or unregistered, and all rights or forms of protection having equivalent or similar effect anywhere in the world, and (ii) the benefit of all applications for, and all rights to use, any of those things (which may now or in the future subsist), and "registered" includes registrations and applications for registration;

"Investment" means any stock, share, bond or any form of loan capital of or in any legal entity, unit in any unit trust or similar scheme, warrant or other right to acquire any such investment, and any offer, right or benefit in respect of any such investment;

"Lease" includes any lease, agreement for lease or tenancy and (where the context admits) any licence or other right of occupation;

"Loan Agreement" means the loan agreement as between (1) the Chargor and (2) the Lender dated on or around the date of this Deed;

"Material Contracts" means any agreement entered into by the Chargor which is designated as a Material Contract by the Lender in writing;

"Permitted Security" means the debenture granted by the Chargor in favour of NESTA Partners Limited on or around the date of this Deed;

"Real Property" means freehold, leasehold or other immoveable property and any buildings, erections, fixtures, fittings, fixed plant or machinery from time to time situated on or forming part of such property;

"Receivables" means all book and other debts and rights to money and income liquidated and unliquidated due or owing to the Chargor including the benefit of all negotiable instruments, securities, guarantees and indemnities for such debts and rights and including cash at bank;

"Receiver" means any one or more persons appointed as a receiver, receiver and manager or administrative receiver under this Deed;

"Regulations" means the Financial Collateral Arrangements (No. 2) Regulations 2003 (SI 2003 No. 3226) (as amended) or (where the context admits) equivalent legislation in any applicable jurisdiction bringing into effect Directive 2002/47/EC on financial collateral arrangements;

"Rental Income" means all present and future amounts payable to or for the benefit of the Chargor under or in connection with any Lease or any other letting of Real Property subject to any of this Security;

"Secured Obligations" means all present and future obligations of the Chargor to the Lender whether actual or contingent and whether owed or incurred alone or jointly and/or severally with another and as principal or as surety or in any other capacity or of any nature, together with all interest (including default interest) accruing in respect of those monies, obligations or liabilities;

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

"Security Assets" means the assets now or at any time mortgaged, charged or assigned by the Chargor under this Deed; and

"Security Period" means the period beginning on the date of this Deed and ending on the date on which the Lender is satisfied that all the Secured Obligations have been unconditionally and irrevocably paid, released and discharged in full and no further Secured Obligations are capable of becoming outstanding.

1.2 Construction

(a) In this Deed, unless a contrary indication appears, any reference to:

- (i) **"assets"** includes present and future properties, revenues and rights of every description and includes the proceeds of sale of any such asset;
- (ii) this **"Deed"** or any other **"agreement"** or **"document"** is a reference to the same as it may have been, or may from time to time be, amended, varied, supplemented or novated;
- (iii) a **"default"** means a default or termination event under any agreement or instrument which is binding on the Chargor or to which any of its assets is subject;

- (iv) a party to this Deed includes its successors in title, permitted transferees and permitted assigns;
 - (v) a "**person**" includes any individual, firm, company, corporation, government, state or agency of a state or any association, trust, joint venture, consortium, partnership or other entity (whether or not having separate legal personality);
 - (vi) any provision of law includes that provision as amended, re-enacted or replaced from time to time and includes any subordinate legislation;
 - (vii) "**obligations**" means obligations and liabilities and include the whole or any part of them, present and future, actual and contingent;
 - (viii) "**Real Property**", "**Intellectual Property**", "**Equipment**", the "**Security Assets**" and any other assets or asset or the "**Secured Obligations**" includes a reference to any part of them or it;
 - (ix) "**this Security**" means the Security created or constituted by this Deed; and
 - (x) words in the singular include the plural and vice versa and words in one gender include any other gender.
- (b) Headings in this Deed are for ease of reference only.
 - (c) Any undertaking made by or obligation imposed on the Chargor in this Deed will continue in force throughout the Security Period.
 - (d) The representations, covenants and undertakings set out in any other agreement and of any side letter between the parties to this Deed shall apply to this Deed in so far as they relate to the Chargor and the Security Assets as if such terms were set out in full herein mutatis mutandis.
 - (e) The terms of any other agreement and of any side letter between the parties to this Deed are incorporated in this Deed to the extent required for any contract for the purported disposition of any Real Property contained in this Deed to be a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.
 - (f) It is intended that this Deed take effect as a deed notwithstanding the fact that the Lender may only execute this document under hand.

2. Covenant to pay

2.1 Covenant to pay

The Chargor covenants with the Lender to pay the Secured Obligations when due to the Lender whether at maturity, on acceleration, on demand or otherwise.

3. Security

All Security created under this Deed is created over present and future assets of the Chargor as continuing security for the payment, discharge or performance of the Secured Obligations and is made with full title guarantee.

4. Fixed Security

4.1 Real Property

The Chargor charges to the Lender:

- (a) by way of first legal mortgage the Real Property;
- (b) by way of first fixed charge:
 - (i) any Real Property (to the extent not the subject of a mortgage under paragraph (a) above); and
 - (ii) any Real Property acquired by the Chargor after the date of this Deed; and
- (c) by way of absolute assignment, subject to a proviso for re-assignment on redemption, its rights and interest in all Rental Income and the benefit of any guarantee (present or future) of Rental Income contained in or relating to any Lease of Real Property subject to this Security.

4.2 Equipment

The Chargor charges by way of first fixed charge all its rights, title or interest in Equipment and in any Equipment for the time being in its possession.

4.3 Intellectual Property

The Chargor charges to the Lender by way of first fixed charge its rights and interest in any Intellectual Property (if any) and the benefit of any present and future licences or consents granted to or by the Chargor in relation to any Intellectual Property.

4.4 Receivables

The Chargor charges to the Lender by way of first fixed charge any present or future Receivables owing to the Chargor.

4.5 Credit balances

The Chargor charges to the Lender by way of first fixed charge any money now or at any time after the date of this Deed standing to the credit of any bank account of the Chargor.

4.6 Investments

The Chargor charges to the Lender by way of first fixed charge its rights and interest in any present and future Investments and all dividends, interest and other money payable in respect of those Investments.

4.7 Goodwill and uncalled capital

The Chargor charges to the Lender by way of first fixed charge its present and future goodwill and uncalled capital.

4.8 Insurances

The Chargor charges to the Lender by way of first fixed charge any present or future insurances in respect of any Security Assets and the proceeds of such insurances.

4.9 Contracts

The Chargor charges to the Lender by way of first fixed charge its interest in and the benefit of the Material Contracts and all other present and future contracts and agreements to which it is a party except to the extent that it is subject to any fixed security created under any other term of this Clause 4 and the benefit of any guarantee or Security for the performance of any such Material Contract or other agreements.

5. Floating Security

5.1 Floating charge

As continuing security for the payment, discharge or performance of the Secured Obligations the Chargor charges to the Lender by way of first floating charge (in this Clause 5 "**the floating charge**") with full title guarantee the whole of its assets including cash held at the Chargor's banks(s) to the extent that such assets are not effectively mortgaged, charged or assigned to the Lender by way of fixed security under Clause 4 (*Fixed Security*).

5.2 Conversion

The Lender may at any time by written notice to the Chargor convert the floating charge into a fixed charge as regards any assets specified in the notice if in the opinion of the Lender such assets may be in danger of being seized or sold under any form of distress, attachment, execution or other legal process or to be otherwise in jeopardy or to be at risk of becoming subject to any Security (other than this Security) or the Lender considers it is necessary in order to protect the value of the Security Asset or the priority of this Security.

5.3 Qualifying floating charge

Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by Clause 5.1 (*Floating charge*), which is a "qualifying floating charge" for the purpose of paragraph 14(1) of Schedule B1 to the Insolvency Act 1986.

5.4 Automatic conversion

The floating charge created by Clause 5.1 (*Floating charge*) will convert automatically into a fixed charge over all the Chargor's assets not already subject to an effective fixed charge:

- (a) if the Lender receives notice of an intention to appoint an administrator of the Chargor;
- (b) if any step is taken to appoint a liquidator, provisional liquidator, administrator or Receiver in respect of the Chargor or over all or any of its assets, or if such person is appointed;
- (c) if the Chargor takes any step to create Security over any Security Asset in breach of Clause 6 (*Restrictions on dealing*);
- (d) on the crystallisation of any other floating charge over the Security Assets;
- (e) if any person takes any step to seize, attach, charge, take possession of or sell any Security Asset under any form of distress, sequestration, execution or other process; or

(f) in any other circumstances prescribed by law.

6. Restrictions on dealing

6.1 Negative pledge and disposals

The Chargor shall not:

- (a) create or permit to subsist any Security over any of the Security Assets (other than any Security created by this Deed) save for the Permitted Security; or
- (b) sell, transfer, license, lease or otherwise dispose of any of the Security Assets, other than:
 - (i) in the ordinary course of business; and
 - (ii) worn out or obsolete equipment,

in each case unless the Lender agrees to the contrary.

6.2 Registered land

The Chargor applies and agrees that it shall apply at the request of the Lender to HM Land Registry (by submitting a form RX1 or otherwise) for a restriction in the following terms to be entered on the register or registers of title relating to any Security Assets now or after the date of this Deed registered at HM Land Registry and against which this Deed may be noted:

"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 20 Dec 2022 in favour of Philip Allinson referred to in the Charges Register."

7. Representations

7.1 Subject to Clause 7.2, the Chargor makes the following representations and warranties to the Lender on the date of this Deed:

- (i) this Deed creates valid first priority Security over the assets to which it relates;
- (ii) it is the sole legal and beneficial owner of, and absolutely entitled to, the assets it purports to mortgage, charge or assign under this Deed;
- (iii) other than in the ordinary course of business, it has not sold or otherwise disposed of or agreed to sell or dispose of or granted or agreed to grant any option, lease or licence in respect of all or any of the Chargor's right, title and interest in and to the Security Assets;
- (iv) no event or circumstance is outstanding which constitutes (or, with the expiry of a grace period, the giving of notice, the making of any determination, satisfaction of any other condition or any combination thereof, would constitute) a default or termination event (however described) under any other agreement or instrument which is binding on the Chargor or to which any of its assets is subject which has or is likely to have a material adverse effect on:

- (a) the Chargor's business, assets or condition; or
- (b) its ability to perform its obligations under this Deed.
- (v) it has not mortgaged, charged or assigned or otherwise encumbered any of the assets it purports to mortgage, charge or assign under this Deed (except as created by this Deed in favour of the Lender),

and is deemed to repeat such representations and warranties by reference to the facts and circumstances then existing on each day during the Security Period.

- 7.2 The Chargor shall have no liability to the Lender in respect of a breach of any of the representations and warranties given by the Chargor on the date of this Deed if and to the extent that such circumstances are (i) as at the date of this Deed known to; or (ii) subsequently agreed to by the Chargor; or (iii) come to the knowledge of the Chargor and no action is taken by the Chargor within five Business Days of the Chargor notifying the Lender of any said breach.

8. Undertakings relating to the Chargor's business

8.1 Information

The Chargor shall:

- (a) give to the Lender or any Receiver such information relating to the Security Assets, its undertaking or property or otherwise relating to its affairs as either of them reasonably requires; and
- (b) ensure that all information supplied to the Lender by it is at the time of supply is accurate in all material respects.

8.2 Laws

The Chargor shall observe and perform all laws, covenants and stipulations from time to time affecting any Security Asset or otherwise relating to its business.

7.3 Default

The Chargor shall notify the Lender of any default or event or circumstance which would, on the expiry of any grace period, the giving of notice, the making of any determination, satisfaction of any other condition or any combination thereof, constitute a Default (and the steps, if any, being taken to remedy it) promptly upon becoming aware of its occurrence.

7.4 Value of Security Assets

The Chargor shall not do or cause or permit to be done anything which may depreciate, jeopardise or otherwise prejudice the Security Assets or their value to the Lender.

9. Undertakings relating to the Security Assets

9.1 Repair

The Chargor shall keep the Security Assets which are of a repairable nature in good and substantial repair and condition, and shall not make any structural or material alterations or

additions to or carry out any development on or make any planning or similar application relating to any of the Security Assets.

9.2 Outgoings

The Chargor shall punctually pay or cause to be paid and shall indemnify and/or secure the Lender and any Receiver against all rents, rates, taxes, liabilities, duties, assessments and other outgoings payable in respect of or by the owner or occupier of the Security Assets.

9.3 Insurance

- (a) The Chargor shall keep all its assets which are of an insurable nature insured (with the Lender as composite insured and the Lender named as loss payee in the case of Real Property) with a reputable insurance office against all risks which a prudent person carrying on a business similar to that of the Chargor would reasonably insure against to their full replacement value or in the case of buildings on a full reinstatement basis and against all professional fees, value added tax, demolition and site clearance charges and loss of rental and other income derived from such buildings for at least three years.
- (b) The Lender shall not have any liability for any premium in relation to any insurance policy entered into by the Chargor 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.
- (c) The Chargor shall promptly pay all premiums in respect of each insurance policy and do (and shall not omit to do) all other things necessary to keep that policy in full force and effect for the benefit of the Chargor and the Lender.
- (d) All monies payable under any insurance policy maintained by the Chargor in accordance with this Clause 9.3 at any time (whether or not the Security constituted by this Deed has become enforceable) shall be applied in making good, replacing, restoring or reinstating the Security Assets 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 or if the Lender otherwise directs, in or towards discharge or reduction of the Secured Obligations.
- (e) If the Chargor fails to comply with any term of this Clause 9.3, the Lender may at the expense of the Chargor, effect insurance and generally do such things and take such other action as the Lender may reasonably consider necessary or desirable to prevent a breach of this Clause 9.3.

9.4 Leasing

The Chargor's statutory and any other powers of entering into Leases and accepting surrenders of Leases are excluded and shall not be exercisable by the Chargor in relation to the Security Assets and the Chargor shall not part with possession or occupation of, confer any licence or other interest in any Security Assets, and shall not grant any permission to assign, underlet or part with possession or occupation of any Security Assets.

9.5 Power to remedy

The Chargor shall permit the Lender, its agents and contractors at reasonable times and upon reasonable notice to enter into or upon any of its Real Property (without becoming liable as mortgagee in possession) to view its state and condition, to comply with or object to any direction

or notice or other matter served upon the Chargor, and to carry out at the cost of the Chargor any repairs or maintenance of Security Assets or to procure compliance with any obligation of the Chargor in this Deed.

9.6 Intellectual Property

- (a) The Chargor shall preserve and maintain the subsistence and validity of the Intellectual Property necessary for its business.
- (b) The Chargor shall prevent any infringement in any material respect of its Intellectual Property and immediately notify the Lender if it becomes aware of any infringement or suspected infringement or any challenge to the validity, enforceability or ownership of its Intellectual Property and supply the Lender with all relevant information in relation to it.
- (c) The Chargor shall make registrations and pay all registration and renewal fees and taxes necessary to maintain its Intellectual Property in full force and effect and record its interest in that Intellectual Property.
- (d) The Chargor shall not use or permit its Intellectual Property to be used in a way or take any step or omit to take any step in respect of its Intellectual Property which may materially and adversely affect the existence or value of its Intellectual Property or imperil its right to use its Intellectual Property.
- (e) The Chargor shall pay all renewal and other fees which may become payable in respect of its Intellectual Property before or as soon as they become due and produce to the Lender on demand a receipt for such fees or other evidence of payment of those fees.
- (f) The Chargor shall not abandon, cancel or allow any of its Intellectual Property to become void, lapse or to become vulnerable to attack for non-use or otherwise.
- (g) The Chargor shall use all reasonable endeavours to detect any material infringement of, or challenge to, any of its Intellectual Property and, immediately after becoming aware of such material infringement or challenge, inform the Lender and take such steps at the cost of the Chargor as the Lender shall reasonably consider necessary or desirable in order to protect its Intellectual Property in relation to any infringement of or challenge to any of its Intellectual Property.
- (h) The Chargor shall promptly and at its own expense take all such steps and execute all such documents as the Lender reasonably requires in relation to the registration of the Lender's interest under this Deed in or in relation to its Intellectual Property or to record the interest of the Lender in any registers relating to any such Intellectual Property.
- (i) The Chargor shall promptly provide details to the Lender of any Intellectual Property that the Chargor considers (acting reasonably) is required to conduct its business or any part of it.
- (j) The Chargor shall promptly notify the Lender of the creation or acquisition by it of any new Intellectual Property.

9.7 Contracts

- (a) The Chargor shall not without the prior written consent of the Lender:

- (i) amend or waive (or agree to amend or waive) any material provision of, or rescind or terminate, any **Material Contract**; or
 - (ii) do anything which might jeopardise the enforceability of any **Material Contract**.
- (b) If the rights of the Chargor under any **Material Contract** cannot be secured without the consent of a party to that **Material Contract**:
 - (i) the Security created by this Deed will include all amounts which the Chargor may receive or has received under that **Material Contract** but, to the extent that **Material Contract** cannot be secured, will exclude the **Material Contract** itself; and
 - (ii) the Chargor must use reasonable endeavours to obtain the consent of the relevant person to that **Material Contract** being secured under this Deed.

9.8 Receivables

The Chargor shall not deal with the Receivables other than by collecting them in the ordinary course of business and shall not charge, factor, discount or assign any of the Receivables in favour of a third party or subordinate, release or waive its rights in respect of any of the Receivables.

9.9 Credit balances

- (a) The Chargor shall, promptly after the occurrence of an enforcement event as specified in clause 10.1, give notice to each bank, building society, financial institution or other person with whom a bank account is maintained by the Chargor ("**Account Bank**");
- (b) Prior to any enforcement of this Security in accordance with Clause 10.1 or any conversion of the floating charge contemplated by Clause 5.2, the Chargor shall be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any bank account.
- (c) On and after this Security becoming enforceable, the Chargor giving notice under Clause 9.9(a) or the conversion of the floating charge contemplated by Clause 5.2 (*Conversion*):
 - (i) the Chargor shall not be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any bank account except with the prior written consent of the Lender; and
 - (ii) the Lender shall be entitled without notice to withdraw, apply, transfer or set off any or all of the credit balances from time to time on any bank account in or towards payment or other satisfaction of all or part of the Secured Obligations.

9.10 Remedy by Lender

If the Chargor fails to comply with any of its obligations under this Deed the Lender may take such steps as it considers appropriate to procure compliance with such obligations at the reasonable cost of the Chargor.

10. Enforcement of Security

10.1 Timing and enforcement

- (a) This Security shall become immediately enforceable at any time after a Default occurs which is not cured or waived by the Lender in accordance with the terms of the Loan Agreement or the Lender appoints a Receiver or if the Chargor requests the Lender to exercise any of its powers under this Deed.
- (b) After this Security has become enforceable, the Lender may in its absolute discretion enforce all or any part of this Security in any manner it sees fit.

10.2 Powers of Lender

After this Security has become enforceable the Lender may:

- (a) exercise the power of sale and all other rights, powers and discretions conferred on mortgagees by section 101 of the Act as varied or extended by this Deed;
- (b) appoint one or more persons as an Administrator of the Chargor in accordance with schedule B1 to the Insolvency Act 1986;
- (c) appoint one or more persons as a Receiver of any Security Assets;
- (d) exercise all the rights, powers and discretions conferred on a Receiver by this Deed, the Act and the Insolvency Act 1986, without first appointing a Receiver or notwithstanding the appointment of a Receiver;
- (e) by notice to the Chargor end the Chargor's right to possession of all or any Real Property forming part of the Security Assets and enter into possession of all or such part of such Real Property;
- (f) exercise all other powers conferred on mortgagees or receivers by law;
- (g) to the extent that this Deed constitutes a "security financial collateral arrangement" as defined in the Regulations, appropriate any Security Asset which constitutes "financial collateral" as defined in those Regulations in or towards satisfaction of the Secured Obligations and the value of such Security Assets shall be (i) in the case of cash, the amount standing to the credit of each relevant account together with any accrued but unposted interest at the time the right of appropriation is exercised and (ii) in the case of other financial collateral, such value as is determined by the Lender by reference to the price of the relevant Security Assets at the time the right of appropriation is exercised as listed on any recognised market index or to an independent valuation or other procedure selected by the Lender acting reasonably. The Chargor agrees that the methods of valuation provided for in this Clause 10.2 are commercially reasonable for the purposes of those Regulations.

10.3 Statutory powers

The power of sale and all other rights, powers and discretions conferred by section 101 of the Act as varied or extended by this Deed will arise upon execution of this Deed by the Chargor. Section 103 of the Act will not apply to this Deed.

10.4 Prior Security

At any time after this Security has become enforceable, the Lender may redeem any prior Security against the Security Assets or procure a transfer of such Security to itself and may agree the accounts of the person entitled to that Security and any accounts so agreed will be binding on the Chargor. Any money paid by the Lender in connection with a redemption or transfer of any prior Security will form part of the Secured Obligations.

11. Receiver

11.1 Appointment

- (a) The Lender may appoint any Receiver upon such terms as to remuneration and otherwise as the Lender thinks fit.
- (b) Any Receiver will be the agent of the Chargor for all purposes and the Chargor will be responsible for such Receiver's acts and defaults and for his remuneration and all reasonable and properly incurred costs, fees, taxes and expenses.
- (c) If any two or more persons hold office as Receivers of the same assets or income, each of them may exercise all rights, powers and discretions conferred on Receivers by this Deed individually and to the exclusion of the other or others of them.
- (d) The Lender may at any time by writing remove any Receiver (subject to obtaining any required order of the court in the case of an administrative receiver) whether or not the Lender appoints any other person as Receiver in his place.

11.2 Statutory powers

Every Receiver shall have all the powers conferred:

- (a) by the Act on mortgagees in possession and on receivers appointed under the Act; and
- (b) upon an administrator or administrative receiver by Schedule 1 of the Insolvency Act 1986,

which powers are incorporated into this Deed.

11.3 Additional powers

In addition a Receiver shall have power (both before and after the commencement of any liquidation of the Chargor) to do every act and thing and exercise every power:

- (a) which the Receiver would have been entitled to do or exercise if the Receiver were the absolute legal and beneficial owner of the Security Assets; and
- (b) which the Receiver in his absolute discretion considers necessary or desirable for maintaining or enhancing the value of the Security Assets or for or in connection with the enforcement of this Security or the realisation of any Security Assets,

and may use the name of the Chargor in connection with any exercise of such powers.

12. Delegation of powers by Lender or Receiver

The Lender or any Receiver may from time to time delegate by power of attorney or in any other manner to any person any powers which are for the time being exercisable by the Lender or a Receiver under this Deed in relation to any Security Assets and any such delegation may be made upon such terms as the Lender or such Receiver may think fit. Neither the Lender nor any Receiver will be in any way liable or responsible to the Chargor for any loss or damage arising from any act or omission on the part of any such delegate.

13. Exclusion of liability

Neither the Lender nor any Receiver will be liable, by reason of entering into possession of a Security Asset to account as mortgagee in possession or for any loss on realisation or for any default or omission for which a mortgagee in possession might be liable.

14. Reimbursement and indemnity

14.1 Reimbursement of expenses

The Chargor shall pay to the Lender on demand:

- (a) any money paid by the Lender or any Receiver as a result of the Lender or any Receiver taking action which the Lender or any Receiver considers necessary in connection with any Security Assets or to procure compliance with any obligation of the Chargor in this Deed, or in respect of any action or thing expressed in this Deed to be done at the cost of the Chargor; and
- (b) all reasonable and properly incurred costs, fees, taxes and expenses reasonably and properly incurred by the Lender or any Receiver under or in connection with the drafting and review of this Deed and the Facility Agreement or in relation to their enforcement and/or the preservation of the Lender's rights under this Deed or the Loan Agreement (or any related document).

14.2 Indemnity

The Chargor shall indemnify each of the Lender and any Receiver against all liabilities, claims and reasonable and properly incurred expenses whether arising out of contract or in tort or in any other way which it may at any time incur in connection with this Deed or for anything done or omitted to be done in the exercise or purported exercise of its powers pursuant to this Deed.

15. Application of sums realised

Subject to any claims having priority to this Security all money recovered by the Lender or any Receiver as a result of the enforcement of this Deed or otherwise by reason of this Security will be applied in such order as the Lender may determine.

16. Protection of persons dealing with Lender or Receiver

No person dealing with the Lender or any Receiver will be concerned to enquire whether any event has happened upon which any of the powers conferred by this Deed may have arisen or be exercisable, or otherwise as to the propriety or regularity of any exercise of the powers conferred

by this Deed or of any act purporting or intended to be in exercise of such powers, or whether any Secured Obligations remain owing.

17. Further assurance

Whenever required by the Lender or any Receiver the Chargor shall at its own cost execute any documents or do any other thing which the Lender or any Receiver may require for perfecting or protecting this Security or any Security intended to be created by this Deed or in connection with the exercise of any powers given to the Lender or any Receiver under this Deed and convey, transfer, assign or otherwise deal with any Security Assets in such manner as the Lender or any Receiver may require in connection with any enforcement of this Security.

18. Power of attorney

The Chargor irrevocably and by way of security appoints each of the Lender and any Receiver its attorney in each case (with full power to appoint substitutes and to delegate) severally in its name and on its behalf to do any act or thing which the Chargor is obliged to do under this Deed, or which the Lender or any Receiver in its or his sole and absolute discretion considers to be requisite, expedient or appropriate in order to carry any sale, lease or other disposal into effect, or to execute any deed, document or instrument, or to convey or transfer any legal estate or other interest in any asset, or to get in the Security Assets, or to enable the Lender or a Receiver to exercise the respective powers conferred on them by or pursuant to this Deed or by law. The Chargor shall ratify and confirm all actions and transactions lawfully undertaken or entered into by the Lender or by any Receiver in the exercise or purported exercise of their respective powers under this Clause 18.

19. Discharge of Security

19.1 Release of Security Assets

Upon the expiry of the Security Period the Lender shall, at the request and cost of the Chargor, but subject to Clause 19.2 (*Releases conditional*), take whatever action is necessary to release and / or reassign the Security Assets from this Security.

19.2 Releases conditional

Any settlement, release or discharge under this Deed between the Lender and the Chargor will be conditional upon no Security or payment to the Lender by the Chargor or any other person being avoided or set aside or ordered to be refunded or reduced by virtue of any provision or enactment relating to bankruptcy, winding-up, administration or insolvency for the time being in force, and if such condition is not satisfied, the Lender will be entitled to recover from the Chargor on demand the value of such Security or the amount of any such payment as if such settlement, release or discharge had not occurred and/or to enforce this Security to the full extent of the Secured Obligations.

19.3 No other release

No receipt, release or discharge of the Security provided by, or of any liability arising under, this Deed shall release or discharge the Chargor from any liability to the Lender for the same or any other liability which may exist independently of this Deed.

20. Benefit of this Deed

20.1 Successors in title

This Deed shall bind and enure to the benefit of the Chargor and the Lender and their respective successors.

20.2 Changes to the parties

Neither party may assign any of its rights or transfer any of its rights or obligations under this Deed.

21. Notices

21.1 Communication in writing

Any communication to be made under or in connection with this Deed shall be made in writing and, unless otherwise stated, may be made by letter, or by email.

21.2 Addresses

The address, and email address of each party for any communication or document to be made or delivered under or in connection with this Deed is set out alongside its name at the beginning of this Deed, or any substitute address, email address or person as either party may notify to the other by not less than five Business Days' notice.

21.3 Delivery

Any communication or document made or delivered under or in connection with this Deed will be effective:

- (a) if left at an address referred to in this Clause 21, when so left;
- (b) if posted by first class post, two Business Days after being deposited in the post postage prepaid in an envelope addressed to that address and, if a particular department or officer is specified as part of its address details provided under Clause 21.2, if addressed to that department or officer;
- (c) if transmitted by email, when received in legible form.

22. Miscellaneous

22.1 No third party rights

A person who is not a party to this Deed 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.

22.2 Continuing Security

This Deed is a continuing security and extends to the balance from time to time of the Secured Obligations irrespective of any intermediate payment of monies due to the Lender.

22.3 Additional Security

This Deed is in addition to and will not in any way be prejudiced or affected by the holding or release by the Lender or any other person of any other Security at any time held by the Lender.

22.4 Waivers; rights cumulative

No delay or omission of the Lender in exercising any right or remedy under this Deed or otherwise available to it at law shall impair such right or remedy, or be construed as a waiver of such right or remedy nor shall any single or partial exercise of any such right or remedy preclude its further exercise or the exercise of any other right or remedy. The rights and remedies provided in this Deed are cumulative and not exclusive of any rights or remedies provided by law and may be waived only in writing and specifically.

22.5 Severability

Any provision of this Deed which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions of this Deed or affecting the validity or enforceability of such provision in any other jurisdiction.

22.6 Consolidation

The restrictions on the right of consolidating mortgage securities contained in section 93 of the Act will not apply to this Deed.

22.7 Illegality

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 nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired.

22.8 Certificates and determinations

A certificate or determination by the Lender of the amount of the Secured Obligations outstanding at any time or of any other amount is, in the absence of manifest error, conclusive evidence for all purposes of this Deed as against the Chargor.

22.9 Counterparts

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.

23. Governing law

This Deed and any non-contractual obligations arising out of or in connection with this Deed shall be governed by English law.

24. Jurisdiction

- (a) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute regarding the existence, validity or termination of this Deed or any non-contractual obligations arising out of or in connection with this Deed) (a "**Dispute**").
- (b) The Lender and the Chargor agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly neither of them will argue to the contrary.

EXECUTED as a deed and delivered by the Chargor and signed on behalf of the Lender on the date stated at the beginning of this document.

The Chargor

EXECUTED as a DEED by GETMYFIRSTJOB LTD acting
by a director in the presence of:

DocuSigned by:
David Allison
6AFDB9098C8D402

Signature of Director

DocuSigned by:
Nikki Atkinson
26GAA047D18B498

Signature of witness
Print name NIKKI ATKINSON
Address 50 Durley Avenue
Cowplain, waterlooville
Hants PO8 8UZ
Occupation Head of Accounts

The Lender

SIGNED as a DEED by PHILIP ALLISON in the presence of:

DocuSigned by:
Phil Allison
27993AFD31F7444

DocuSigned by:
Katie Allison
4456931-1X0-949A76

Signature of witness
Print name Katie Allison
Address Hurst Wickham Rise
College Lane
Hurstpierpoint BN6 9AD
Occupation Sports Therapist