

MG01

Particulars of a mortgage or charge



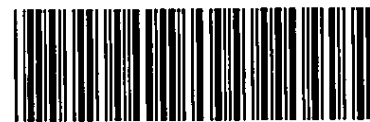
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A fee is payable with this form.
We will not accept this form unless you send the correct fee
Please see 'How to pay' on the last page

✓ **What this form is for**
You may use this form to register
particulars of a mortgage or charge
in England and Wales or Northern
Ireland

✗ **What this form is NOT for**
You cannot use this form to register
particulars of a charge for a
company. To do this, please use
form MG01s

TUESDAY



A1JMY1SI

A16 16/10/2012 #331
COMPANIES HOUSE

| | | | |
|----------------------|--|--|------------------|
| 1 | Company details | 4 | For official use |
| Company number | 0 7 3 5 9 5 0 1 | → Filing in this form Please complete in typescript or in bold black capitals All fields are mandatory unless specified or indicated by * | |
| Company name in full | LDC (ST PANCAS WAY) GPI LIMITED in its capacity as general partner of LDC (ST PANCAS WAY) LIMITED PARTNERSHIP (the "Chargor") | | |
| 2 | Date of creation of charge | | |
| Date of creation | d0 d9 m1 m0 y2 y0 y1 y2 | | |
| 3 | Description | | |
| | Please give a description of the instrument (if any) creating or evidencing the charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge' | | |
| Description | Supplemental Debenture to a debenture dated 30 January 2012 (the "Deed") | | |
| 4 | Amount secured | | |
| | Please give us details of the amount secured by the mortgage or charge | Continuation page Please use a continuation page if you need to enter more details | |
| Amount secured | AMOUNT SECURED Please see continuation sheet MG01 (c1) for continuation of this section 4 | | |

MG01**Particulars of a mortgage or charge****5 Mortgagee(s) or person(s) entitled to the charge (if any)**

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge

Continuation page

Please use a continuation page if you need to enter more details

Name HSBC BANK PLC as agent and security trustee (the "Security Trustee")

Address 8 Canada Square

London

Postcode E 1 4 5 H Q

Name

Address

Postcode

6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Continuation page

Please use a continuation page if you need to enter more details

Short particulars

1 CHARGES**1.1 Mortgage**

Pursuant to clause 3 1 of the Deed, the Chargor with full title guarantee in favour of the Security Trustee as agent and security trustee for itself and each of the other Finance Parties, by way of first legal mortgage, as a continuing security for the payment and discharge of the Secured Obligations, all estates or interests in the Additional Property

1.2 Fixed Charge

Pursuant to clause 3 2 of the Deed, the Chargor with full title guarantee has charged in favour of the Security Trustee as agent and security trustee for itself and each of the other Finance Parties, by way of first fixed charge, as a continuing security for the payment and discharge of the Secured Obligations, the following assets from time to time owned by the Chargor or in which the Chargor may from time to time have an interest (beneficial or otherwise and the proceeds of sale or realisation thereof)

- (a) all estates or interests in the Additional Property,
- (b) all estates or interests in the Additional Assets, and
- (c) in so far as they relate to the Additional Property and the Additional Assets

(i) Property

All present and future freehold and leasehold property of the Chargor situate in England and Wales including without limitation the Property, if any, specified in Schedule 3 of the Debenture and all liens, charges, options, agreements, rights and interests in or over land or the proceeds of sale of land situate in England and Wales and all buildings, fixtures (including trade and tenant's fixtures) and fixed plant and machinery from time to time on such property or land together with all rights, easements and privileges appurtenant to, or benefiting, the same including, without limitation, all options, agreements, liens, mortgages and charges in relation thereto and the proceeds of sale or disposal thereof and shall include the Property details of which are set out in Schedule 3 of the Debenture,

Please see continuation sheet MG01 (c3) for continuation of this section 6

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Particulars as to commission, allowance or discount (if any)

Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his

- subscribing or agreeing to subscribe, whether absolutely or conditionally, or
- procuring or agreeing to procure subscriptions, whether absolute or conditional,

for any debentures included in this return The rate of interest payable under the terms of the debentures should not be entered

Commission, allowance
or discount

N/A

8

Delivery of instrument

You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860) If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 870)

We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 866) The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it Where a body corporate gives the verification, an officer of that body must sign it We will also accept a verified copy where section 867(2) applies (property situated in another part of UK)

9

Signature

Please sign the form here

Signature

Signature

X *Burgis School LLP*

X

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

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Particulars of a mortgage or 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 and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record.

Contact name Jacob Preisner

Company name Burges Salmon LLP

Address One Glass Wharf

Bristol

Post town

County/Region

Postcode B S 2 0 Z X

Country

DX 7829 Bristol

Telephone 0117 939 2000



Certificate

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



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register
- ☐ You have included the original deed with this form
- ☐ You have entered the date the charge was created
- ☐ You have supplied the description of the instrument
- ☐ You have given details of the amount secured by the mortgagee or chargee
- ☐ You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☐ You have entered the short particulars of all the property mortgaged or charged
- ☐ You have signed the form
- ☐ You have enclosed the correct fee



Important information

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



How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge.

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.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

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

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Particulars of a mortgage or charge

| 4 | Amount secured | |
|----------------|--|--|
| | Please give us details of the amount secured by the mortgage or charge | |
| Amount secured | <p>1 1 Pursuant to clause 2 1 of the Deed, the Chargor has covenanted that it will on demand pay to the Security Trustee for the account of the Finance Parties and the Security Trustee all monies and discharge all obligations and liabilities now or in the future due, owing or incurred to the Security Trustee (whether for its own account or as agent or trustee for the Finance Parties) and each of the Finance Parties (or any of them) under or in connection with the Finance Documents without limit (and irrespective of any amendment, supplement or novation, any increase in or change in the nature of the amount secured) when the same become due for payment or discharge whether by acceleration or otherwise, and whether such monies, obligations or liabilities are express or implied, present or future or actual or contingent, joint or several, incurred as principal or surety, originally owing to the Security Trustee or any Finance Party or purchased or otherwise acquired by any of them, denominated in Stirling or in any other currency or incurred on any banking or other account or in any other manner whatsoever</p> <p>1 2 Pursuant to clause 2 2 of the Deed, the Chargor has covenanted that the liabilities referred to in clause 2 1 of the Deed (as set out in paragraph 1 1 above) shall, without limitation, include all liabilities arising under the Deed and the Finance Documents, interest (both before and after judgement) from the date such liabilities are due, owing or incurred up to the date of payment at such rates and upon such terms as specified in the relevant Finance Document and all properly incurred legal administrative and other costs, charges and expenses on a full indemnity basis which may be properly incurred by the Security Trustee or any of the Finance Parties in relation to any such moneys, obligations or liabilities or the release of all or any of the Charged Property or the enforcement of the security hereby created or generally in respect of the Chargor or otherwise incurred in dealing with any matter in relation to the Deed</p> <p>1 3 Pursuant to clause 2 3 of the Deed, the Chargor has covenanted that it shall pay Interest at the rate referred to in clause 2 2 of the Deed (as set out in paragraph 1 2 above) on the moneys so due (whether before or after any judgement) on such days as the Security Trustee shall determine Without prejudice to the right of the Security Trustee to require payment of such interest, all such interest shall be compounded (both before and after any demand or judgment) on such days as the Security Trustee shall from time to time determine</p> | |

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Particulars of a mortgage or charge

| | | |
|-------------------|---|--|
| 6 | Short particulars of all the property mortgaged or charged | |
| | Please give the short particulars of the property mortgaged or charged | |
| Short particulars | <p>(ii) <u>Plant and machinery</u></p> <p>All present and future</p> <ol style="list-style-type: none"> 1) plant, 2) machinery, 3) vehicles, 4) tools, 5) computer equipment, 6) office equipment, and 7) other equipment <p>of the Chargor and the benefit of all contracts and warranties relating to the same wherever situated and whether or not affixed to any property and all rights and interests of the Chargor in any plant and machinery which is hired, leased or rented by the Chargor from third parties including, without prejudice to the generality of the foregoing, the Chargor's right to any refunds of rentals or other payments,</p> <p>(iii) <u>Securities</u></p> <p>All present and future stocks, shares, bonds, certificates of deposit, derivatives, depository receipts and securities of any kind whatsoever whether marketable or otherwise and all other interests and rights (including but not limited to loan capital or indebtedness or liabilities in any manner owing) in any person, including all allotments, rights, benefits and advantages whatsoever at any time accruing, offered or arising in respect of or incidental to the same and all rights, money or property accruing or offered at any time by way of conversion, redemption, bonus, preference, option, dividend, distribution, income, interest or otherwise in respect thereof and all property and rights in respect of any account held by the Chargor as participant, beneficiary, nominee or trustee participant with any clearance or settlement system,</p> <p>(iv) <u>Book Debts</u></p> <p>All present and future book debts due or owing to the Chargor or in which the Chargor is legally, beneficially or otherwise interested and the proceeds thereof, whether actual or contingent, whether arising under contracts or in any other manner whatsoever and whether originally owing to the Chargor or purchased or otherwise acquired by it and all things in action which may give rise to any book debt together with the full benefit of any Security Interests, Collateral Instruments and any other rights relating thereto including, without limitation, reservations of proprietary rights, rights of tracing and unpaid vendor's liens and similar and associated rights,</p> <p><i>Please see continuation sheet MG01 (c3) for continuation of this section 6</i></p> | |

MG01 - continuation page

Particulars of a mortgage or charge

| 6 | Short particulars of all the property mortgaged or charged | |
|-------------------|---|--|
| | Please give the short particulars of the property mortgaged or charged | |
| Short particulars | <p>(v) <u>Insurances</u></p> <p>All monies from time to time payable to the Chargor under or pursuant to the Insurances including without limitation the refund of any premiums,</p> <p>(vi) <u>Goodwill and uncalled capital</u></p> <p>All goodwill and uncalled capital of the Chargor,</p> <p>(vii) <u>Agreements</u></p> <p>The benefit of all guarantees, indemnities, rent deposits, agreements, contracts, undertakings and warranties including the Assigned Contracts specified in Schedule 2 of the Debenture and the Hedging Agreements (including without limitation the Hedging Proceeds),</p> <p>(viii) <u>Cash</u></p> <p>All bank accounts (including the Accounts), cash at bank and all credit balances (including the Charged Balance) on any account with the Security Trustee or any Finance Party or with any other person whatsoever (notwithstanding that the existence of such an account may be in breach of the Debenture) including the proceeds of book debts, revenues and claims charged pursuant to clause 3 1(d) of the Deed (as set out in paragraph 1 2(c)(iv) of this Section 6) which proceeds shall, on payment into any Account cease to be subject to the charge in clause 3 1(d) of the Deed (as set out in paragraph 1 2(c)(iv) of this Section 6) but shall be subject to the charge in clause 3 1(h) of the Deed (as set out in paragraph 1 2(c)(viii) of this section 6),</p> <p>(ix) <u>Intellectual Property Rights</u></p> <p>All present and future patents, trade marks and service marks, trade names, brand names, domain names, registered designs, design rights, copyrights, computer programs, know-how, inventions, formulas and trade secrets and all other industrial or intangible property or rights (whether registered or not),</p> <p>(x) <u>Other debts and contracts</u></p> <p>All other debts, claims, rights and choses in action both present and future of the Chargor or in which the Chargor is legally, beneficially or otherwise interested over and above the debts referred to in clause 3 1(d) of the Deed (as replicated in paragraph 1 2(iv) of this Section 6) and the proceeds thereof including, without prejudice to the generality of the foregoing, deposits and credit balances held by the Chargor with the Security Trustee or any third party (and whether jointly or otherwise and whether in the Accounts or otherwise) from time to time, any amounts owing to the Chargor by way of rent, licence fee, service charge or otherwise in respect of any of the Property and all rights and the proceeds of such rights actual or contingent arising under or in connection with any contract whatsoever in which the Chargor has any right, title or interest whether of insurance or otherwise and any amounts owing or which will come into the Chargor by way of damages, compensation or otherwise and the benefit of all rights relating to such debts, claims, rights and choses in action</p> <p><i>Please see continuation sheet MG01 (c3) for continuation of this section 6</i></p> | |

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Particulars of a mortgage or charge

6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

1.3 Assignment

Pursuant to clause 3 3 (*Assignment*) of the Deed the Chargor with full title guarantee as continuing security for the payment and discharge of the Secured Obligations, has assigned in favour of the Security Trustee as agent and security trustee for itself and each of the other Finance Parties the following assets both present and future, from time to time owned by the Chargor or in which the Chargor may from time to time have an interest in so far as they relate to the Additional Property and the Additional Assets

(a) Rental Income

All the Chargor's right, title and interest in and to the Rental Income and any guarantee of any Rental Income contained in or relating to any Occupational Lease,

(b) Hedging Agreements

All the Chargor's right, title and interest in and to the Hedging Agreements (including without limitation the Hedging Proceeds),

(c) Assigned Contracts

All the Chargor's right, title and interest in and to the Assigned Contracts,

(d) Accounts

All the Chargor's rights and interests in and to all moneys (including interest) from time to time standing to the credit of the Accounts and the debt or debts represented by them,

(e) Goodwill and uncalled capital

All goodwill and uncalled capital of the Chargor, and

(f) Insurances

All monies from time to time payable to the Chargor under or pursuant to the Insurances including, without limitation, the refund of any premiums

1.4 Insurance

Pursuant to clause 3 4 (*Insurance*) of the Deed, to the extent that any such right, title and interest described in clause 3 3 (*Assignment*) of the Deed (as set out in paragraph 1 3 of this section 6) in relation to clause 3 2(a)(vi) (*Insurances*) of the Deed (as set out in paragraph 1 3(f) of this section 6) is not assignable or capable of assignment, such assignment purported to be affected by such clauses shall operate as an assignment of any and all proceeds of the insurances received by the Chargor subject to the terms of any Occupational Leases save for any proceeds of such insurances properly payable to any third party and to which the Chargor has no right, title or interest, in each case as continuing security for the payment and discharge of the Secured Obligations

Please see continuation sheet MG01 (c3) for continuation of this section 6

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Particulars of a mortgage or charge

6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

1.5 Floating charge

- (a) Pursuant to clause 3.3 (*Floating Charge*) of the Deed, the Chargor with full title guarantee has charged to the Security Trustee as security trustee for the Finance Parties by way of a first floating charge as a continuing security for the payment and discharge of the Secured Obligations its undertaking and all its property, assets and rights whatsoever and wheresoever both present and future, including, without limitation, any property, assets and rights of the Chargor located in Scotland, other than any property or assets from time to time effectively charged by way of legal mortgage or fixed charge or assignment pursuant to clauses 3.1 and 3.2 of the Deed (as set out in paragraphs 1.1 and 1.2 of this Section 6) or otherwise pursuant to the Deed. The floating charge contained in this clause is a "Qualifying Floating Charge" within the meaning of paragraph 14 of Schedule B1 to the Insolvency Act 1986, and paragraph 14 shall apply to it.
- (b) Pursuant to clause 3.3(b) of the Deed, notwithstanding anything else contained in the Deed
- (i) the floating charge created by the Deed may not be converted into a fixed charge solely by reason of
 - (A) the obtaining of a moratorium in respect of the Chargor pursuant to Section 1A to the Insolvency Act 1986, or
 - (B) anything done with a view to obtaining such a moratorium,
 - (ii) the Security Trustee as security trustee for the Finance Parties is not entitled to appoint a receiver solely as a result of the obtaining of a moratorium (or anything done with a view to obtaining a moratorium) in respect of the Chargor pursuant to Section 1A of Schedule A1 to the Insolvency Act 1986 except with the leave of the court

DEFINITIONS

For the purposes of Sections 4 and 6 of this form MG01, the following definitions shall have the following meanings

"**Account**" means each of the accounts whose details appear in Schedule 4 of the Debenture and any other account which the Chargor and the Security Trustee have designated as an Account and "**Accounts**" shall mean all of them,

"**Account Bank**" means HSBC Bank plc or such other bank as the Agent may approve,

"**Additional Assets**" means each and all of the items described in Schedule 2 (*Additional Assets*) of the Deed

"**Additional Property**" means the Chargor's interest in the 999 year lease between Travis Perkins Limited and the Chargor dated on or about the date of the Deed and being a lease of the freehold Property known as Travis Perkins Site, St Pancras Way registered at the Land Registry under title number NGL421111 (and any land, cellars, vaults, underground tunnels, eaves, canopies, structures and the like used or enjoyed in connection with it now or in the future) including all buildings, fixtures (including trade fixtures) and fixed plant and machinery and other structures now or in the future on it and all easements, access-rights, rights of way, wayleaves and rights attaching to it and in each case each and every part of it

Please see continuation sheet MG01 (c3) for continuation of this section 6

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Particulars of a mortgage or charge

| 6 | Short particulars of all the property mortgaged or charged |
|-------------------|---|
| Short particulars | <p data-bbox="320 338 1043 371">Please give the short particulars of the property mortgaged or charged</p> <p data-bbox="320 389 1362 423">"Assigned Contracts" means the contracts and agreements listed in Schedule 2 of the Debenture,</p> <p data-bbox="320 450 1511 539">"Charged Assets" means all the undertaking, goodwill, property, assets and rights of the Chargor described in clauses 3 1, 3 2 and 3 3 of the Deed (as replicated in paragraphs 1 1, 1 2 and 1 3 of Section 6) or any part of them,</p> <p data-bbox="320 566 616 600">"Charged Balance" means</p> <ul style="list-style-type: none"> <li data-bbox="416 627 1370 660">(a) the balance for the time being of the Accounts including all interest thereon, and <li data-bbox="416 687 1511 743">(b) any legal, beneficial or other entitlement of the Chargor to any monies held in any Group Accounts, <p data-bbox="320 770 1511 837">"Charged Property" means the Accounts, the Charged Balance and all the other property, assets and rights of the Chargor charged under the Deed,</p> <p data-bbox="320 864 1511 983">"Collateral Instruments" means negotiable and non-negotiable instruments, guarantees, indemnities and other assurances against financial loss and any other documents or instruments which contain or evidence an obligation (with or without security) to pay, discharge or be responsible directly or indirectly for, any liabilities of any person and includes any document or instrument creating or evidencing a Security Interest,</p> <p data-bbox="320 1010 1511 1099">"Debenture" means a debenture dated 30 January 2012 made between (1) LDC (St Pancras Way) Limited Partnership acting by its general partners the Chargor and LDC (St Pancras Way) GP2 Limited and (2) the Security Trustee</p> <p data-bbox="320 1126 1511 1429">"Facility Agreement" means the development term loan facility and investment term loan facility agreement dated 30 January 2012 between, amongst others, LDC (St Pancras Way) Limited Partnership acting by its general partners LDC (St Pancras Way) GP1 Limited and LDC (St Pancras Way) GP2 Limited (as borrower), LDC (St Pancras Way) GP1 Limited (as obligor), LDC (St Pancras Way) GP2 Limited (as obligor), LDC (St Pancras Way) Management Limited Partnership acting by its general partners LDC (St Pancras Way) GP3 Limited and LDC (St Pancras Way) GP4 Limited (as obligor), LDC (St Pancras Way) GP3 Limited (as obligor), LDC (St Pancras Way) GP4 (as obligor), LDC (St Pancras Way) Holdings Limited (as obligor), HSBC Bank plc (as arranger), HSBC Bank plc (as agent), HSBC Bank plc (as security trustee), HSBC Bank plc (as hedge counterparty) and the Original Lenders (as defined therein) as amended, restated, supplemented or otherwise modified from time to time,</p> <p data-bbox="320 1456 1214 1489">"Finance Document" has the meaning given to that term in the Facility Agreement,</p> <p data-bbox="320 1516 1177 1550">"Finance Parties" has the meaning given to that term in the Facility Agreement,</p> <p data-bbox="320 1576 1511 1644">"Floating Charge Assets" means the assets of the Chargor from time to time expressed to be charged by the Deed by way of a Floating Charge,</p> <p data-bbox="320 1671 1511 1727">"Group Account" means any account whatsoever maintained by any Group Company and "Group Accounts" shall mean all of them,</p> <p data-bbox="320 1753 1511 1843">"Group Company" means each of the Obligor and any subsidiary of an Obligor as defined in section 1159 of the Companies Act 2006 or subsidiary undertaking determined in accordance with section 1162 of the Companies Act 2006,</p> <p data-bbox="320 1870 1511 1960">"Hedging Agreements" means the agreements listed in Schedule 5 of the Deed and any future agreement entered into by the Chargor and the Hedge Counterparty for the purpose of hedging the Chargor's interest rate liabilities in relation to all or any part of the Facilities,</p> <p data-bbox="320 1986 1114 2020"><i>Please see continuation sheet MG01 (c3) for continuation of this section 6</i></p> |

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Particulars of a mortgage or charge

| 6 | Short particulars of all the property mortgaged or charged | |
|-------------------|---|--|
| | Please give the short particulars of the property mortgaged or charged | |
| Short particulars | <p>"Hedging Proceeds" means all moneys whatsoever (in whatever currency) payable to the Chargor under or in connection with the Hedging Agreements,</p> <p>"Insurances" means all present and future contracts or policies of insurance (including life policies) in which the Chargor from time to time has an interest,</p> <p>"Intellectual Property Rights" means the assets of the Chargor described in clause 3 1(i) of the Deed (as replicated in paragraph 1 2(c)(ix) of Section 6),</p> <p>"Property" means each of the assets of the Chargor described in Schedule 3 (if any) of the Deed,</p> <p>"Secured Obligations" means all moneys, obligations and liabilities covenanted to be paid or discharged by the Chargor under or pursuant to clause 2 of the Deed,</p> <p>"Securities" means the assets of the Chargor described in clause 3 1(c) of the Deed (as replicated in paragraph 1 2(c)(iii) of Section 6 of this form MG01),</p> <p>"Security Trustee" means HSBC Bank plc acting as agent and security trustee for itself and each of the other Finance Parties</p> <p><i>Please see continuation sheet MG01 (c3) for continuation of this section 6</i></p> | |

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Particulars of a mortgage or charge

| 6 | Short particulars of all the property mortgaged or charged | |
|-------------------|--|--|
| | Please give the short particulars of the property mortgaged or charged | |
| Short particulars | ADDITIONAL PROVISIONS | |
| | 2 NEGATIVE PLEDGE | |
| | <p>Pursuant to clause 3.8 of the Deed, the Chargor has covenanted with the Security Trustee as agent and security trustee for itself and the Finance Parties that (save in respect of Permitted Security Interests or as otherwise permitted under the Facility Agreement) it will not without the prior consent in writing of the Security Trustee</p> | |
| | <p>(a) dispose of, or create or attempt to create or permit to arise or subsist or arise any Security Interest on or over, the Debts or any part thereof or the equity of redemption in respect thereof or release, set off or compound or deal with the same otherwise than in accordance with clause 10.1(a) (<i>Debts</i>) of the Deed and where the Security Trustee makes a payment at the request of the Chargor which is debited to any account with the Security Trustee for the time being in credit, the Security Trustee shall be deemed to have given any necessary consent for such payment unless it was made as a result of some mistake of fact on behalf of the Security Trustee,</p> | |
| | <p>(b) create or attempt to create or permit to subsist in favour of any person other than the Security Trustee any Security Interest (except a lien arising by operation of law in the ordinary course of trading of the Chargor over property other than land) on or affecting the other Charged Property (or any part thereof or the equity of redemption in respect thereof, or</p> | |
| | <p>(c) assign or create a Security Interest over, or otherwise deal with the income from any lease or tenancy of, any of the Property</p> | |
| | 3 AUTOMATIC CONVERSION OF FLOATING CHARGE | |
| | <p>Pursuant to clause 3.5 of the Deed, subject only to clause 3.3(b) (<i>Floating Charge</i>) of the Deed (as set out in paragraph 1.6(b) of Section 6), the floating charge contained in the Deed shall automatically and without notice be converted into a fixed charge in respect of any Floating Charge Assets</p> | |
| | <p>(a) which shall become subject to a Security Interest other than a Permitted Security Interest or to a disposition contrary to the provisions of clause 3.8 of the Deed (as replicated in paragraph 1 of this Additional Information),</p> | |
| | <p>(b) if and when any person levies or notifies the Chargor that it intends to levy any distress, execution, sequestration or other process against any of the Charged Property, or</p> | |
| | <p>(c) if any of the Secured Obligations become due and outstanding prior to their stated maturity, or</p> | |
| | <p>(d) if an Event of Default (as defined in the Facility Agreement) has occurred or is continuing and has been notified to the Chargor or the Borrower by the Security Trustee</p> | |
| | 4 FURTHER ADVANCES | |
| | <p>Pursuant to clause 5 (<i>Further Advances</i>) of the Deed, the security created by the deed is intended to secure further advances</p> | |
| | <p><i>Please see continuation sheet MG01 (c3) for continuation of this section 6</i></p> | |

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Particulars of a mortgage or charge

| 6 | | Short particulars of all the property mortgaged or charged | |
|--|--|---|--|
| | | Please give the short particulars of the property mortgaged or charged | |
| Short particulars | 5 | FURTHER ASSURANCES | |
| | 5 1 | Further Assurance | |
| | | Pursuant to clause 12 1 (<i>Further Assurance</i>) of the Deed, the Chargor has covenanted that it will | |
| | | (a) | if and when reasonably required by the Security Trustee, execute and deliver such further Security Interests and assurances in favour of the Security Trustee (for the benefit of the Finance Parties and itself) and do all such acts and things (including giving any notices and taking such steps) as the Security Trustee shall from time to time reasonably require (with any documents being in such form as the Security Trustee shall require) over or in relation to all or any of the Charged Property to secure the Secured Obligations or to perfect or protect the security intended to be created by the Deed over the Charged Property or any part thereof or to facilitate the realisation of the same, and |
| | | (b) | at any time on or after the Enforcement Date do and execute all acts, deeds and documents which the Security Trustee may then require to facilitate the realisation of the Charged Property |
| | 5 2 | Certain Documentary Requirements | |
| | | Pursuant to clause 12 2 (<i>Certain Documentary Requirements</i>) of the Deed, the Chargor has agreed that such further Security Interests and assurances shall be prepared by or on behalf of the Security Trustee at the expense of the Chargor and shall contain | |
| | | (a) | an immediate power of sale without notice, |
| | | (b) | a clause excluding section 93 Law of Property Act 1925 and the restrictions contained in section 103 Law of Property Act 1925, and |
| | | (c) | such other clauses for the benefit of the Security Trustee as the Security Trustee may require |
| 5 3 | Specific Security Documents Required | | |
| | Pursuant to clause 12 3 (<i>Specific Security Documents Required</i>) of the Deed, without prejudice to clauses 12 1 (<i>Further Assurance</i>) and 12 2 (<i>Certain Documentary Requirements</i>) of the Deed, the Chargor has covenanted that it shall execute as and when so required by the Security Trustee a legal mortgage or legal charge (as specified by the Security Trustee) over any freehold, leasehold or heritable property acquired by it after the date of the Deed (including all or any of the Property as and when the same are conveyed, transferred or let to it) and over any and all fixtures, trade fixtures and fixed plant and machinery at any time and from time to time situate thereon | | |
| 6 | POWER OF ATTORNEY | | |
| 6 1 | Power of Attorney | | |
| | Pursuant to clause 17 1 of the Deed, the Chargor, by way of security, has irrevocably appointed each of the Security Trustee and any Receiver severally (and each Receiver severally if there is more than one) to be its attorney in its name and on its behalf | | |
| | (a) | to execute and complete any documents or instruments which the Security Trustee or such Receiver may require for perfecting the title of the Security Trustee to the Charged Property or for vesting the same in the Security Trustee, its nominees or any purchaser, | |
| Please see continuation sheet MG01 (c3) for continuation of this section 6 | | | |

MG01 - continuation page

Particulars of a mortgage or charge

6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

- (b) to sign, execute, seal and deliver and otherwise perfect any further security document referred to in clause 12 (*Further Assurance*) of the Deed, and
- (c) otherwise generally to sign, seal, execute and deliver all deeds, assurances, agreements and documents and to do all acts and things which may be required for the full exercise of all or any of the powers conferred on the Security Trustee or a Receiver under the Deed or which may be deemed expedient by the Security Trustee or a Receiver in connection with any disposition, realisation or getting in by the Security Trustee or such Receiver of the Charged Property or any part thereof or in connection with any other exercise of any power under the Deed

6.2 Ratification

Pursuant to clause 17.2 of the Deed, the Chargor has ratified and confirmed and has agreed to ratify and confirm all acts and things which any attorney as is mentioned in clause 17.1 of the Deed (as set out in paragraph 5.1 of this section 6) shall lawfully do or purport to do in the exercise or purported exercise of his powers under such clause

DEFINITIONS

"**Debts**" means the assets of the Chargor described in clause 3.1(d) and 3.1(j) of the Deed (as replicated in paragraphs 1.2(c)(iv) and 1.2(c)(x) of Section 6 of this form MG01),

"**Disposal**" includes any act specified in clause 18.6 of the Facility Agreement and "**dispose**" and "**disposition**" shall be construed accordingly,

"**Enforcement Date**" means the date on which the Security Trustee demands the payment or discharge of all or any part of the Secured Obligations or, if earlier, the date on which a formal step is taken by any person with a view to placing the Chargor into administration,

"**Receiver**" means any one or more receivers and/or managers or administrative receivers or administrators appointed by the Security Trustee pursuant to the Deed in respect of the Chargor or over all or any of the Charged Property



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 869(5) & (6) of the Companies Act 2006

**COMPANY NO. 7359501
CHARGE NO. 4**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A SUPPLEMENTAL DEBENTURE
DATED 9 OCTOBER 2012 AND CREATED BY LDC (ST PANCRAS
WAY) GP1 LIMITED FOR SECURING ALL MONIES DUE OR TO
BECOME DUE FROM THE COMPANY IN ITS CAPACITY AS
GENERAL PARTNER OF LDC (ST PANCRAS WAY) LIMITED
PARTNERSHIP TO HSBC BANK PLC AS AGENT AND SECURITY
TRUSTEE (THE "SECURITY TRUSTEE") (WHETHER FOR ITS
OWN ACCOUNT OR AS AGENT OR TRUSTEE FOR THE FINANCE
PARTIES) AND EACH OF THE FINANCE PARTIES (OR ANY OF
THEM) ON ANY ACCOUNT WHATSOEVER UNDER THE TERMS
OF THE AFOREMENTIONED INSTRUMENT CREATING OR
EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO
CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE 16
OCTOBER 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 19 OCTOBER
2012

DX



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES