

MR01

Particulars of a charge

IRIS Laserform

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

You can use the WebFiling service to file this form online
Please go to www.companieshouse.gov.uk

✓ **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 MR00

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

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
delivered with a court order extending the time for delivery

☒ You **must** enclose a certified copy of the instrument with
this form, scanned and placed on the public record

WEDNESDAY



LD4

L3319C36

05/03/2014

#15

COMPANIES HOUSE

for official use

1 Company details

Company number 08815102

Company name in full Eagle Topco 2013 Limited

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

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 03/03/2014

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

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

Name Global Loan Agency Services Limited (and
its successors in title and permitted transferees)

Name

Name

Name

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

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

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Description

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security

Continuation page

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

Description

Land (including buildings)

All Real Property in England and Wales owned by the Company at the date of the Security Agreement, all other Real Property owned by the Company at the date of the Security Agreement and all Real Property acquired by the Company after the date of the Security Agreement

Intellectual property

All the Company's Intellectual Property.

Please see attached continuation pages

5

Fixed charge or fixed security

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

☒ Yes

☐ No

6

Floating charge

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

☒ Yes Continue

☐ No Go to Section 7

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

☒ Yes

7

Negative Pledge

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

☒ Yes

☐ No

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Trustee statement ①

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

☐

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

9

Signature

Please sign the form here

Signature

Signature

X *Lukather LLP* X

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

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Particulars of a charge



Presenter information

We will send the certificate to the address entered below. All details given here will be available on the public record. You do not have to show any details here but, if none are given, we will send the certificate to the company's Registered Office address.

Contact name Carol Hartopp

Company name Linklaters LLP

Address One Silk Street

Post town London

County/Region London

Postcode E C 2 Y 8 H Q

Country UK

DX 10 London/City

Telephone 020 7456 2000



Certificate

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



Checklist

We may return forms completed incorrectly or with information missing

Please make sure you have remembered the following:

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



Important information

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



How to pay

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

Make cheques or postal orders payable to 'Companies House'



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 charge

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Description

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security

Description

Continuation page 1 of 2

Definitions

"Chargors" means the Company, Eagle Midco 2013 Limited, Eagle Bidco 2013 Limited, YH Limited, hibu Asia Pacific Holdings Limited, hibu (UK) Limited, Moonfruit Limited, Sitemaker Software Limited, hibu Global Limited, hibu Mediaworks Limited, hibu Sales Limited, hibu Studio Limited, hibu Finance (USD) Limited, hibu Finance (FX) Limited and Yell SIP Trustee Limited.

"Company" means Eagle Topco 2013 Limited (Company number 08815102).

"Fixtures" means fixtures, fittings and fixed plant, machinery and apparatus.

"Intellectual Property" means, in relation to the Company, all its right, title and interest from time to time in and to.

(a) any patents, trade marks, service marks, designs, business names, copyrights, database rights, design rights, domain names, moral rights, inventions, confidential information, knowhow and other intellectual property rights and interests, whether registered or unregistered, and

(b) the benefit of all applications and rights to use such assets, and all Related Rights (in each case including any related licences and sub-licences of the same granted by it or to it, applications and rights to apply for the same).

"Real Property" means, in relation to the Company, all its right, title and interest from time to time in and to any freehold or leasehold property in England and Wales and other real property anywhere in the world, all Fixtures from time to time on that property, and all Related Rights

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Particulars of a charge

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Description

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security

Description

Continuation page 2 of 2

Definitions (continued)

"Related Rights" means, in relation to a Security Asset:

(a) any proceeds of sale, transfer or other disposal, lease, licence, sub-licence, or agreement for sale, transfer or other disposal, lease, licence or sub-licence, of that Security Asset;

(b) any moneys or proceeds paid or payable deriving from that Security Asset to the Company;

(c) any rights, claims, guarantees, indemnities, Security or covenants for title in relation to that Security Asset;

(d) any awards or judgments in favour of the Company in relation to that Security Asset; and

(e) any other assets deriving from, or relating to, that Security Asset.

"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 Agent" means Global Loan Agency Services Limited

"Security Agreement" means the security agreement dated 3 March 2014 made between the Chargors and the Security Agent.

"Security Assets" means the assets which from time to time are, or expressed to be, the subject of the Security Interests or any part of those assets.

"Security Interests" means all or any of the Security created or expressed to be created in favour of the Security Agent by or pursuant to the Security Agreement

LC



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8815102

Charge code 0881 5102 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 3rd March 2014 and created by EAGLE TOPCO 2013 LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th March 2014.

Given at Companies House, Cardiff on 7th March 2014



Companies House



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

Certified that, save for material
redacted pursuant to Sect. 859G EXECUTION VERSION
of the Companies Act 2006, this
copy instrument is a correct
copy of the original instrument.

Linklaters LLP.

04.03.2014

SECURITY AGREEMENT

dated 3 MARCH 2014

created by

THE COMPANIES NAMED IN SCHEDULE 1
as the Chargors

in favour of

GLOBAL LOAN AGENCY SERVICES LIMITED
acting as Security Agent

Linklaters

Ref L-205558

Linklaters LLP

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THIS DEED is dated 3 MARCH 2014 and made between

- (1) **THE COMPANIES** listed in Schedule 1 as chargors (the "**Chargors**"), and
- (2) **GLOBAL LOAN AGENCY SERVICES LIMITED** as security agent for the Secured Parties (as defined below) (the "**Security Agent**")

IT IS AGREED as follows

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Deed

"Acceleration Event" means the Agent exercising any of its rights under paragraph (a) of clause 24.21 (*Acceleration*) of the UK/US Facilities Agreement or an Event of Default which has triggered an automatic acceleration in accordance with paragraph (b) of Clause 24.21 (*Acceleration*) of the UK/US Facilities Agreement

"Administrator" means an administrator appointed under Schedule B1 to the Insolvency Act

"Bank Accounts" means, in relation to a Chargor, all its right, title and interest from time to time in and to all current, deposit or other accounts with any bank or financial institution (including each Cash Sweep Account and each Cash Sweep Holding Account), all balances from time to time standing to the credit of or accrued or accruing on those accounts and all Related Rights

"Cash Sweep Account" means each account designated as the Cash Sweep Account for the purposes of the UK/US Facilities Agreement (as the same may be redesignated, substituted or replaced from time to time)

"Cash Sweep Holding Account" means each account designated as the Cash Sweep Holding Account for the purposes of the UK/US Facilities Agreement (as the same may be redesignated, substituted or replaced from time to time)

"CREST" means the relevant system (within the meaning of the Uncertificated Securities Regulations) operated by Euroclear UK and Ireland Limited

"CREST Rights" means, in relation to a Chargor, all its right, title and interest from time to time in, against and to

- (a) any system participant or sponsoring system participant in respect of CREST,
- (b) any account forming part of CREST, and
- (c) any payment obligation of any settlement bank in respect of CREST, and any moneys or proceeds paid or payable deriving from that payment obligation,

in each case arising in connection with any Investment which is recorded in the relevant operator register of members (within the meaning of the Uncertificated Securities Regulations) as being held in uncertificated form and is transferable through CREST, and provided that the terms system participant, sponsoring system participant and settlement bank shall each have the meaning given to them in the Uncertificated Securities Regulations

"CSHA Holder" means YH Limited, a company incorporated under the laws of England and Wales with registration number 4193755

"DB Sections" means sections one, two and three of the Pension Plan (which all provide benefits on a defined benefit basis)

"Delegate" means a delegate, agent, attorney, co-trustee or sub-delegate appointed by the Security Agent or a Receiver in accordance with this Deed

"Excluded Leases" means the leases as described and set out in Schedule 9 (*Excluded Leases*)

"Finance Documents" means the UK/US Facilities Agreement, any fee letter, any accession deed, any cash sweep notice, any compliance certificate, any information pack certificate, any resignation letter, any withdrawal notice, the intercreditor agreement, any debtor accession deed, any shortfall amount withdrawal notice, the final SFA amendment and restatement, the ICA amendment and restatement deed, the lock-up and restructuring framework agreement, any transaction security document referred to as such in the UK/US Facilities Agreement and any other document designated as such by the Agent and Bidco

"Finance Parties" means the Security Agent, the Agent or a Lender as described in the UK/US Facilities Agreement

"Fixtures" means fixtures, fittings and fixed plant, machinery and apparatus

"Head Lease" means any lease pursuant to which title to any Real Property is vested in a Chargor

"Insolvency Act" means the Insolvency Act 1986

"Insurances" means, in relation to a Chargor, all its right, title and interest from time to time in and to all contracts and policies of insurance of any kind taken out by or on behalf of it and all Related Rights

"Intellectual Property" means, in relation to a Chargor, all its right, title and interest from time to time in and to

- (a) any patents, trade marks, service marks, designs, business names, copyrights, database rights, design rights, domain names, moral rights, inventions, confidential information, knowhow and other intellectual property rights and interests, whether registered or unregistered, and
- (b) the benefit of all applications and rights to use such assets,

and all Related Rights (in each case including any related licences and sub-licences of the same granted by it or to it, applications and rights to apply for the same)

"Intercreditor Agreement" means the intercreditor agreement originally dated 30 November 2009 between, among others, hibu (UK) Limited (formerly Yell Limited), hibu Connect SAU (formerly Yell Publicidad SAU), YH Limited and the Security Agent (following transfer of the security agency role from HSBC Bank plc) as amended and restated from time to time, including by the Intercreditor Amendment and Restatement Agreement

"Intercreditor Amendment and Restatement Agreement" means the intercreditor amendment and restatement agreement dated on or about the date hereof and made between, among others, the Spanish Lenders, the UK/US Lenders, the Pension Trustees, Eagle Topco 2013 Limited as Topco, Eagle Midco 2013 Limited as Midco, Eagle Bidco 2013 Limited as Bidco, Eagle Spain Holdco 2013 Limited as Spain Holdco, Hibu (UK) Limited as Original Employer and Global Loan Agency Services Limited as UK/US Agent, Spanish Agent and Security Agent (each as defined therein)

"Investments" means, in relation to a Chargor, all its right, title and interest from time to time in and to

- (a) shares, stocks, debentures, units, bonds, notes, commercial paper, certificates of deposit, depository interests, securities and other similar investments,
- (b) warrants, options and other rights to subscribe for, purchase or otherwise acquire securities and other similar investments, and
- (c) any other securities or investments deriving from Investments or any rights attaching or relating to securities or investments,

in each case excluding Shares whether in certificated or uncertificated form, held through CREST or any other electronic share clearing, transfer or settlement system, and any rights against any custodian, nominee, clearing system or other similar person holding any such right, title or interest on its behalf, and all dividends and other Related Rights

"Law of Property Act" means the Law of Property Act 1925

"Majority Creditors" means the "Majority Lenders" under and as defined in the UK/US Facilities Agreement after the application of clause 38.8 (Excluded Commitments) of the UK/US Facilities Agreement

"Occupational Lease" means any lease or contractual licence or other right of occupation of all or any part of any Real Property

"Party" means a party to this Deed

"Payment" means, in respect of any Secured Liabilities (or any other liabilities or obligations), a payment, prepayment, repayment, redemption, defeasance or discharge of those Secured Liabilities (or other liabilities or obligations)

"Pension Plan" means the hibu (UK) Pension Plan which is governed by rules dated 27 January 2011 (as amended from time to time)

"Pension Trustees" means the trustees of the Pension Plan from time to time appointed in accordance with the deed and rules of the Pension Plan being, at the date of this Deed, each of David Thomas, Malcolm Green, Thomas Hargreaves, Ian Clarke, Gary Taylor and Capital Cranfield Pension Trustees Limited (and including any additions, replacements or successors and excluding any person who has ceased to be a trustee of the Pension Plan in accordance with the deed and rules of the Pension Plan after the date of this Deed)

"Plant and Machinery" means, in relation to a Chargor, all its right, title and interest from time to time in and to all plant and machinery and all Related Rights

"Quasi Security" means a transaction under which any member of the UK/US Group will

- (a) sell, transfer or otherwise dispose of any of its assets on terms whereby they are or may be leased to or re-acquired by any other member of the UK/US Group,
- (b) sell, transfer or otherwise dispose of any of its receivables on recourse terms,
- (c) enter into any arrangement under which money or the benefit of a bank or other account may be applied, set-off or made subject to a combination of accounts, or
- (d) enter into any other preferential arrangement having a similar effect,

in circumstances where the arrangement or transaction is entered into primarily as a method of raising Financial Indebtedness or of financing the acquisition of an asset

"Real Property" means, in relation to a Chargor, all its right, title and interest from time to time in and to any freehold or leasehold property in England and Wales and other real property anywhere in the world, all Fixtures from time to time on that property, and all Related Rights

"Receivables" means, in relation to a Chargor, all its right, title and interest from time to time in and to all book and other debts of any nature, all other rights to receive money (excluding Bank Accounts) and all Related Rights

"Receiver" means a receiver or receiver and manager appointed in respect of all or any part of the Security Assets and shall, if allowed by law, include an administrative receiver

"Related Rights" means, in relation to a Security Asset

- (a) any proceeds of sale, transfer or other disposal, lease, licence, sub-licence, or agreement for sale, transfer or other disposal, lease, licence or sub-licence, of that Security Asset,
- (b) any moneys or proceeds paid or payable deriving from that Security Asset to the relevant Chargor,
- (c) any rights, claims, guarantees, indemnities, Security or covenants for title in relation to that Security Asset,
- (d) any awards or judgments in favour of a Chargor in relation to that Security Asset, and
- (e) any other assets deriving from, or relating to, that Security Asset

"Secured Liabilities" means all present and future debts, claims, liabilities and obligations at any time due, owing or incurred by a Chargor to any Secured Party under any Finance Document or in respect of the DB Sections, as applicable, both actual and contingent and whether incurred solely or jointly or as principal or surety or in any other capacity, together with any of the following matters relating to or arising in respect of those liabilities and obligations

- (a) any refinancing, novation, deferral or extension,
- (b) any claim for breach of representation, warranty or undertaking or on an Acceleration Event or under any indemnity given under or in connection with any document or agreement evidencing or constituting any other liability or obligation falling within this definition,

- (c) any claim for damages or restitution, and
- (d) any claim as a result of any recovery by a Chargor of a Payment on the grounds of preference or otherwise,

and any amounts which would be included in any of the above but for any discharge, non-provability, unenforceability or non-allowance of those amounts in any insolvency or other proceedings

"Secured Parties" means the Finance Parties, the Pension Trustees and any Receiver or Delegate

"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 which from time to time are, or expressed to be, the subject of the Security Interests or any part of those assets

"Security Interests" means all or any of the Security created or expressed to be created in favour of the Security Agent by or pursuant to this Deed

"Shares" means, in relation to a Chargor, all its right, title and interest from time to time in and to

- (a) the shares described in Schedule 7 (Shares) and any other shares issued in the future by any person identified in Schedule 7 (Shares) as issuer of any such shares,
- (b) warrants, options and other rights to subscribe for, purchase or otherwise acquire any such shares, and
- (c) any other securities or investments deriving from any such shares or any rights attaching or relating to any such shares,

in each case including any rights against any custodian, nominee, clearing system or other similar person holding any such right, title or interest on its behalf, and all dividends and other Related Rights

"UK/US Facilities Agreement" means the facilities agreement originally dated 30 November 2009 as amended and/or restated from time to time including on the date of this Deed by the Final SFA Amendment and Restatement Agreement and between, among others, Topco, Midco, Bidco and the Finance Parties

"Uncertificated Securities Regulations" means the Uncertificated Securities Regulations 2001

1 2 Incorporation of defined terms

Unless a contrary indication appears, terms defined in the UK/US Facilities Agreement have the same meaning in this Deed

1 3 Construction

- (a) Any reference in this Deed to an **"Agent"**, **"Lender"**, **"Security Agent"**, **"Party"** or the **"Pension Trustees"** or any other person shall be construed so as to include its successors in title, permitted assigns and, in the case of the Security Agent, any person for the time being appointed as Security Agent or Security Agents in accordance with the Finance Documents

- (b) Any reference in this Deed to a "Finance Document" or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as amended, novated, supplemented, extended, restated (however fundamentally and whether or not more onerously) or replaced and includes any change in the purpose of, any extension of or any increase in any facility or the addition of any new facility under that Finance Document or other agreement or instrument
- (c) The provisions in clause 1.2 (*Construction*) of the UK/US Facilities Agreement apply to this Deed, except that references to the UK/US Facilities Agreement shall be construed as references to this Deed

1.4 Third Party Rights

- (a) Unless expressly provided to the contrary in a Finance Document, a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 (the "Third Parties Act") to enforce or to enjoy the benefit of any term of this Deed
- (b) Notwithstanding any term of any Finance Document, the consent of any person who is not a Party is not required to rescind or vary this Deed at any time

1.5 Disposition

The terms of the other Finance Documents and of any other agreement or instrument between the Parties are incorporated into this Deed to the extent required for any disposition or purported disposition of all or any part of any Real Property or any other relevant Security Asset to be a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989

1.6 Effect as a deed

The Security Agent and each Chargor intend this document to take effect as a deed (even though the Security Agent only executes it under hand)

1.7 Benefit

The Security Agent holds the benefit of this Deed for the Secured Parties on the terms of the Finance Documents

2 SECURITY INTERESTS

2.1 Creation of Security Interests

- (a) Each Chargor, with full title guarantee and as security for the payment of all Secured Liabilities, charges in favour of the Security Agent
 - (i) by way of first legal mortgage, all Real Property in England and Wales (including that described in Schedule 3 (*Real Property*)) owned by it on the date of this Deed,
 - (ii) by way of first fixed equitable charge, all other Real Property owned by it on the date of this Deed, all Real Property acquired by it after the date of this Deed and, to the extent not validly and effectively mortgaged under sub-paragraph (i) above, all Real Property in England and Wales owned by it on the date of this Deed,
 - (iii) a first fixed charge over all its Bank Accounts (including those described in Schedule 4 (*Bank Accounts*)),

- (iv) a first fixed charge over all its Receivables,
 - (v) a first mortgage over all its Shares,
 - (vi) a first fixed charge over all its Related Rights in relation to the Shares, to the extent not validly and effectively mortgaged under sub-paragraph (v) above,
 - (vii) a first fixed charge over all its Investments and CREST Rights,
 - (viii) a first fixed charge over all its right, title and interest from time to time in and to its uncalled capital and goodwill,
 - (ix) a first fixed charge over all its Intellectual Property,
 - (x) a first fixed charge over all its right, title and interest from time to time in and to its beneficial interest, claim or entitlement in any pension fund,
 - (xi) a first fixed charge over all its Plant and Machinery (except that validly and effectively mortgaged or charged under sub-paragraph (i) or sub-paragraph (ii) above),
 - (xii) a first fixed charge over all its Insurances, to the extent not validly and effectively assigned under paragraph (b) below, and
 - (xiii) a first floating charge over all its undertaking and all its assets, both present and future (including assets expressed to be mortgaged, charged or assigned under this Clause 2 1)
- (b) Each Chargor, with full title guarantee and as security for the payment of all Secured Liabilities, assigns to the Security Agent by way of security all its Insurances

2 2 Ranking

The floating charge created by each Chargor under Clause 2 1 (*Creation of Security Interests*) ranks

- (a) behind all the mortgages, fixed charges and assignments created by that Chargor, but
- (b) in priority to any other Security over the Security Assets of that Chargor except for Security ranking in priority in accordance with paragraph (g) of Schedule 2 (*Rights of Receivers*)

2 3 Conversion by notice

The Security Agent may convert the floating charge over all or any of the Security Assets into a fixed charge by giving written notice to that effect to the relevant Chargor specifying the relevant Security Assets

- (a) if it considers in good faith that it is reasonably necessary to do so in order to protect or preserve the Security Interests over those Security Assets and/or the priority of those Security Interests, and/or
- (b) on or after the occurrence of an Acceleration Event

2 4 Automatic conversion

If

- (a) any Chargor takes any step to create any Security or Quasi Security in breach of Clause 3 1 (*Negative pledge*) over any Security Asset subject to a floating charge, or
- (b) any person takes any step to effect any expropriation, attachment, sequestration, distress or execution against any such Security Asset,

the floating charge over the relevant Security Assets shall automatically and immediately be converted into a fixed charge

2 5 Company voluntary arrangement moratorium

Obtaining a moratorium or doing anything with a view to obtaining a moratorium pursuant to Schedule A1 of the Insolvency Act (including any preliminary decision or investigation) shall not cause the floating charge over all or any of the Security Assets to crystallise until the date upon which it is permitted to crystallise in accordance with paragraph 13 of Schedule A1 of the Insolvency Act

2 6 Consents

If the consent of any party to a document is required to create fixed security over, or an assignment of, the rights of a Chargor under that document which is intended to be the subject of the Security Interests

- (a) the relevant Chargor which is party to such document shall promptly notify the Security Agent,
- (b) until the consent of the relevant party has been obtained, this Deed shall secure all amounts which that Chargor may receive, or has received, under that document but exclude any fixed security over, or any assignment of, those rights,
- (c) unless the Security Agent requires otherwise, that Chargor shall use reasonable endeavours to obtain the consent of the relevant party to the creation of the Security Interest as soon as reasonably practicable, and
- (d) on the date on which the consent of the relevant party is obtained, the relevant Security Interest which is intended to be created under or evidenced by this Deed shall attach to those Security Assets

3 RESTRICTIONS ON DEALING WITH SECURITY ASSETS

3 1 Negative pledge

No Chargor shall create or permit to subsist any Security or Quasi Security over any Security Asset, except as permitted by the UK/US Facilities Agreement

3 2 Disposals

No Chargor shall enter into a single transaction or a series of transactions (whether related or not and whether voluntary or involuntary) to sell, lease, transfer or otherwise dispose of any Security Asset except as permitted by the UK/US Facilities Agreement

4 FURTHER ASSURANCE

- (a) Each Chargor shall promptly do all such acts or execute all such documents (including assignments, transfers, mortgages, charges, notices and instructions) as the Security Agent may

reasonably specify (and in such form as the Security Agent may reasonably require in favour of the Security Agent or its nominee(s))

- (i) to perfect the Security created or intended to be created under or evidenced by this Deed (which may include the execution of a mortgage, charge, assignment or other Security over all or any of the assets which are, or are intended to be, the subject of the Security Interests) or for the exercise of any rights, powers and remedies of the Security Agent or the Secured Parties provided by or pursuant to the Finance Documents or by law, or
 - (ii) to confer on the Security Agent or on the Secured Parties, Security over any property and assets of that Chargor located in any jurisdiction equivalent or similar to the Security intended to be conferred by or pursuant to this Deed, and/or
 - (iii) to facilitate, at any time on or after an Acceleration Event, the realisation of the assets which are, or are intended to be, the subject of the Security Interests
- (b) Each Chargor shall take all such action as is available to it (including making all filings and registrations as required by law) as may be necessary for the purpose of the creation, perfection, protection or maintenance of any Security conferred or intended to be conferred on the Security Agent or the Secured Parties by or pursuant to this Deed

5 REAL PROPERTY

5 1 Notification

Each Chargor shall promptly notify the Security Agent of its acquisition or disposal of, or agreement to acquire or dispose of, any Real Property

5 2 Documents

Each Chargor shall promptly deposit with the Security Agent, and the Security Agent shall be entitled to hold, all title deeds and title documents relating to that Chargor's present and future Real Property

5 3 Present Real Property

Upon request by the Security Agent, each Chargor shall, in respect of all Real Property in England and Wales owned by it at the time that request is made

- (a) promptly apply to the Land Registry for first registration of that Real Property (where that Real Property is not already registered at the Land Registry, to the extent that registration is required by law) and for registration of it as proprietor of that Real Property,
- (b) promptly apply to the Land Registry to register the Security created by paragraph (a)(i) and paragraph (a)(ii) of Clause 2 1 (*Creation of Security Interests*),
- (c) promptly apply to the Land Registry requesting
 - (i) a restriction in the form specified by the Security Agent, and
 - (ii) the obligation to make further advances,

to be entered on the register of the title to that Real Property in respect of the Security created by paragraph (a)(i) and paragraph (a)(ii) of Clause 2 1 (*Creation of Security Interests*),

- (d) promptly pay all applicable registration fees, and
- (e) promptly deal with any requisitions by the Land Registry relating to that Real Property and keep the Security Agent informed as to the progress of any such application for registration, the nature of any such requisitions and its response,

or, if the Security Agent gives notice to that Chargor that the Security Agent will submit the relevant forms to the Land Registry, that Chargor shall promptly provide the Security Agent with all duly completed forms reasonably requested by the Security Agent and all applicable registration fees

5 4 Future Real Property

If any Chargor acquires any Real Property in England and Wales after the date of this Deed, upon request by the Security Agent, that Chargor shall

- (a) promptly apply to the Land Registry for first registration of that Real Property (where that Real Property is not already registered at the Land Registry, to the extent that registration is required by law) and for registration of it as proprietor of that Real Property,
- (b) promptly execute and deliver to the Security Agent a legal mortgage of that Real Property as security for the payment of all Secured Liabilities,
- (c) promptly apply to the Land Registry to register the Security created by paragraph (a)(ii) of Clause 2 1 (*Creation of Security Interests*) and any legal mortgage created pursuant to paragraph (b) above,
- (d) promptly apply to the Land Registry requesting
 - (i) a restriction in the form specified by the Security Agent, and
 - (ii) the obligation to make further advances,

to be entered on the register of the title to that Real Property in respect of the Security created by paragraph (a)(ii) of Clause 2 1 (*Creation of Security Interests*) and any legal mortgage created pursuant to paragraph (b) above,

- (e) promptly pay all applicable registration fees, and
- (f) promptly deal with any requisitions by the Land Registry relating to that Real Property and keep the Security Agent informed as to the progress of any such application for registration, the nature of any such requisitions and its response,

or, if the Security Agent gives notice to that Chargor that the Security Agent will submit the relevant forms to the Land Registry, that Chargor shall promptly provide the Security Agent with all duly completed forms reasonably requested by the Security Agent and all applicable registration fees

5 5 Unregistered Real Property

In the case of a Chargor's Real Property in England and Wales, both present and future, which is not registered at the Land Registry and is not required by law or this Deed to be so registered, if the title deeds and documents are not deposited with the Security Agent, that Chargor shall, upon request by the Security Agent, promptly apply to the Land Charges Registry to register

- (a) in respect of all such Real Property owned by it on the date of this Deed, this Deed and the Security created by paragraph (a)(i) and paragraph (a)(ii) of Clause 2 1 (*Creation of Security Interests*), and
- (b) in respect of all such Real Property acquired by it after the date of this Deed, this Deed, the Security created by paragraph (a)(ii) of Clause 2 1 (*Creation of Security Interests*) and any legal mortgage created pursuant to paragraph (b) of Clause 5 4 (*Future Real Property*)

5 6 Title Information Document

On completion of the registration of any Security Interest pursuant to this Clause 5, the relevant Chargor shall promptly supply to the Security Agent a certified copy of the relevant Title Information Document or, as the case may be, Certificate of Registration of Land Charge issued by the Land Registry or, as the case may be, Land Charges Registry

5 7 Protection of assets

Each Chargor shall

- (a) repair and keep in good and substantial repair and condition all its Real Property which is a Security Asset, and
- (b) keep all its Fixtures which are Security Assets in good working order and condition, in each case, fair wear and tear excepted

5 8 Compliance with obligations

Each Chargor shall comply with any covenants, stipulations, conditions, licences, consents and any other statutory, regulatory or contractual obligations relating to its Real Property or its use, in each case, where failure to do so would have a material adverse effect on the value of the relevant Real Property

5 9 Leases

Each Chargor shall

- (a) observe and perform in all material respects all covenants, stipulations and obligations binding upon it as lessee under any Head Lease and as lessor or lessee under any Occupational Lease,
- (b) use reasonable endeavours to enforce all material covenants, stipulations and obligations benefiting it as lessor under any Head Lease or Occupational Lease,
- (c) except in the case of Excluded Leases or as permitted by the UK/US Facilities Agreement, not amend, waive, release or vary any material provision of, or exercise any option or power to break, terminate, forfeit or extend (or agree to do any of the foregoing) any Head Lease or Occupational Lease,

- (d) except in the case of Excluded Leases, not do or permit to be done anything under any Head Lease which may result in its forfeiture,
- (e) except in the case of Excluded Leases, promptly notify the Security Agent of anything which may reasonably likely result in the forfeiture or termination of any Head Lease or Occupational Lease, and
- (f) except as permitted by the UK/US Facilities Agreement, not grant any Occupational Lease or exercise any of the powers of leasing or agreeing to lease any Real Property vested in or conferred on mortgagors by law

5 10 Notices

Each Chargor shall produce to the Security Agent within seven days of receipt by it a copy of every material communication made in connection with any of its Real Property and comply with the reasonable instructions of the Security Agent in relation to any such communication

5 11 Power to remedy

- (a) If a Chargor does not comply with any provision of this Clause 5, the Security Agent, or any agent, contractor or other person required by the Security Agent, may take any action reasonably required by the Security Agent to comply with any such provision, provided that the Security Agent has given the relevant Chargor advance notice of taking such action
- (b) The cost and expense properly incurred of any action referred to in paragraph (a) above shall be borne by the relevant Chargor

6 BANK ACCOUNTS

6 1 Withdrawals from Bank Accounts other than Cash Sweep Holding Accounts

Subject to Clause 6 3 (*Withdrawals from Cash Sweep Holding Account*), no Chargor shall make any withdrawal from any Bank Account except

- (a) prior to the occurrence of an Acceleration Event and other than in relation to a Cash Sweep Account, in the ordinary course of its business (except as otherwise prohibited under the UK/US Facilities Agreement),
- (b) prior to the occurrence of an Acceleration Event and in relation to a Cash Sweep Account, in accordance with clause 8 3 (*Cash Sweep, Accounts and Cash Sweep Holding Accounts*) of the UK/US Facilities Agreement, or
- (c) on or after the occurrence of an Acceleration Event, with the prior consent of the Security Agent

6 2 Withdrawals from Cash Sweep Holding Account

No Chargor shall make any withdrawal from any Cash Sweep Holding Account except

- (a) prior to the occurrence of an Acceleration Event, in accordance with clause 8 3 (*Cash Sweep, Accounts and Cash Sweep Holding Accounts*) of the UK/US Facilities Agreement, or
- (b) on or after the occurrence of an Acceleration Event, with the prior consent of the Security Agent

6 3 Documents

Each Chargor shall promptly deliver to the Security Agent, and the Security Agent shall be entitled to hold, such documents relating to that Chargor's Bank Accounts as the Security Agent reasonably requires, including any notice to the relevant bank or financial institution of the Security Interests over them in such form as the Security Agent requires

6 4 Notice of Charge for Bank Accounts other than Cash Sweep Holding Accounts

Subject to Clause 6 6 (*Notice of Charge for Cash Sweep Holding Accounts*), each Chargor shall, within three Business Days of the date of this Deed (and, in respect of any Bank Account opened by a Chargor after the date of this Deed, promptly upon and in any event, within three Business Days of such Bank Account being opened), notify the bank or financial institution at which its Bank Accounts are held of the Charges in paragraph (a)(iii) of Clause 2 1 (*Creation of Security Interests*) substantially in the form set out in Schedule 5 (*Form of Notice/ Acknowledgment of Charge of Bank Account – General*) (or in such other form as may be agreed between the relevant Chargor and the Security Agent (acting reasonably)) and shall for a period of not longer than 20 Business Days from the date of such notice use its reasonable endeavours to procure that each recipient of any such notice promptly signs and returns the form of acknowledgement requested in that notice

6 5 Notice of Charge for Cash Sweep Holding Accounts

The CSHA Holder shall, within three Business Days of the date of this Deed (and, in respect of any Cash Sweep Holding Account opened by a Chargor after the date of this Deed, promptly upon and in any event, within three Business Days of such Cash Sweep Holding Account being opened), notify the bank or financial institution at which its Cash Sweep Holding Accounts are held of the Charges in paragraph (a)(iii) of Clause 2 1 (*Creation of Security Interests*) substantially in the form set out in Schedule 6 (*Form of Notice/ Acknowledgment of Charge of Bank Account – Cash Sweep Holding Accounts*) (or in such other form as may be agreed between the CSHA Holder and the Security Agent (acting reasonably)) and shall for a period of not longer than 20 Business Days from the date of such notice use its reasonable endeavours to procure that each recipient of any such notice promptly signs and returns the form of acknowledgement requested in that notice

7 RECEIVABLES

7 1 Collection

Each Chargor shall collect all Receivables in the ordinary course of its business and shall hold the proceeds of such Receivables on trust for the Secured Parties

7 2 Payment into designated Bank Account(s)

Each Chargor shall immediately pay all moneys received or receivable by it from any source (including all proceeds of collection of Receivables) into an account of that Chargor which is subject to the Security created by Clause 2 1 (*Creation of Security Interests*)

7 3 Restrictions on dealing with Receivables

No Chargor shall enter into a single transaction or a series of transactions (whether related or not and whether voluntary or involuntary) to sell, factor, transfer, discount or otherwise dispose of

all or any part of any of its Receivables except as permitted by the terms of the Finance Documents

7.4 Documents

Each Chargor shall promptly, upon request by the Security Agent, deliver to the Security Agent, and the Security Agent shall be entitled to hold, such documents relating to that Chargor's Receivables as the Security Agent reasonably requires

8 SHARES

8.1 Notification

Each Chargor shall promptly notify the Security Agent of

- (a) its acquisition of, or agreement to acquire, any Shares,
- (b) the declaration, payment, receipt, offer or issue of any Related Right in relation to the Shares excluding any cash dividend, and
- (c) any intention of which it becomes aware for any Share to be held in uncertificated form and to be transferable through CREST

8.2 Documents

Each Chargor shall on the date of this Deed and, where Shares are acquired by it after the date of this Deed, on the date of that acquisition

- (a) deliver to the Security Agent, or its nominee, and the Security Agent or its nominee shall be entitled to hold, all certificates and other documents of title or evidence of ownership in relation to its Shares, and
- (b) deliver to the Security Agent, or its nominee, and the Security Agent or its nominee shall be entitled to hold stock transfer forms in relation to the Shares and other related transfer documents, each executed in blank, relating to the Shares reasonably required by the Security Agent

8.3 Voting before enforcement

At any time prior to the occurrence of an Acceleration Event each Chargor shall be entitled to exercise or direct the exercise of the voting and other rights attached to any Share provided that

- (a) it does so for a purpose not inconsistent with any Finance Document, and
- (b) the exercise of or, as the case may be, the failure to exercise those rights would not have an adverse effect on the value of the relevant Shares or the Security Assets or the ability of the Security Agent to realise the Security Interests and would not otherwise prejudice the interests of any Secured Party under any Finance Document

8.4 Voting after enforcement

On and after the occurrence of an Acceleration Event

- (a) the Security Agent or the Receiver shall be entitled to exercise or direct the exercise of the voting and other rights attached to any Share, and

- (b) each Chargor shall comply or procure the compliance with any directions of the Security Agent or the Receiver in respect of the exercise of the rights attaching to such Shares and shall promptly execute and/or deliver to the Security Agent or the Receiver such forms of proxy as it requires with a view to enabling such person as it selects to exercise those rights

8 5 Cash dividends before enforcement

At any time prior to the occurrence of an Acceleration Event each Chargor shall be entitled to retain any cash dividend deriving from the Shares

8 6 Cash dividends after enforcement

On and after the occurrence of an Acceleration Event each Chargor shall hold any cash dividend deriving from the Shares received by it on trust for the Secured Parties and transfer or pay the same immediately to the Security Agent or as the Security Agent may direct in writing to the relevant Chargor. The Security Agent shall apply the same against the Secured Liabilities in accordance with Clause 18 (*Order of distributions*)

8 7 Shares held by nominees of Chargors

If any Share is held in the name of a nominee of a Chargor, that Chargor shall promptly upon request by the Security Agent deliver to it an irrevocable power of attorney, expressed to be given by way of security and executed as a deed by that nominee. That power of attorney shall appoint the Security Agent, each Receiver and each Delegate, as the attorney of the holder and shall be in such form as the Security Agent requires

8 8 Payment of calls

- (a) Each Chargor shall pay all calls or other payments in respect of any of its Shares
- (b) If a Chargor does not comply with paragraph (a) above, the Security Agent may pay that call or other payment on behalf of that Chargor
- (c) The relevant Chargor shall immediately on request by the Security Agent reimburse the Security Agent for any payment made by the Security Agent under this Clause 8 9

9 INVESTMENTS

9 1 Notification

Each Chargor shall promptly notify the Security Agent of

- (a) its acquisition of, or agreement to acquire, any Investment, and
- (b) the declaration, payment, receipt, offer or issue of any Related Right excluding any cash dividend

9 2 Documents

Each Chargor shall

- (a) promptly deliver to the Security Agent, or its nominee, and the Security Agent or its nominee shall be entitled to hold, all certificates and other documents of title or evidence of ownership in relation to its Investments, and

- (b) promptly deliver to the Security Agent, or its nominee, and the Security Agent or its nominee shall be entitled to hold, transfers of the Investments and other related transfer documents, each executed in blank, relating to the Investments reasonably required by the Security Agent

9 3 Voting before enforcement

At any time prior to the occurrence of an Acceleration Event each Chargor shall be entitled to exercise or direct the exercise of the voting and other rights attached to any Investment provided that

- (a) it does so for a purpose not inconsistent with any Finance Document, and
- (b) the exercise of or, as the case may be, the failure to exercise those rights would not have an adverse effect on the value of the relevant Investment or the Security Assets or the ability of the Security Agent to realise the Security Interests and would not otherwise prejudice the interests of any Secured Party under any Finance Document

9 4 Voting after enforcement

On or after the occurrence of an Acceleration Event

- (a) the Security Agent or the Receiver shall be entitled to exercise or direct the exercise of the voting and other rights attached to any Investment, and
- (b) each Chargor shall comply or procure the compliance with any directions of the Security Agent or the Receiver in respect of the exercise of the rights attaching to such Investments and shall promptly execute and/or deliver to the Security Agent or the Receiver such forms of proxy as it requires with a view to enabling such person as it selects to exercise those rights

9 5 Cash dividends before enforcement

At any time prior to the occurrence of an Acceleration Event each Chargor shall be entitled to retain any cash dividend deriving from the Investments

9 6 Cash dividends after enforcement

On or after the occurrence of an Acceleration Event each Chargor shall hold any cash dividend deriving from the Investments received by it on trust for the Secured Parties and transfer or pay the same immediately to the Security Agent or the Security Agent may direct in writing to the relevant Chargor. The Security Agent shall apply the same against the Secured Liabilities in accordance with Clause 18 (*Order of distributions*)

9 7 Investments held by nominees of Chargors

If any Investment of a Chargor is held in the name of a nominee of that Chargor, that Chargor shall promptly upon request by the Security Agent deliver to it an irrevocable power of attorney, expressed to be given by way of security and executed as a deed by that nominee. That power of attorney shall appoint the Security Agent, each Receiver and each Delegate, as the attorney of the holder and shall be in such form as the Security Agent requires

9 8 Communications

Each Chargor shall promptly upon request by the Security Agent deliver to it a copy of each circular, notice, report, set of accounts or other document received by it or its nominee relating to any of its Investments

9 9 Payment of calls

- (a) Each Chargor shall pay all calls or other payments in respect of any of its Investments
- (b) If a Chargor does not comply with paragraph (a) above, the Security Agent may pay that call or other payment on behalf of that Chargor
- (c) The relevant Chargor shall immediately on request by the Security Agent reimburse the Security Agent for any payment made by the Security Agent under this Clause 9 9

10 INTELLECTUAL PROPERTY

10 1 Maintenance

Each Chargor shall

- (a) preserve and maintain the subsistence and validity of the Intellectual Property necessary for its business from time to time,
- (b) use reasonable endeavours to prevent any infringement in any material respect of its Intellectual Property,
- (c) upon request by the Security Agent, make registrations where registration is necessary and pay all registration fees and taxes necessary to maintain its Intellectual Property in full force and effect and record its interest in that Intellectual Property,
- (d) 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 that Intellectual Property which may materially and adversely affect the existence or value of its Intellectual Property or imperil the right of any member of the UK/US Group to use such property,
- (e) not discontinue the use of its Intellectual Property,
- (f) upon request by the Security Agent, take all steps to record this Deed and restrictions on disposal under this Deed on such registers, in such jurisdictions and within such time limits as is necessary in order to perfect the Security Interests over its Intellectual Property, and
- (g) perform and comply with all laws and obligations to which it is subject as registered proprietor, beneficial owner, user, licensor or licensee of any Intellectual Property held by it,

where failure to do so, in the case of paragraphs (a) and (b) above, or in the case of paragraphs (d), (e) and (g) above, such use, permission to use, omission or discontinuation, is reasonably likely to have a Material Adverse Effect

10 2 Grant

No Chargor shall grant any exclusive registered user agreement or exclusive licence in relation to any of its present or future Intellectual Property

11 INSURANCES

11 1 Documents

Each Chargor shall promptly upon request by the Security Agent deliver to it, and the Security Agent shall be entitled to hold, such contracts and policies of insurance taken out by or on behalf of it and the related premium receipts, and such other documents relating to that Chargor's Insurances, as the Security Agent requires

11 2 Noting of interests

Each Chargor shall use reasonable endeavours to procure that each contract and policy of insurance taken out by or on behalf of it notes the Security Interests over its Insurances and names the Security Agent as sole loss payee

11 3 Enforceability

No Chargor shall do or omit to do or permit to be done or omitted anything which could reasonably be expected to render any of its Insurances void, voidable or unenforceable

11 4 Power to insure

- (a) If a Chargor does not comply with any requirement of clause 23 23 (*Insurance*) of the UK/US Facilities Agreement, the Security Agent may take out any insurances of the assets of that Chargor or any of them reasonably required by the Security Agent and may take any action reasonably required by the Security Agent to comply with any such provision
- (b) The cost and expense properly incurred of any action referred to in paragraph (a) above shall be borne by the relevant Chargor

11 5 Notice of assignment

Each Chargor shall on the date of this Deed give notice of the assignment in paragraph (b) of Clause 2 1 (*Creation of Security Interests*) substantially in the form set out in Schedule 8 (*Form of notice of assignment of Insurances*) (or in such other form as is acceptable to the Security Agent) and shall for a period of not longer than 20 Business Days from the date of such notice use its reasonable endeavours to procure that each recipient of any such notice promptly signs and returns the form of acknowledgement requested in that notice

11 6 Use of proceeds

The proceeds of any insurance claim shall be applied in accordance with Clause 8 (*Mandatory Prepayment and Cancellation*) of the UK/US Facilities Agreement

12 GENERAL UNDERTAKINGS

12 1 Information

Each Chargor shall supply to the Security Agent promptly on request, such information regarding its Security Assets and its compliance with this Deed as the Security Agent may reasonably request

12 2 No other prejudicial conduct

No Chargor shall do or permit to be done, anything which could reasonably be expected to prejudice the Security Interests

13 REPRESENTATIONS AND WARRANTIES

Each Chargor

- (a) makes the representations and warranties set out in clauses 20 2 (*Status*) to clause 20 9 (*No filing or stamp taxes*), (inclusive), clause 20 11 (*No default*), clause 20 14 (*No proceedings pending or threatened*) to clause 20 16 (*Environmental laws*), clause 20 18 (*Anti-corruption law*) to clause 20 23 (*Shares*) (inclusive), clause 20 24 (*Intellectual Property*) and clause 20 32 (*No adverse consequences*) of the UK/US Facilities Agreement to the Security Agent on the date of this Deed save that (i) reference to "Finance Documents", "Transaction Documents" and "Transaction Security Documents" shall be construed as references to this Deed, and (ii) references to "this Agreement" shall be construed as references to the UK/US Facilities Agreement, and
- (b) represents and warrants to the Security Agent that the assets listed in Schedules 3 (*Real Property*) and 4 (*Bank Accounts*) in respect of that Chargor are all of the relevant class of assets in which it has an interest on the date of this Deed

14 ENFORCEMENT

14 1 When enforceable

The Security Interests shall be immediately enforceable upon the occurrence of an Acceleration Event

14 2 Enforcement action

At any time after the Security Interests have become enforceable, the Security Agent may in its absolute discretion enforce all or any part of the Security Interests in any manner it sees fit or as directed by the Majority Creditors

14 3 Law of Property Act powers

At any time after the Security Interests have become enforceable, the powers, authorities and discretions conferred by the Law of Property Act on mortgagees, including the power of sale and other powers conferred by section 101 (*Powers incident to estate or interest of mortgagee*) of the Law of Property Act, as varied and extended by this Deed, shall be immediately exercisable

15 LAW OF PROPERTY ACT

15 1 Section 101

The power of sale and other powers conferred by section 101 (*Powers incident to estate or interest of mortgagee*) of the Law of Property Act on mortgagees, as varied and extended by this Deed, shall arise (and the Secured Liabilities shall be deemed due and payable for that purpose) on the date of this Deed and shall be exercisable in accordance with Clause 14 3 (*Law of Property Act powers*)

15 2 Section 103

Section 103 (*Regulation of exercise of power of sale*) of the Law of Property Act shall not apply to this Deed

15 3 Section 93

Section 93 (*Restriction on consolidation of mortgages*) of the Law of Property Act shall not apply to this Deed

15 4 Sections 99 and 100

At any time after the Security Interests have become enforceable in accordance with Clause 14 (*Enforcement*), the Security Agent may make any lease or agreement for lease, accept any surrender of lease and grant any option as it sees fit and without the need to comply with any provision of section 99 (*Leasing powers of mortgagor and mortgagee in possession*) or section 100 (*Powers of mortgagor and mortgagee in possession to accept surrenders of leases*) of the Law of Property Act

16 APPOINTMENT OF RECEIVERS AND ADMINISTRATORS

16 1 Appointment of Receivers

If

- (a) requested by any Chargor, or
- (b) the Security Interests have become enforceable in accordance with Clause 14 (*Enforcement*),

without any notice or further notice, the Security Agent may, by deed or otherwise in writing signed by the Security Agent or any person authorised for this purpose by the Security Agent, appoint one or more persons to be a Receiver of all or any part of the Security Assets. The Security Agent may similarly remove any Receiver and appoint any person instead of any Receiver. If the Security Agent appoints more than one person as Receiver, the Security Agent may give those persons power to act either jointly or severally.

16 2 Appointment of Administrators

Paragraph 14 of Schedule B1 to the Insolvency Act applies to this Deed and the Security Agent may appoint an Administrator of any Chargor pursuant to that paragraph.

16 3 Agent of Chargor

Any Receiver shall be the agent of the relevant Chargor for all purposes. That Chargor alone shall be responsible for the Receiver's contracts, engagements, acts, omissions and defaults.

16 4 Remuneration of Receivers

The Security Agent may determine the remuneration of any Receiver and the maximum rate specified in section 109(6) (*Appointment, powers, remuneration and duties of receiver*) of the Law of Property Act shall not apply. The Security Agent may direct payment of that remuneration out of moneys it receives as Receiver. The relevant Chargor alone shall be liable for the remuneration and all other costs, losses, liabilities and expenses of the Receiver.

17 RIGHTS AND LIABILITIES OF SECURITY AGENT AND RECEIVERS

17 1 Rights of Receivers

Any Receiver appointed pursuant to Clause 16 (*Appointment of Receivers and Administrators*) shall have

- (a) the rights set out in Schedule 2 (*Rights of Receivers*), and

- (b) the rights, powers, privileges and immunities conferred by law, including
 - (i) in the case of an administrative receiver, the rights, powers, privileges and immunities conferred by the Insolvency Act on administrative receivers duly appointed under the Insolvency Act, and
 - (ii) in all other cases, the rights, powers, privileges and immunities conferred by the Law of Property Act and the Insolvency Act on receivers or receivers and managers

17 2 Rights of Security Agent

At any time after the Security Interests have become enforceable, to the fullest extent permitted by law, any rights conferred by any Finance Document or by law upon a Receiver may be exercised by the Security Agent, whether or not the Security Agent shall have appointed a Receiver of all or any part of the Security Assets

17 3 Delegation

The Security Agent may delegate in any manner to any person any rights exercisable by the Security Agent under any Finance Document. Any such delegation may be made upon such terms and conditions (including power to sub-delegate) as the Security Agent thinks fit and the Security Agent may pass confidential information to any such delegate

17 4 Financial collateral arrangement

- (a) To the extent that this Deed constitutes a "financial collateral arrangement" (as defined in the Financial Collateral Arrangements (No 2) Regulations 2003 (the "**Financial Collateral Regulations**")) the Security Agent shall have the right
 - (i) to use and dispose of any Security Asset which constitutes "financial collateral" (as defined in the Financial Collateral Regulations ("**Financial Collateral**")) in such manner as it sees fit, in which case the Security Agent shall comply with any requirements of the Financial Collateral Regulations in relation to obtaining "equivalent financial collateral" (as defined in the Financial Collateral Regulations),
 - (ii) to set-off the value of any equivalent financial collateral against, or apply it in discharge of, any Secured Liabilities in accordance with the Financial Collateral Regulations, and
 - (iii) at any time after the Security Interests have become enforceable, to appropriate any Security Asset which constitutes Financial Collateral in such manner as it sees fit in or towards satisfaction of the Secured Liabilities in accordance with the Financial Collateral Regulations
- (b) If the Security Agent is required to value any equivalent financial collateral or Financial Collateral for the purpose of paragraph (a)(ii) or (a)(iii) above, the value shall be
 - (i) in the case of cash, its face value at the time of appropriation or set-off, and
 - (ii) in the case of financial instruments or other Financial Collateral, their market value at the time of appropriation or set-off as determined (after appropriation) by the Security Agent by reference to a public index or other applicable generally recognised source or such other process as the Security Agent may select, including a valuation carried out by an

independent investment bank, firm of accountants or other valuers appointed by the Security Agent,

as converted, where necessary, into the currency in which the Secured Liabilities are denominated at a market rate of exchange prevailing at the time of appropriation or set-off selected by the Security Agent. The Parties agree that the method of valuation set out in this paragraph (b) is commercially reasonable for the purpose of the Financial Collateral Regulations.

- (c) Each Chargor authorises the Security Agent to transfer any Security Asset which constitutes Financial Collateral in accordance with the Financial Collateral Regulations, and any such Security Asset shall pass from the relevant Chargor to the Security Agent by way of outright title transfer, free and clear of any liens, claims, charges or encumbrances or any other interest of any Chargor or any third party. The Security Agent shall, accordingly, have the right to deal with, lend, dispose of, pledge, charge or otherwise use any Security Asset which constitutes Financial Collateral.

17.5 Possession

If the Security Agent, any Receiver or any Delegate takes possession of the Security Assets, it may at any time relinquish possession. Neither the Security Agent, any Receiver nor any Delegate shall be liable, by reason of viewing or repairing any of the present or future assets of any Chargor, as a mortgagee in possession.

17.6 Security Agent's liability

Neither the Security Agent, any Receiver nor any Delegate shall, either by reason of taking possession of the Security Assets or for any other reason and whether as mortgagee in possession or otherwise, be liable for

- (a) any costs, losses, liabilities or expenses relating to the realisation of any Security Assets, or
- (b) any act or omission of the Security Agent, any Receiver, any Delegate or their respective officers, employees or agents in relation to the Security Assets or in connection with the Finance Documents, unless directly caused by its gross negligence or wilful misconduct.

18 ORDER OF DISTRIBUTIONS

18.1 Application of proceeds

All amounts received or recovered by the Security Agent or any Receiver in exercise of their rights under this Deed shall, subject to the rights of any creditors having priority, be applied in the order provided in Clause 18.2 (*Order of distributions*).

18.2 Order of distributions

The order referred to in Clause 18.1 (*Application of proceeds*) is

- (a) in or towards the payment of all costs, losses, liabilities and expenses of or incurred by the Security Agent or any Receiver under or in connection with this Deed and of any Receiver's remuneration and all outgoings paid by any Receiver,
- (b) in or towards the payment of the Secured Liabilities in accordance with the Intercreditor Agreement, and

- (c) in payment of any surplus to any Chargor or other person entitled to it

19 POWER OF ATTORNEY

19 1 Appointment

Each Chargor by way of security irrevocably appoints the Security Agent, each Receiver and each Delegate severally to be its attorney (with full power of substitution), on its behalf and in its name or otherwise, at such time and in such manner as the attorney thinks fit

- (a) to do anything which that Chargor is obliged to do under this Deed or any agreement or document in relation to the DB Sections to which it is party but has failed to do (including to do all such acts or execute all such documents, assignments, transfers, mortgages, charges, notices, instructions, filings and registrations as the Security Agent may reasonably specify (and in such form as the Security Agent may reasonably require in favour of the Security Agent or its nominee(s))), and
- (b) to exercise any of the rights conferred on the Security Agent, any Receiver or any Delegate in relation to the Security Assets or under any Finance Document or under any law

19 2 Ratification

Each Chargor ratifies and confirms and agrees to ratify and confirm whatever any such attorney shall do in the exercise or purported exercise of the power of attorney granted by it in Clause 19 1 (*Appointment*)

20 PROTECTION OF THIRD PARTIES

No purchaser or other person dealing with the Security Agent, any Receiver or its agents shall be concerned to enquire

- (a) whether the powers conferred on the Security Agent, any Receiver or its agents have arisen,
- (b) whether the powers conferred on the Security Agent, any Receiver or its agents have become exercisable,
- (c) whether any consents, regulations, restrictions or directions relating to such powers have been obtained or complied with,
- (d) whether the Security Agent, any Receiver or its agents is acting within such powers,
- (e) whether any money remains due under the Finance Documents or in relation to the DB Sections and the receipt in writing of the Security Agent, any Receiver or its agents shall be sufficient discharge to that purchaser or other person,
- (f) as to the propriety or validity of acts purporting or intended to be in exercise of any such powers, or
- (g) as to the application of any money paid to the Security Agent, any Receiver or its agents

21 SAVING PROVISIONS

21 1 Continuing Security

Subject to Clause 22 (*Discharge of Security*), the Security Interests are continuing Security and will extend to the ultimate balance of the Secured Liabilities, regardless of any intermediate payment or discharge in whole or in part

21 2 Reinstatement

If any discharge, release or arrangement (whether in respect of the obligations of any Chargor or Obligor or any security for those obligations or otherwise) is made by a Secured Party in whole or in part on the basis of any payment, security or other disposition which is avoided or must be restored in insolvency, liquidation or otherwise, without limitation, then the liability of each Chargor and Obligor and the Security Interests will continue or be reinstated as if the discharge, release or arrangement had not occurred

21 3 Waiver of defences

Neither the obligations of each Chargor under this Deed nor the Security Interests will be affected by an act, omission, matter or thing which, but for this Clause, would reduce, release or prejudice any of its obligations (i) under any Finance Document, (ii) in respect of the DB Sections or (iii) in relation to any of the Security Interests (without limitation and whether or not known to it or any Secured Party) including

- (a) any time, waiver or consent granted to, or composition with any Chargor, Obligor or other person,
- (b) the release of any other Chargor, Obligor or any other person under the terms of any composition or arrangement with any creditor of any member of the UK/US Group,
- (c) the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or security over assets of any Chargor, Obligor or other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any security,
- (d) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of any Chargor, Obligor or any other person,
- (e) any amendment, novation, supplement, extension, restatement (however fundamental and whether or not more onerous) or replacement of any Finance Document, any obligations of a Chargor in respect of the DB Sections or any other document or security including any change in the purpose of, any extension of or any increase in any facility or the addition of any new facility under any Finance Document or other document or security,
- (f) any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document, in respect of the DB Sections or any other document or security,
- (g) any intermediate Payment of any of the Secured Liabilities owing to the Secured Parties in whole or in part, or

(h) any insolvency or similar proceedings

21 4 Chargor intent

Without prejudice to the generality of Clause 21 4 (*Waiver of defences*), each Chargor expressly confirms that it intends that the Security Interests shall extend from time to time to any (however fundamental) variation, increase, extension or addition of or to any of the Finance Documents, any of its obligations in respect of the DB Sections and/or any facility or amount made available under any of the Finance Documents for the purposes of or in connection with any of the following business acquisitions of any nature, increasing working capital, enabling investor distributions to be made, carrying out restructurings, refinancing existing facilities, refinancing any other indebtedness, making facilities available to new borrowers, any other variation or extension of the purposes for which any such facility or amount might be made available from time to time, and any fees, costs and/or expenses associated with any of the foregoing

21 5 Immediate recourse

Each Chargor waives any right it may have of first requiring any Secured Party (or any trustee or agent on its behalf) to proceed against or enforce any other rights or security or claim payment from any person before claiming from that Chargor under this Deed This waiver applies irrespective of any law or any provision of a Finance Document

21 6 Appropriations

Until all amounts which may be or become payable by the Obligors or the Chargors under or in connection with the Finance Documents and the DB Sections have been irrevocably paid in full and all facilities which might give rise to Secured Liabilities have terminated, each Secured Party (or any trustee or agent on its behalf) may

- (a) refrain from applying or enforcing any other moneys, security or rights held or received by that Secured Party (or any trustee or agent on its behalf) in respect of those amounts, or apply and enforce the same in such manner and order as it sees fit (whether against those amounts or otherwise) and no Chargor shall be entitled to the benefit of the same, and
- (b) hold in an interest-bearing suspense account any moneys received from any Chargor or on account of any Chargor's liability under this Deed

21 7 Deferral of Chargors' rights

Until all amounts which may be or become payable by the Obligors or the Chargors under or in connection with the Finance Documents and the DB Sections have been irrevocably paid in full and all facilities which might give rise to Secured Liabilities have terminated and unless the Security Agent otherwise directs, no Chargor will exercise any rights which it may have by reason of performance by it of its obligations (i) under the Finance Documents, (ii) in respect of the DB Sections or (iii) by reason of any amount being payable, or liability arising, under this Clause 21

- (a) to be indemnified by a Chargor or an Obligor,
- (b) to claim any contribution from any other Chargor or guarantor of any Obligor's obligations under the Finance Documents or in respect of the DB Sections,

- (c) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Secured Parties under the Finance Documents, in respect of the DB Sections or of any other guarantee or security taken pursuant to, or in connection with, the Finance Documents or the DB Sections by any Secured Party,
- (d) to bring legal or other proceedings for an order requiring any Obligor or any Chargor to make any payment, or perform any obligation, in respect of which the Obligor or the Chargor had given a guarantee, undertaking or indemnity,
- (e) to exercise any right of set-off against any Obligor or any Chargor, and/or
- (f) to claim or prove as a creditor of any Obligor or any Chargor in competition with any Secured Party

If a Chargor receives any benefit, payment or distribution in relation to such rights it shall hold that benefit, payment or distribution to the extent necessary to enable all amounts which may be or become payable to the Secured Parties by the Obligors or the Chargors under or in connection with the Finance Documents or the DB Sections to be repaid in full on trust for the Secured Parties and shall promptly pay or transfer the same to the Security Agent or as the Security Agent may direct for application in accordance with Clause 18 (*Order of distributions*)

21 8 Additional security

The Security Interests are in addition to and are not in any way prejudiced by any other guarantee or security now or subsequently held by any Secured Party

21 9 Tacking

Each Secured Party shall comply with its obligations under the Finance Documents (including any obligation to make further advances)

22 DISCHARGE OF SECURITY

22 1 Final redemption

Subject to Clause 22 2 (*Retention of security*), if the Security Agent is satisfied that all amounts which may be or become payable by the Obligors or the Chargors under or in connection with the Finance Documents and the DB Sections have been irrevocably paid in full and that all facilities which might give rise to Secured Liabilities have terminated, the Security Agent shall at the request and cost of the Chargors release, reassign or discharge (as appropriate) and do all such deeds, acts and things as are reasonably necessary to release, reassign and/or discharge the Security Assets from the Security Interests, without recourse to, or any representation or warranty by, the Security Agent or any of its nominees

22 2 Retention of security

If the Security Agent considers that any amount paid or credited to any Secured Party under any Finance Document or in respect of the DB Sections is capable of being avoided or otherwise set aside, that amount shall not be considered to have been paid for the purposes of determining whether all the Secured Liabilities have been irrevocably paid

23 COSTS AND EXPENSES

23 1 Expenses

Each Chargor shall, within three Business Days of demand, pay to the Security Agent the amount of all costs, losses, liabilities and expenses (including legal fees) reasonably and properly incurred by the Security Agent or any Receiver in relation to any Finance Document or the DB Sections (including the administration, protection, realisation, enforcement or preservation of any rights under or in connection with this Deed, or any consideration by the Security Agent as to whether to realise or enforce the same, and/or any amendment, waiver, consent or release of any Finance Document or the DB Sections and/or any other document referred to in this Deed)

23 2 VAT

Clause 14 7 (VAT) of the UK/US Facilities Agreement shall apply as if it were set out in full in this Deed, save that references in that clause to "Finance Party" shall be treated in this Deed as being to "Secured Party, Receiver or Delegate"

24 INDEMNITY

Each Chargor shall, within three Business Days of demand, indemnify the Security Agent and any Receiver against any cost, loss, liability or expense incurred by it or them as a result of

- (a) any breach by any Chargor of this Deed, or
- (b) the exercise or purported exercise of any of the rights and powers conferred on it or them by this Deed or otherwise relating to the Security Assets

25 PAYMENTS

25 1 Undertaking to pay

Each Chargor shall pay each of the Secured Liabilities when due in accordance with their terms

25 2 Demands

Any demand for payment made by any Secured Party shall, to the extent that any of the Secured Liabilities referred to therein are due and payable, be valid and effective even if it contains no statement of the relevant Secured Liabilities or an inaccurate or incomplete statement of them

25 3 Payments

All payments by any Chargor under this Deed shall be made to such account, with such financial institution and in such other manner as the Security Agent may direct

25 4 Continuation of accounts

- (a) At any time after a Secured Party has received or is deemed to have received notice of any subsequent Security affecting all or any part of the Security Assets of any Chargor, that Secured Party may open a new account in the name of that Chargor (whether or not it permits any existing account to continue)
- (b) If that Secured Party does not open such a new account, it shall be treated as if it had done so when the relevant notice was received or deemed to have been received and as from that time all payments made by or on behalf of that Chargor to that Secured Party shall be credited or be

treated as having been credited to the relevant new account and not as having been applied in reduction of the Secured Liabilities as at the time the relevant notice was received or deemed to have been received

25 5 Contingencies

If all or any part of the Security Interests are enforced at a time when no amount is due under the Finance Documents or in respect of the DB Sections but any such amount may or will become due, the Security Agent or the Receiver may pay the proceeds of any recoveries effected by it into a suspense account

26 REMEDIES, WAIVERS AND DETERMINATIONS

26 1 Remedies and waivers

No failure to exercise, nor any delay in exercising, on the part of any Secured Party, Receiver or Delegate, any right or remedy under any Finance Document or in respect of the DB Sections shall operate as a waiver of any such right or remedy or constitute an election to affirm any of the Finance Documents or any document or agreement in respect of the DB Sections. No waiver or election to affirm any of the Finance Documents or any document or agreement in respect of the DB Sections on the part of any Secured Party, Receiver or Delegate shall be effective unless in writing. No single or partial exercise of any right or remedy shall prevent any further or other exercise or the exercise of any other right or remedy. The rights and remedies provided in the Finance Documents and in any agreement or document in respect of the DB Sections are cumulative and not exclusive of any rights or remedies provided by law, including the right to appoint an Administrator under the Insolvency Act

26 2 Certificates and Determinations

Any certification or determination by the Security Agent or any Receiver of a rate or amount under any Finance Document is, in the absence of manifest error, conclusive evidence of the matters to which it relates

27 SEPARATE AND INDEPENDENT OBLIGATIONS

- (a) Subject to paragraph (b) below, the Security created by each Chargor by or in connection with any Finance Document or the DB Sections is separate from and independent of the Security created or intended to be created by any other Obligor by or in connection with any Finance Document or the DB Sections
- (b) Any reference in this Deed to a "Chargor" in relation to any Security Asset is, if that Chargor holds any right, title or interest in that Security Asset jointly with any other Chargor, a reference to those Chargors jointly

28 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

29 GOVERNING LAW

This Deed and any non-contractual obligations arising out of or in connection with it are governed by English law

30 ENFORCEMENT

- (a) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute relating to the existence, validity or termination of this Deed or any non-contractual obligation arising out of or in connection with this Deed) (a "Dispute")
- (b) The Parties 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
- (c) This Clause 30 is for the benefit of the Security Agent only. As a result, the Security Agent shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Security Agent may take concurrent proceedings in any number of jurisdictions

This Deed has been delivered on the date stated at the beginning of this Deed.

SCHEDULE 1
THE CHARGORS

Name of Chargor	Registered number (or equivalent if any)	Original Jurisdiction
Eagle Topco 2013 Limited	8815102	England and Wales
Eagle Midco 2013 Limited	8815103	England and Wales
Eagle Bidco 2013 Limited	8815128	England and Wales
YH Limited	4193755	England and Wales
hibu Asia Pacific Holdings Limited	8809971	England and Wales
hibu (UK) Limited	4205228	England and Wales
Moonfruit Limited	7298668	England and Wales
Sitemaker Software Limited	3871424	England and Wales
hibu Global Limited	8178911	England and Wales
hibu Mediaworks Limited	6649631	England and Wales
hibu Sales Limited	1403041	England and Wales
hibu Studio Limited	1674826	England and Wales
hibu Finance (FX) Limited	8814864	England and Wales
hibu Finance (USD) Limited	8816255	England and Wales
Yell SIP Trustee Limited	4467291	England and Wales

SCHEDULE 2
RIGHTS OF RECEIVERS

Any Receiver appointed pursuant to Clause 16 (*Appointment of Receivers and Administrators*) shall have the right, either in its own name or in the name of the relevant Chargor or otherwise and in such manner and upon such terms and conditions as the Receiver thinks fit, and either alone or jointly with any other person

(a) Enter into possession

to take possession of, get in and collect all or any part of the Security Assets, and to require payment to it or to any Secured Party of any Receivables,

(b) Bank Accounts

to 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 Liabilities,

(c) Carry on business

to manage and carry on any business of that Chargor,

(d) Contracts

to enter into any contract or arrangement and to perform, repudiate, rescind or vary any contract or arrangement to which that Chargor is a party,

(e) Deal with Security Assets

to sell, transfer, assign, exchange, hire out, lend, licence or otherwise dispose of or realise all or any part of the Security Assets (including any Fixtures, which may be sold separately from the related Real Property) to any person either by public offer or auction, tender or private contract and for a consideration of any kind (which may be payable or delivered in one amount or by instalments or deferred),

(f) Hive down

to form a new company and to subscribe for or acquire (for cash or otherwise) any investment in or of the new company and to sell, transfer, assign, exchange and otherwise dispose of or realise any such investments or any rights attaching thereto,

(g) Borrow money

to borrow or raise money either unsecured or on the security of all or any part of the Security Assets (either in priority to the Security Interests or otherwise),

(h) Lend money

to lend money or advance credit to any person,

(i) Covenants and guarantees

to enter into bonds, covenants, guarantees, indemnities and other commitments,

(j) Dealings with tenants

to grant leases, tenancies, licences and rights of user, grant renewals and accept surrenders of leases, tenancies, licences or rights of user, and otherwise to reach agreements and make arrangements with, and to make allowances to, any lessees, tenants or other persons,

(k) Rights of ownership

to manage and use all or any part of the Security Assets and to exercise and do all such rights and things as the Receiver would be capable of exercising or doing if it were the absolute beneficial owner of all or any part of the Security Assets,

(l) Protection of Security Assets

to insure all or any part of the Security Assets, to carry out decorations, repairs, alterations, improvements and additions to all or any part of the Security Assets (including the development or redevelopment of any Real Property), to commence and/or complete any building operation, to apply for and maintain any planning permission, building regulation approval or any other authorisation and to purchase or otherwise acquire or do anything in connection with all or any part of the Security Assets,

(m) Legal actions

to bring, prosecute, enforce, defend and abandon actions, suits and proceedings relating to all or any part of the Security Assets or any business of that Chargor,

(n) Claims

to settle, adjust, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any person or relating to all or any part of the Security Assets or any business of that Chargor,

(o) Redemption of Security

to redeem any Security (whether or not having priority to the Security Interests) over all or any part of the Security Assets and to settle the accounts of any person with an interest in all or any part of the Security Assets,

(p) Employees

to appoint, hire and employ officers, employees, contractors, agents, advisors and others and to discharge any such persons and any such persons appointed, hired or employed by that Chargor,

(q) Delegation

to delegate in any manner to any person any rights exercisable by the Receiver under any Finance Document and any such delegation may be made upon such terms and conditions (including power to sub-delegate) as it thinks fit, and to pass confidential information to any such delegate,

(r) Insolvency Act

to exercise all powers set out in Schedule 1, Schedule B1 or (in the case of a Scottish Receiver) Schedule 2 to the Insolvency Act as now in force (whether or not in force at the date of exercise

and whether or not the Receiver is an administrative receiver) and any powers added to Schedule 1 or Schedule 2, as the case may be, after the date of this Deed,

(s) **Receipts**

to give a valid receipt for any moneys and do anything which may be necessary or desirable for realising all or any part of Security Assets, and

(t) **Other powers**

to do anything else it may think fit for the realisation of all or any part of the Security Assets or incidental to the exercise of any of the rights conferred on the Receiver under or by virtue of any Finance Document to which the relevant Chargor is party, the Law of Property Act or the Insolvency Act

SCHEDULE 3
REAL PROPERTY

Freehold Property

None as at the date of this Deed

Leasehold Property


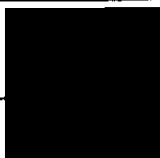


Tenant	Location	Address	Lease start	Lease end	Title Number
hibu (UK) Limited	Glasgow	180 St Vincent Street 4, 6 & 9 Flr, G2 5SG	30/05/2002	28/05/2018	Books of Council and Session Registers of Scotland 02/22492 for 6 and 9 and 03/38891 for 4 - extract registered 30 July 2002
hibu (UK) Limited	London	100, Grays Inn Road, WC1X 8AL	26/02/2010	08/05/2016	None – term less than 7 years
hibu (UK) Limited	Manchester	Venus One Park Lane, Trafford Quays, M41 7HA	09/05/2006	09/04/2016	MAN66922
hibu (UK) Limited	Reading	One Reading Central, Forbury Road, RG1 3YL	09/02/2010	09/05/2030	Pt Ground, 5 th and 6 th floors = BK443205 7 th floor = BK443206 8 th floor = BK443207 9 th floor = BK443208 10 th floor = BK443209

hibu (UK) Limited	Slough	Meridian Court, Wellington Street, SL1 1YL	25/03/1990	24/03/2015	BK287670
hibu (UK) Limited	Belfast	6-9 Donegall Square South, BP1 7JY	19/11/2004	19/11/2029	Land Registry of Northern Ireland Folio AN140876L
hibu (UK) Limited	Birmingham	14th - 17th Quayside Tower Broad St, B1 2HF	23/02/2004	22/02/2019	WM826321
hibu (UK) Limited	London	1 Babmaes Street, SW1Y 6HD	21/07/2011	21/07/2016	None – term less than 7 years
hibu (UK) Limited	West Malling	10 Kings Hill, ME19 4AR	28/04/2009	27/04/2019	K956024
hibu (UK) Limited	Bromsgrove	Avon House, Buntsford Gate Bus Park, B60 3AR	24/08/2005	23/08/2015	WR98894
hibu (UK) Limited	Scarborough	Scarborough, Pindar House, YO11 3EY	20/09/2012	20/09/2015	None – term less than 7 years
hibu (UK) Limited	Carlisle	Pettril Side Harraby Green Bus Ctr, CA2 2SS	08/08/2003	25/03/2015	None – term less than 21 years (lease dated 8/8/03)
hibu (UK) Limited	Motherwell	Precision House, McNeil Drive, ML1 4UR	21/09/2006	20/09/2016	Books of Council and Session Registers of Scotland 07/26103 – extract registered 4 July 2007
hibu (UK) Limited	Bury St Edmunds	Abbotsgate House, Hollow	24/02/2009	23/02/2019	SK314627

		Road, IP31 7FA			
hibu (UK) Limited	London	Suite 360-365, 50 Eastcastle Street, London	11 08 2011	10/08/2016	None – term less than 7 years
Sitemaker Software Limited	London	Suite 340, 50 Eastcastle Street, London	Lease dated 19 10 2012 but term commenced 9 10 2012	10/08/2016	None – term less than 7 years
Sitemaker Software Limited	London	Suite 210, 50 Eastcastle Street, London	13 05 2013	12/05/2014	None – term less than 7 years

SCHEDULE 4
BANK ACCOUNTS

Name of Chargor	Bank	Sort Code	Account No.	Name of Account
hibu (UK) Limited	HSBC Bank plc			hibu (UK) Ltd
hibu (UK) Limited	HSBC Bank plc			hibu (UK) Ltd – payable a/c
hibu (UK) Limited	HSBC Bank plc			hibu (UK) Ltd Treasury Account
hibu (UK) Limited	HSBC Bank plc			hibu (UK) Ltd Treasury Account
hibu (UK) Limited	HSBC Bank plc			hibu (UK) Ltd Treasury Account
hibu (UK) Limited	HSBC Bank plc			hibu (UK) Ltd Treasury Account
hibu (UK) Limited	Barclays			hibu (UK) Limited
hibu (UK) Limited	Barclays			hibu (UK) Limited
hibu (UK) Limited	Barclays			hibu (UK) Limited
hibu Global Limited	HSBC Bank plc			Hibu Global Ltd
hibu Global Limited	HSBC Bank plc			Hibu Global Ltd
hibu Global Limited	HSBC Bank plc			Hibu Global Ltd
hibu (UK) Limited	HSBC Bank plc			hibu (UK) Ltd re CoCom fees
YH Limited	HSBC Bank plc			YH Limited
YH Limited	HSBC Bank plc			YH Limited
YH Limited	Barclays			YH Limited
YH Limited	Barclays			YH Limited
YH Limited	Barclays			YH Limited
Sitemaker Software Limited	Barclays			Sitemaker Software Ltd
Sitemaker Software Limited	Barclays			Sitemaker Software Ltd
Sitemaker Software Limited	Barclays			Sitemaker Software Ltd

Sitemaker Software Limited	Barclays			Sitemaker Software Ltd
Sitemaker Software Limited	Barclays			Sitemaker Software Ltd

SCHEDULE 5

FORM OF NOTICE/ACKNOWLEDGEMENT OF CHARGE OF BANK ACCOUNT – GENERAL

To [Institution where Charged Account is held]

[Address]

[Date]

Dear Sirs

- 1 [] (the "Security Agent") and [] (the "Chargor") give notice that, by a charge contained in a Security Agreement dated [] between, among others, the Chargor and the Security Agent, the Chargor charged to the Security Agent all its present and future right, title and interest in and to account with you listed below (the "Charged Account"), including all moneys which may at any time be standing to the credit of any Charged Account

Name of Charged Account	Account number
[]	[]

- 2 You are authorised and instructed, without requiring further approval from the Security Agent that, despite the charge over the Charged Account referred to above or the making of any payment by you to the Security Agent under or in connection with it, that
- (a) the Chargor shall remain entitled to exercise all its rights, power and discretions under the Charged Account, and
 - (b) you should continue to apply any amounts standing to the credit of the Charged Account or release any monies from the Charged Account as directed by the Chargor,
- in each case unless and until you receive written notice from the Security Agent to the contrary which states the security under the Security Agreement detailed above has become enforceable, in which event all such rights, powers and discretions shall be exercisable by, and notices shall be given to, the Security Agent or as it directs
- 3 This authority and instruction is irrevocable without the prior written consent of the Security Agent
- 4 This Notice of Charge and any non-contractual obligations arising out of or in connection with it are governed by English law. The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Notice of Charge (including a dispute relating to the existence, validity or termination of this notice of assignment or any non-contractual obligation arising out of or in connection with this Notice of Charge)
- 5 Please acknowledge receipt of this Notice of Charge and confirm that
- (a) you will pay all moneys in respect of the Charged Account as directed by or pursuant to this Notice of Charge,

- (b) you have not received any other notice of any assignment of or security over the Charged Account or of any other interest of any third party in the Charged Account,
- (c) you will not claim or exercise any set-off or counterclaim in respect of the Charged Account,
- (d) you will disclose to the Security Agent such information relating to the Charged Account as the Security Agent may from time to time request, and
- (e) you will comply with the other provisions of this Notice of Charge,

by signing the acknowledgement on the attached copy of this Notice of Charge and returning that copy to the Security Agent at [] marked for the attention of []

Yours faithfully

For and on behalf of

[]

as Security Agent

For and on behalf of

[]

as Chargor

[On duplicate]

- 1 We acknowledge receipt of the Notice of Charge of which this is a copy, confirm each of the matters referred to in the Notice of Charge and agree to comply with its terms
- 2 We confirm that we have not received any other notice of charge or notice that any other person claims any rights or has any interest in respect of any Charged Account
- 3 This Acknowledgement of Charge and any non-contractual obligations arising out of or in connection therewith are governed by English law

Yours faithfully

For and on behalf of

[Institution where Charged Account is held]

Date

cc *[Name of Chargor]*

SCHEDULE 6
FORM OF NOTICE/ACKNOWLEDGEMENT OF
CHARGE OF BANK ACCOUNT – CASH SWEEP HOLDING ACCOUNTS

To [Institution where Cash Sweep Holding Account is held]

[Address]

[Date]

Dear Sirs

- 1 [] (the "Security Agent") and [] (the "Chargor") give notice that, by a charge contained in a Security Agreement dated [] between, among others, the Chargor and the Security Agent, the Chargor charged to the Security Agent all its present and future right, title and interest in and to the account with you listed below (the "Charged Account"), including all moneys which may at any time be standing to the credit of any Charged Account

Name of Charged Account	Account number
[]	[]

- 2 Accordingly, until you receive written instructions from the Security Agent to the contrary
- (a) all rights, powers and discretions of the Chargor in relation to the Cash Sweep Holding Accounts shall be exercisable solely by the Security Agent,
 - (b) no moneys may be released from the Cash Sweep Holding Accounts without the prior written consent of the Security Agent and the Security Agent shall have sole signing rights in relation to the Cash Sweep Holding Accounts,
 - (c) the rights of the Chargor to agree to any amendments to the terms and conditions of the Cash Sweep Holding Accounts are restricted and cannot be amended by the Chargor without the prior written consent of the Security Agent, and
 - (d) you should apply any amount standing to the credit of or accrued or accruing on the Cash Sweep Holding Accounts as directed from time to time by the Security Agent in writing
- 3 Please acknowledge receipt of this Notice of Charge and confirm that
- (a) you will pay all moneys in relation to the Cash Sweep Holding Accounts as directed by or pursuant to this Notice of Charge,
 - (b) you will credit to the Cash Sweep Holding Accounts any interest accruing on any balance standing to the credit of the Cash Sweep Holding Accounts,
 - (c) you will disclose to the Security Agent such information relating to the Cash Sweep Holding Accounts as the Security Agent may from time to time request in writing,

- (d) you will not claim or exercise any set-off or counterclaim in respect of, the Cash Sweep Holding Accounts,
- (e) you have not received any other notice of any assignment or charge of the Cash Sweep Holding Accounts or that any other person has any security interest in or claims any rights in respect of the Cash Sweep Holding Accounts,
- (f) you will not agree with the Chargor any amendments to the terms and conditions of the Cash Sweep Holding Accounts or any amendment to the terms of this Notice of Charge without the Security Agent's prior written consent,
- (g) you will comply with the other provisions of this Notice of Charge, and
- (h) you submit to the exclusive jurisdiction of the courts of England to settle any dispute arising out of or in connection with this Notice of Charge (a "**Dispute**") and agree that the courts of England are the most appropriate and convenient courts to settle Disputes,

by signing the acknowledgement on the attached copy of this Notice of Charge and returning that copy to the Security Agent [] marked for the attention of []

- 4 This authority and instruction is irrevocable without the prior written consent of the Security Agent
- 5 This Notice of Charge and any non-contractual obligations arising out of or in connection therewith are governed by English law

Yours faithfully

For and on behalf of
[]
as Security Agent

For and on behalf of
[]
as Chargor

[On duplicate]

- 1 We acknowledge receipt of the Notice of Charge of which this is a copy, confirm each of the matters referred to in the Notice of Charge and agree to comply with its terms
- 2 We confirm that we have not received any other notice of charge or notice that any other person claims any rights or has any interest in respect of any Charged Account
- 3 This Acknowledgement of Charge and any non-contractual obligations arising out of or in connection therewith are governed by English law

Yours faithfully

For and on behalf of

[Institution where Charged Account is held]

Date

cc *[Name of Chargor]*

SCHEDULE 7

SHARES

Name of Chargor	Name of Issuer	No and Type of Shares	Held in Certificated Form
Eagle Topco 2013 Limited	Eagle Midco 2013 Limited	2,000,000 ordinary shares of £0 00000001 each	Yes
Eagle Midco 2013 Limited	Eagle Bidco 2013 Limited	1,000,000 ordinary shares of £0 00000001 each	Yes
Eagle Midco 2013 Limited	Eagle Spain Holdco 2013 Limited	1 ordinary share of £0 01	Yes
Eagle Bidco 2013 Limited	YH Limited	503,107,440,000 ordinary shares of £0 00000001 each	Yes
YH Limited	hibu Asia Pacific Holdings Limited	1 ordinary share of £1	Yes
YH Limited	hibu (UK) Limited	73 ordinary shares of £1 00 each	Yes
YH Limited	hibu Finance (FX) Limited	1 ordinary share of £1	Yes
hibu Asia Pacific Holdings Limited	Yell SIP Trustee Limited	2 ordinary shares of £1 00 each	Yes
hibu (UK) Limited	Moonfruit Limited	16,110,000 ordinary shares of £0 01 each	Yes
hibu (UK) Limited	hibu Sales Limited	2 ordinary shares of £1 00 each	Yes
hibu (UK) Limited	hibu Global Limited	100,000 ordinary shares of £1 00 each	Yes
hibu (UK) Limited	hibu Mediaworks Limited	12 ordinary shares of £1 00 each	Yes
Moonfruit Limited	Sitemaker Software Limited	204,572 ordinary shares of £0 01 each	Yes
hibu Sales Limited	hibu Studio Limited	2 ordinary shares of	Yes

		£1 00 each	
hibu Finance (FX) Limited	hibu Finance (USD) Limited	1 ordinary share of £1	Yes

SCHEDULE 8
FORM OF NOTICE OF ASSIGNMENT OF INSURANCES

From [] (the "Security Agent") and [] (the "Chargor")

To [The Insurers]

Address

Dated

Dear Sirs

Security Agreement between the Security Agent and the Chargors named therein
dated [] (the "Security Agreement")

- 1 We refer to the Security Agreement
- 2 We give notice that by an assignment contained in the Security Agreement the Chargor assigned to the Security Agent by way of security all its right, title and interest from time to time in and to the insurances, details of which are set out in the attached schedule (the "Insurances"), including all moneys or proceeds paid or payable deriving from the Insurances and all rights or claims in relation to the Insurances
- 3 All moneys payable by you to the Chargor in respect of the Insurances other than third party Insurances shall be paid to the account notified to you by the Chargor, unless and until you receive written notice from the Security Agent to the contrary, in which event you should make all future payments as then directed by the Security Agent
- 4 Subject to any applicable legislation and despite the assignments referred to above, all sums in respect of any claim under any third party Insurance by an insured party shall be paid
 - (a) directly to the person whose claim(s) constitute(s) the risk or liability insured against, provided that such person has executed a discharge of all claims against each insured party in respect of the risk or liability in relation to which the claim was made, or
 - (b) (despite any policy term to the contrary) to the extent that insurers accept liability to indemnify the insured party in respect of the claims or liabilities which the insured party has settled directly with the claimant, to the relevant insured party
- 5 This authority and instruction is irrevocable without the prior written consent of the Security Agent
- 6 This notice of assignment and any non-contractual obligations arising out of or in connection with it are governed by English law. The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this notice of assignment (including a dispute relating to the existence, validity or termination of this notice of assignment or any non-contractual obligation arising out of or in connection with this notice of assignment)
- 7 Please acknowledge receipt of this notice of assignment and confirm that

- (a) you will pay all moneys in respect of the Insurances as directed by or pursuant to this notice of assignment,
- (b) you have not received any other notice of any assignment of any Insurance or of any other interest of any third party in any Insurance,
- (c) you will not claim or exercise any set-off or counterclaim in respect of any Insurance, and
- (d) you will comply with the other provisions of this notice of assignment,

by signing the acknowledgement on the attached copy of this notice of assignment and returning that copy to the Security Agent at [____], marked for the attention of [_____]

[_____]

[Chargor]

By

By

[On duplicate]

We acknowledge receipt of the notice of assignment of which this is a copy and confirm each of the matters referred to in paragraphs (a) - (d) of paragraph 7 of the notice of assignment

[The Insurers]

By

Dated

SCHEDULE 9
EXCLUDED LEASES

Tenant	Address	Status	Title Number
hibu (UK) Limited	180 St Vincent Street Glasgow G2 5SG	4th Floor vacant and on market	Books of Council and Session Registers of Scotland 03/38891
hibu (UK) Limited	100 Grays Inn Road, London WC1X 8AL	Notice to exercise option to break term given Termination date 26 May 2014	None – term less than 7 years
hibu (UK) Limited	Meridian Court, Wellington Street, Slough SL1 1YL	Property vacant and on market	BK287670
hibu (UK) Limited	1 Babmaes Street London SW1Y 6HD	Notice to exercise option to break term given Termination date 21 July 2014	None – term less than 7 years
hibu (UK) Limited	10 Kings Hill, West Malling Kent ME4AR	Notice to exercise option to break term given Termination date 27 April 2014	K956024
hibu (UK) Limited	Avon House, Buntsford Gate Business Park, Bromsgrove B60 3AR	Not to be renewed upon expiry of existing term of lease	WR98894
hibu (UK) Limited	Unit 18, Pettril Side, Harraby Green Business Park, Carlisle CA2 2SS	Not to be renewed upon expiry of existing term of lease	None – term less than 21 years (lease dated 08/08/03)
hibu (UK) Limited	Precision House, McNeil Drive, Motherwell ML1 4UR	Not to be renewed upon expiry of existing term of lease	Books of Council and Session Registers of Scotland 07/26103 – extract registered 4 July 2007
hibu (UK) Limited	Abbotsgate House, Hollow Road, Bury St Edmunds	Notice to exercise option to break term given Termination date 24 February 2014	SK314627

hibu (UK) Limited	Suite 360-365, 50 Eastcastle Street, London	To be surrendered once lease for larger premises of the same address is entered into	None – term less than 7 years
Sitemaker Software Limited	Suite 340, 50 Eastcastle Street, London	To be surrendered once lease for larger premises of the same address is entered into	None – term less than 7 years
hibu (UK) Limited	Suite 210, 50 Eastcastle Street, London	To be surrendered once lease for larger premises of the same address is entered into	None – term less than 7 years

SIGNATURES

SIGNED as a **DEED** by **EAGLE TOPCO 2013**
LIMITED acting by DAVID ANDERSON a

In the presence of .

Name ANDREW JENNINGS

Address ONE SILK STREET
LONDON

Occupation CC24 8112

SIGNED as a **DEED** by **EAGLE MIDCO 2013**
LIMITED acting by DAVID ANDERSON a

In the presence of.

Name ANDREW JENNINGS

Address ONE SILK STREET
LONDON

Occupation CC24 8112

SIGNED as a DEED by EAGLE BIDCO 2013
LIMITED acting by David MULLINS a

In the presence of

Name. Andrew TENNENS

Address ONE SIX SEVEN
LOTHIAN

Occupation CLERK

SIGNED as a DEED by YH LIMITED acting by
ANTHONY BATES a

In the presence of

Name SIMON REED

Address. Herbert Smith Freehills LLP
Exchange House
Primrose Street

Occupation London EC2A 2EG

SIGNED as a DEED by HIBU ASIA PACIFIC
HOLDINGS LIMITED acting by

ANTHONY BATES a [REDACTED]

In the presence of [REDACTED]

Name SIMON REED

Address Herbert Smith Freehills LLP
Exchange House
Primrose Street
London EC2A 2EG

Occupation [REDACTED]

SIGNED as a DEED by HIBU (UK) LIMITED acting
by ANTHONY BATES a [REDACTED]

In the presence of [REDACTED]

Name SIMON REED

Address Herbert Smith Freehills LLP
Exchange House
Primrose Street
London EC2A 2EG

Occupation. [REDACTED]

SIGNED as a DEED by MOONFRUIT LIMITED

acting by ANTHONY BATES a [REDACTED]

In the presence of [REDACTED]

Name SIMON REED

Address Herbert Smith Freehills LLP
Exchange House
Primrose Street
Occupation. London EC2A 2EG

SIGNED as a DEED by SITEMAKER SOFTWARE

LIMITED acting by ANTHONY BATES a [REDACTED]

In the presence of [REDACTED]

Name SIMON REED

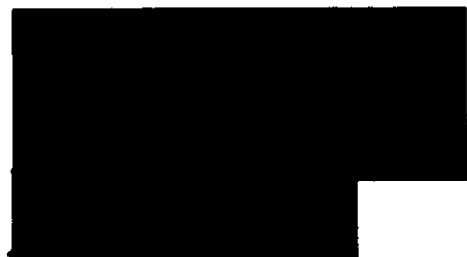
Address Herbert Smith Freehills LLP
Exchange House
Primrose Street
Occupation. London EC2A 2EG

SIGNED as a DEED by HIBU GLOBAL LIMITED
acting by ANTHONY BATES a [REDACTED]



In the presence of [REDACTED]
Name. SIMON REED
Address Herbert Smith Freehills LLP
Exchange House
Primrose Street
Occupation London EC2A 2EG
[REDACTED]

SIGNED as a DEED by HIBU MEDIAWORKS
LIMITED acting by ANTHONY BATES a
[REDACTED]



In the presence of [REDACTED]
Name SIMON REED
Address Herbert Smith Freehills LLP
Exchange House
Primrose Street
Occupation. London EC2A 2EG
[REDACTED]

SIGNED as a DEED by HIBU SALES LIMITED
acting by ANTHONY RATES a [REDACTED]

In the presence of [REDACTED]

Name Simon REED

Address Herbert Smith Freehills LLP
Exchange House
Primrose Street

Occupation London EC2A 2EG
[REDACTED]

SIGNED as a DEED by HIBU STUDIO LIMITED
acting by ANTHONY RATES a [REDACTED]

In the presence of [REDACTED]

Name Simon REED

Address Herbert Smith Freehills LLP
Exchange House
Primrose Street

Occupation London EC2A 2EG
[REDACTED]

SIGNED as a DEED by HIBU FINANCE (FX)
LIMITED acting by ANTHONY BATES a

In the presence of

Name SIMON REED

Address Herbert Smith Freehills LLP
Exchange House
Primrose Street
Occupation London EC2A 2EG

SIGNED as a DEED by HIBU FINANCE (USD)
LIMITED acting by ANTHONY BATES a

In the presence of

Name SIMON REED

Address Herbert Smith Freehills LLP
Exchange House
Primrose Street
Occupation London EC2A 2EG

SIGNED as a DEED by YELL SIP TRUSTEE
LIMITED acting by ANTHONY KATES a


In the presence of 

Name Simon REED

Address Herbert Smith Freehills LLP
Exchange House
Primrose Street
Occupation London EC2A 2EG

SECURITY AGENT

SIGNED as a DEED by GLOBAL LOAN AGENCY
SERVICES LIMITED acting by

MIA DRINNAN a [REDACTED]

In the presence of [REDACTED]

Name MICHAEL O'HALLORNEY

Address ONE SILK STREET,
LONDON
EC2Y 8HQ

Occupation [REDACTED]