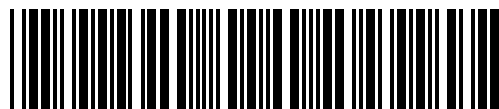




**Registration of a Charge**

Company Name: **SUPPORT MAINTENANCE SERVICES LIMITED**

Company Number: **09299949**



Received for filing in Electronic Format on the: **27/01/2023**

XBW4JTBL

**Details of Charge**

Date of creation: **24/01/2023**

Charge code: **0929 9949 0002**

Persons entitled: **NVM PRIVATE EQUITY LLP AS SECURITY AGENT**

Brief description:

**Contains fixed charge(s).**

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

**Contains negative pledge.**

**Authentication of Form**

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

**Authentication of Instrument**

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S. 859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **SHOOSMITHS LLP**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 9299949

Charge code: 0929 9949 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 24th January 2023 and created by SUPPORT MAINTENANCE SERVICES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th January 2023 .

Given at Companies House, Cardiff on 30th January 2023

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



**Companies House**



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

**DATED 24 January**

**2023**

**(1) ALPHA GROUP TOPCO LIMITED AND OTHERS**

**and**

**(2) NVM PRIVATE EQUITY LLP AS SECURITY AGENT**

---

**COMPOSITE GUARANTEE AND DEBENTURE**

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This Deed is subject to the terms of the Intercreditor Deeds (as defined in this Deed).

**SHOOSMITHS**

Apex Plaza  
Forbury Road  
Reading  
Berkshire  
RG1 1SH

Ref. ACT/SUL/M-01025879

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**THIS DEED** is dated the **24** day of **January** 2023 and is made

**BETWEEN:**

- (1) **THE COMPANIES** listed in Schedule 1 (*The Obligors*) (each an "**Obligor**" and together the "**Obligors**"; and
- (2) **NVM PRIVATE EQUITY LLP**, a limited liability partnership incorporated in England and Wales (Registered number OC392261) whose registered office is at Time Central, 32 Gallowgate, Newcastle upon Tyne, NE1 4SN as security trustee for the Secured Parties (as defined below) (the "**Security Agent**").

**BACKGROUND:**

- (A) The Obligors enter into this Deed in connection with the Loan Notes (as defined below).
- (B) It is intended that this document takes effect as a deed notwithstanding the fact that a party may only execute this document under hand.

**IT IS AGREED** as follows:

**1 DEFINITIONS AND INTERPRETATION**

**1.1 Definitions**

In this Deed:

**"Accession Deed"** means a deed substantially in the form set out in Part 2 of Schedule 3 (*Form of Accession Deed*).

**"Authorisation"** means an authorisation, consent, approval, resolution, licence, exemption, filing, notarisation or registration.

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

**"Creditors"** has the meaning given to it in the Junior Intercreditor Deed.

**"Default Rate"** has the meaning given to it in the Junior Intercreditor Deed.

**"Designated Account"** means:

- (a) the accounts (if any) specified in Schedule 2 (*Specified Assets*) or the schedule to any Accession Deed; and
- (b) any account from time to time substituted for or additional to any such account (including in each case such account as redesignated and/or renumbered from time to time).

**"Environmental Law"** means any applicable law or regulation which relates to: the pollution or protection of the environment, the conditions of the workplace; or the generation, handling, storage, use, release or spillage of any substance which, alone or in combination with any other, is capable of causing harm to the environment, including, without limitation, any waste.

**"Event of Default"** has the meaning given to it in the Junior Intercreditor Deed.

**"Finance Document"** has the meaning given to the term **"Debt Documents"** in the Junior Intercreditor Deed.

**"First Ranking Debenture"** means the debenture dated on or about the date of this Deed granted by the Obligors in favour of TC Loans Limited (as security agent).

**"Insurance"** means any contract of insurance required under Clause 7.3 (*Insurances*).

**"Insurance Rights"** means all rights under any contract or policy of insurance taken out by the Obligor or on its behalf or in which it has an interest.

**"Intellectual Property Rights"** means:

- (a) all present and future patents, trademarks, service marks, designs, business names, copyrights, design rights, moral rights, inventions, confidential information, knowhow and other intellectual property rights and interests, in each case whether registered or unregistered; and
- (b) the benefit of all applications and rights to use such assets.

**"Intercreditor Deeds"** means Junior Intercreditor Deed and the Senior Intercreditor Deed.

**"Investments"** means:

- (a) the shares (if any) specified in Schedule 2 (*Specified Assets*) or the schedule to any Accession Deed; and
- (b) all other shares, stocks, debentures, bonds or other securities or investments owned by any Obligor or held by any nominee or trustee on its behalf.

**"Investor Loan Note Instrument"** means the instrument constituting £8,359,346 Secured Investor Loan Notes 2026 and an unlimited amount of PIK Notes made by Alpha Group Midco Limited.

**"Junior Intercreditor Deed"** means the junior intercreditor deed dated 27 February 2021 and made between, amongst others, (1) the Investors (as defined therein); (2) the Managers (as defined therein); (3) the Obligors as original debtors; and (4) the Security Agent, as amended on or about the date of this Deed.

**"Loan Note Instrument"** means each of the Investor Loan Note Instrument and the Management Loan Note Instrument.

**"Loan Notes"** means each of the notes constituted by each Loan Note Instrument.

**"LPA 1925"** means the Law of Property Act 1925.

**"Management Loan Note Instrument"** means the instrument constituting £2,747,154 Secured Management Loan Notes 2026 made by Alpha Group Midco Limited.

**"Mortgaged Property"** means all freehold or leasehold property included in the definition of Security Asset.

**"Obligors' Agent"** means Alpha Group Topco Limited, a company incorporated in England and Wales (Registered number 13212534) whose registered office is at Unit 5 The Spendlove Centre, Enstone Road, Charlbury, Oxfordshire, England, OX7 3PQ.

**"Party"** means a party to this Deed.

**"Receiver"** means a receiver or receiver and manager or administrative receiver, in each case appointed under this Deed.

**"Secured Liabilities"** means all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or in any other capacity whatsoever) of each Obligor to any Secured Party under each Finance Document.

**"Secured Party"** means the Security Agent, the Creditors or a Receiver.

**"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 Asset"** means all of the assets of any Obligor which from time to time are, or are expressed to be, the subject any Security created by this Deed.

**"Security Period"** means the period beginning on the date of this Deed and ending on the date on which all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full and no Creditor has any further commitment, obligation or liability to any Obligor.

**"Senior Intercreditor Deed"** means the intercreditor deed entered into on the date of this Deed between TC Loans Limited as security trustee and senior lender, the Junior Lenders (as defined therein) and the Obligors.

**"Senior Security Agent"** means **TC Loans Limited** a company incorporated in England and Wales with registration number 13031559 whose registered office is situated at Unit 2 & 3 Charter Point Way, Ashby-De-La-Zouch, Leicestershire, England, LE65 1NF.

**"Subsidiary"** means a subsidiary undertaking within the meaning of section 1162 of the Companies Act 2006 or a subsidiary within the meaning of section 1159 of the Companies Act 2006.

**"Tax"** means any tax, levy, impost, duty or other charge or withholding of a similar nature (including any penalty or interest payable in connection with any failure to pay or any delay in paying any of the same).

## 1.2 Construction

1.2.1 Unless a contrary indication appears, a reference in this Deed to:

- a) any person shall be construed so as to include its successors in title, permitted assigns and permitted transferees to, or of, its rights and/or obligations under this Deed;
- b) **"assets"** includes present and future properties, revenues and rights of every description;
- c) **"costs"** includes all costs, fees, charges and expenses of any nature and includes any Tax charged on any of them;



- d) **a "Finance Document"** or any other agreement or instrument is a reference to that Finance Document or that other agreement or instrument as amended, novated, supplemented, extended or restated;
- e) **any "rights" in respect of an asset includes:**
  - i all amounts and proceeds paid or payable;
  - ii all rights to make any demand or claim; and
  - iii all powers, remedies, causes of action, security, guarantees and indemnities,

in each case in respect of or derived from that asset;
- f) **any "share", "stock", "debenture", "bond" or "other security" or "investment"** includes:
  - i any dividend, interest or other distribution paid or payable;
  - ii any right, money or property accruing or offered at any time by way of redemption, substitution, exchange, bonus or preference, under option rights or otherwise,

in each case in respect of that share, stock, debenture, bond or other security or investment;
- g) **"disposal" includes a sale, transfer, assignment, grant, lease, licence,** declaration of trust or other disposal, whether voluntary or involuntary, and **"dispose"** will be construed accordingly;
- h) **a "person" includes any individual, firm, company, corporation, government,** state or agency of a state or any association, trust, joint venture, consortium, partnership or other entity (whether or not having separate legal personality); and
- i) a provision of law is a reference to that provision as amended or re-enacted.

- 1.3 Clause and Schedule headings are for ease of reference only.
- 1.4 Words importing the singular shall include the plural and vice versa and words denoting any gender shall include all genders.
- 1.5 The words **"including"** shall not be construed as limiting the generality of the words preceding it.
- 1.6 An Event of Default **is "continuing"** if it has not been waived.
- 1.7 Any covenant of an Obligor under this Deed (other than a payment obligation which has been discharged) remains in force during the Security Period.
- 1.8 The terms of any other agreement or instrument between the Parties are incorporated in this Deed to the extent required to ensure that any purported disposition, or any agreement for the disposition, of any freehold or leasehold property contained in this Deed is a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.

1.9 If the Security Agent considers that an amount paid to a Secured Party in connection with this Deed is capable of being avoided or otherwise set aside on the liquidation or administration of the payer or otherwise, then that amount will not be considered to have been irrevocably paid for the purposes of this Deed.

1.10 Unless the context otherwise requires, a reference to a Security Asset includes the proceeds of any disposal of that Security Asset.

1.11 The obligations of the Obligor under this Deed are joint and several.

#### 1.12 **Intercreditor Deeds**

This Deed is subject to the terms of the Intercreditor Deeds. If there is any conflict between the terms of this Deed and the terms of an Intercreditor Deed, the Intercreditor Deed shall prevail.

#### 1.13 **Second Ranking Security**

1.13.1 All security created under this Deed is created in addition to and does not affect the security created by the First Ranking Debenture.

1.13.2 Where this Deed purports to create a first fixed security interest over an asset secured by the First Ranking Debenture, that security interest will be a second ranking security interest ranking subject to the equivalent security interest created by the First Ranking Debenture until such time as the security interest created by the First Ranking Debenture ceases to have effect. All references in this Debenture to "full title guarantee" shall be qualified by reference to the First Ranking Debenture.

1.13.3 Where a right or asset has been assigned (subject to a proviso for re-assignment on redemption) to the Senior Security Agent under the First Ranking Debenture and the same asset or right is expressed to be assigned again under this Debenture, that second assignment will take effect as a fixed charge over the right or asset and will only take effect as an assignment if the relevant security interest created by the First Ranking Debenture ceases to have effect at a time when this Debenture still has effect.

1.13.4 Where a document has already been provided to the Senior Security Agent or an action has been taken under the First Ranking Debenture by a Chargor, it shall be treated as having also been delivered or completed under this Deed on the date of this Deed or on the date of which such document is provided to the Senior Security Agent or such action is taken under the First Ranking Debenture (if such document is provided or action is taken after the date of this Deed) and, save where a contrary indication appears, shall not be required to be provided or done again under this Deed.

#### 1.14 **Third party rights**

1.14.1 Unless expressly provided to the contrary in this Deed, 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.

1.14.2 Any Receiver may enforce and enjoy the benefit of any Clause which expressly confers rights on it, subject to the provisions of the Third Parties Act.

## 2 **CREATION OF SECURITY**

### 2.1 **General**

- 2.1.1 Each Obligor must pay or discharge the Secured Liabilities as and when the same are due.
- 2.1.2 All the security created under this Deed is created in favour of the Security Agent over present and future assets of the Obligors as security for the payment of all the Secured Liabilities and it is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.
- 2.1.3 The Security Agent holds the benefit of this Deed and the Security created by this Deed on trust for the Secured Parties.

## 2.2 **Real property**

- 2.2.1 Each Obligor charges:
  - a) by way of a first legal mortgage all estates or interests in any freehold or leasehold property now owned by it; this includes its real property (if any) specified in Schedule 2 (*Specified Assets*) or the schedule to any Accession Deed; and
  - b) (to the extent that they are not the subject of a mortgage under paragraph a) above) by way of a first fixed charge all estates or interests in any freehold or leasehold property now or subsequently owned by it.
- 2.2.2 A reference in this Clause 2 to a mortgage or charge of any freehold or leasehold property includes:
  - a) all buildings, fixtures, fittings and fixed plant and machinery on that property; and
  - b) the benefit of any covenants for title given or entered into by any predecessor in title of any Obligor in respect of that property or any moneys paid or payable in respect of those covenants.

## 2.3 **Investments**

Each Obligor charges by way of a first fixed charge its interest in all its Investments.

## 2.4 **Plant and machinery**

To the extent that they are not the subject of a mortgage or a first fixed charge under Clause 2.2 (*Real property*), each Obligor charges:

- 2.4.1 by way of a first fixed charge, all plant and machinery (if any) specified in Schedule 1 (*Specified Assets*) or in the schedule to any Accession Deed and its interest in any such plant and machinery; and
- 2.4.2 (to the extent that they are not the subject of a fixed charge under paragraph 2.4.1 above) by way of a first fixed charge all plant and machinery owned by it and its interest in any plant or machinery in its possession.

## 2.5 **Credit balances**

- 2.5.1 Each Obligor charges by way of a first fixed charge all of its rights in respect of any Designated Account, any amount standing to the credit of any Designated Account and the debt represented by it.

- 2.5.2 Each Obligor charges by way of a first fixed charge all of its rights in respect of any account it has with any person other than the accounts referred to in Clause 2.5.1 above, any amount standing to the credit of any such account and the debt represented by it.

2.6 **Intellectual Property Rights**

- 2.6.1 Each Obligor charges by way of a first fixed charge all of its Intellectual Property Rights specified in Schedule 2 (*Specified Assets*) or in the schedule to any Accession Deed.
- 2.6.2 The Obligor charges by way of a first fixed charge of all of all its Intellectual Property Rights other than the Intellectual Property Rights referred to in Clause 2.6.1.

2.7 **Book debts etc.**

Each Obligor charges by way of a first fixed charge:

- 2.7.1 all of its book and other debts;
- 2.7.2 all other moneys due and owing to it; and
- 2.7.3 the benefit of all rights in relation to any item under Clauses 2.7.1 to 2.7.2 above.

2.8 **Insurances**

- 2.8.1 Each Obligor assigns absolutely, subject to a proviso for re-assignment on redemption, all of its rights under any contract or policy of insurance taken out by it or on its behalf **or in which it has an interest (together, the "Insurance Rights")**.
- 2.8.2 To the extent that they have not been effectively assigned under Clause 2.8.1 above, each Obligor charges by way of a first fixed charge all of its Insurance Rights.

2.9 **Other contracts**

- 2.9.1 Each Obligor:
- a) assigns absolutely, subject to a proviso for re-assignment on redemption, all of its rights:
    - i under each of the contracts (if any) specified in Schedule 2 (*Specified Assets*) or in the schedule to any Accession Deed; and
    - ii under any document, agreement or instrument to which it and any nominee or trustee is party in respect of an Investment; and
  - b) charges by way of a first fixed charge all of its rights under any other document, agreement or instrument to which it is a party except to the extent that it is subject to any fixed security created under any other term of this Clause 2.
- 2.9.2 To the extent that they have not been effectively assigned under Clause 2.9.1a) above, each Obligor charges by way of a first fixed charge all of its rights listed under Clause 2.9.1a) above.

2.10 **Other assets**

Each Obligor charges by way of first fixed charge:

- 2.10.1 its goodwill;
- 2.10.2 the benefit of any Authorisation (statutory or otherwise) held in connection with its use of any Security Asset;
- 2.10.3 the right to recover and receive compensation which may be payable to it in respect of any Authorisation referred to in Clause 2.10.2 above;
- 2.10.4 its uncalled capital; and
- 2.10.5 the benefit of all rights in relation to any item under paragraphs 2.10.1 to 2.10.4 above.

## 2.11 **Floating charge**

- 2.11.1 Each Obligor charges by way of a first floating charge all its assets not otherwise effectively mortgaged, charged or assigned by way of fixed mortgage, fixed charge or assignment under this Clause 2.
- 2.11.2 Except as provided below, the Security Agent may by notice to an Obligor convert the floating charge created by this Clause 2.11 (*Floating charge*) into a fixed charge as regards any of the **Obligor's** assets specified in that notice.
- 2.11.3 Subject to paragraph 2.11.4 below, the floating charge created by this Clause 2.11 (*Floating charge*) may not be converted into a fixed charge solely by reason of the obtaining of a moratorium or anything done with a view to obtaining a moratorium, under Part A1 of the Insolvency Act 1986.
- 2.11.4 Paragraph 2.11.3 above does not apply in respect of any floating charge referred to in subsection (4) of section A52 of Part A1 of the Insolvency Act 1986.
- 2.11.5 The floating charge created by this Clause 2.11 (*Floating charge*) will (in addition to the circumstances when this may occur under the general law) automatically convert into a fixed charge over all of the **Obligors'** assets (including those subsequently acquired by any Obligor) if:
  - a) any steps are taken for any of the Security Assets to become subject to any Security in favour of any other person;
  - b) any person levies or attempts to levy any distress, execution or other process or exercises any enforcement power against any of the Security Assets; or
  - c) a resolution is passed or an order is made for the winding-up, dissolution or re-organisation of or any steps are taken for the appointment of an administrator in respect of any Obligor.
- 2.11.6 The floating charge created by this Clause 2.11 (*Floating charge*) is a qualifying floating charge for the purpose of paragraph 14 of Schedule B1 to the Insolvency Act 1986.

## 3 **GUARANTEE AND INDEMNITY**

### 3.1 **Guarantee and indemnity**

Each Obligor irrevocably and unconditionally jointly and severally:

- 3.1.1 guarantees to the Security Agent punctual performance by each other Obligor of the Secured Liabilities;

- 3.1.2 undertakes with the Security Agent that whenever another Obligor does not pay any amount of the Secured Liabilities when due, that Obligor shall immediately on demand pay that amount as if it was the principal obligor; and
- 3.1.3 agrees with the Security Agent that if any obligation guaranteed by it is or becomes unenforceable, invalid or illegal, it will, as an independent and primary obligation, indemnify the Security Agent immediately on demand against any cost, loss or liability it incurs as a result of an Obligor not paying any amount which would, but for such unenforceability, invalidity or illegality, have been payable by it on the date when it would have been due. The amount payable by an Obligor under this indemnity will not exceed the amount it would have had to pay under this Clause 3 if the amount claimed had been recoverable on the basis of a guarantee.

## **4 NEGATIVE PLEDGE AND DISPOSAL RESTRICTION**

### **4.1 Security**

Except for the Security pursuant to the First Ranking Debenture, the Security created by this Deed and any lien arising by operation of law and in the ordinary course of trading, no Obligor shall create or permit to subsist any Security on any Security Asset.

### **4.2 Disposals**

- 4.2.1 No Obligor shall enter into a single transaction or a series of transactions (whether related or not and whether voluntary or involuntary) to dispose of all or any part of any Security Asset.
- 4.2.2 Clause 4.2 does not apply to any disposal made in the ordinary course of trading of any asset subject to the floating charge created under this Deed.

## **5 PERFECTION OF SECURITY**

### **5.1 General**

- 5.1.1 Each Obligor must, within 5 Business Days of the release of the First Ranking Debenture (or at any such other time as the Security Agent may request), deposit with the Security Agent all deeds and documents necessary to show good and marketable title to any Security Asset.
- 5.1.2 Each Obligor must immediately on request by the Security Agent execute and deliver to the Security Agent a notice of any assignment of its rights referred to in Clause 2 (*Creation of security*) in such form as the Security Agent may require.

### **5.2 Real Property**

- 5.2.1 If any Obligor acquires any freehold or leasehold property in England and Wales after the date of this Deed it must notify the Security Agent immediately and immediately on request by the Security Agent and at the cost of the Obligors, execute and deliver to the Security Agent a legal mortgage over that property in favour of the Security Agent (to hold on trust for the Secured Parties) in any form which the Security Agent may require.
- 5.2.2 Each Obligor consents to a restriction in the following terms being entered into on the Register of Title relating to any Mortgaged Property registered at the Land Registry:

*"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated \_\_\_\_\_ 2021 in favour of NVM Private Equity LLP referred to in the charges register or their conveyancer. (Standard Form P)".*

- 5.2.3 Each Obligor consents to an application being made to the Chief Land Registrar to enter a note on the Register of Title relating to its Mortgaged Property registered at the Land Registry that there is an obligation to make further advances on the security of this Deed.

### 5.3 **Investments**

Each Obligor must, within 5 Business Days of the release of the First Ranking Debenture (or at any such other time as the Security Agent may request), deposit with the Security Agent all certificates and other documents of title or evidence of ownership in relation to its Investments and execute and deliver to the Security Agent all share transfers and other documents which may be requested by the Security Agent in order to enable the Security Agent or its nominees to be registered as the owner of or otherwise obtain a legal title to its Investments.

## 6 **REPRESENTATIONS**

### 6.1 **General**

Each Obligor makes the representations and warranties set out in this Clause 6 to the Security Agent on the date of this Deed and on each day during the Security Period by reference to the facts and circumstances then existing.

### 6.2 **Status**

6.2.1 It is a limited liability corporation, duly incorporated and validly existing under the law of its jurisdiction of incorporation.

6.2.2 It has the power to own its assets and carry on its business as it is being conducted.

### 6.3 **Non-conflict with other obligations**

The entry into and performance by it of, and the transactions contemplated by, this Deed, and the granting of the Security created by this Deed, do not and will not conflict with:

6.3.1 any law or regulation applicable to it;

6.3.2 its constitutional documents; or

6.3.3 any agreement or interest binding upon it or any of its assets or constitute a default or termination event (however described) under any such agreement or instrument.

### 6.4 **Power and authority**

6.4.1 It has the power to enter into, perform and deliver and has taken all necessary action to authorise its entry into, performance and delivery of this Deed and the transactions contemplated by this Deed.

6.4.2 No limit on its powers will be exceeded as a result of the grant of Security created or expressed to be created in favour of the Security Agent by this Deed.

### 6.5 **Validity and admissibility in evidence**

All Authorisations required or desirable:

6.5.1 to enable it lawfully to enter into, exercise its rights and comply with its obligations under this Deed; and

6.5.2 to make this Deed admissible in evidence in England and Wales,

have been obtained or effected and are in full force and effect.

## 6.6 **Legal and beneficial ownership**

It is the sole legal and beneficial owner of its Security Assets free from Security (other than those created by or pursuant to this Deed).

## 7 **UNDERTAKINGS**

The undertakings in this Clause 7 remain in force throughout the Security Period.

### 7.1 **Information**

Each Obligor must:

7.1.1 promptly supply to the Security Agent such information as the Security Agent may reasonably require about the **Security Assets and the Obligor's compliance with the terms of this Deed**; and

7.1.2 promptly upon becoming aware of its occurrence, notify the Security Agent of any event or circumstance which would (with the expiry of a grace period, the giving of notice, the making of any determination under the Finance Documents or any combination of any of the foregoing) be an Event of Default (and the steps, if any, being taken to remedy it) unless that Obligor is aware that a notification has already been provided by another Obligor.

### 7.2 **Authorisations**

Each Obligor must promptly:

7.2.1 obtain, comply with and do all that is necessary to maintain in full force and effect; and

7.2.2 supply certified copies to the Security Agent of:

any Authorisation required under any law or regulation of England and Wales to:

a) enable it to perform its obligations under this Deed; and

b) ensure the legality, validity, enforceability or admissibility in evidence of this Deed.

### 7.3 **Insurances**

7.3.1 Each Obligor must ensure that at all times Insurances are maintained in full force and effect which insure it in respect of its interests in the Security Assets with such insurance companies or underwriters and to such extent and for such risks as is usual for prudent companies carrying on the same or substantially similar business to the Obligor (or as otherwise notified by the Security Agent from time to time).



- 7.3.2 No Obligor shall do or permit anything to be done which may make void or voidable any of the Insurances.
- 7.3.3 Each Obligor must ensure that each premium for the Insurances is paid within the period permitted for payment of that premium and all other things necessary are done so as to keep each of the Insurances in force.
- 7.3.4 Except as provided below, the proceeds of any Insurances must, if the Security Agent so requires, be paid into a Designated Account specified by the Security Agent. Any such moneys standing to the credit of a Designated Account may be applied by the Security Agent in payment of any amount due but unpaid to a Secured Party under this Deed.
- 7.3.5 Moneys received under liability policies held by an Obligor which are required by the Obligor to satisfy established liabilities of the Obligor to third parties must be used to satisfy those liabilities.

#### 7.4 **Environmental matters**

Each Obligor must comply and ensure that any relevant third party complies with all Environmental Law.

#### 7.5 **Property**

- 7.5.1 Each Obligor must exercise its rights and comply in all respects with any covenant, stipulation or obligation (restrictive or otherwise) at any time affecting the Mortgaged Property.
- 7.5.2 No Obligor shall agree to any amendment, supplement, waiver, surrender or release of any covenant, stipulation or obligation (restrictive or otherwise) at any time affecting the Mortgaged Property.
- 7.5.3 No Obligor shall without the consent of the Security Agent:
  - a) grant, or enter into any agreement to grant, any lease or licence or other right of occupation or right to receive rent for all or part of a Mortgaged Property (an **"Occupational Lease"**);
  - b) agree to any amendment, supplement, extension, waiver, surrender or release in respect of any Occupational Lease; or
  - c) grant any licence or right to use or occupy any part of a Mortgaged Property.
- 7.5.4 Each Obligor must exercise its right and comply with its obligations under any lease under which the Obligor holds title to all or any part of a Mortgaged Property (a **"Headlease"**) in a proper and timely manner.
- 7.5.5 No Obligor shall agree to any amendment, supplement, waiver, surrender or release of any Headlease.
- 7.5.6 Each Obligor must ensure that all buildings, plant, machinery, fixtures and fittings on each Mortgaged Property are in, and maintained in good and substantial repair and condition and, as appropriate, in good working order.

- 7.5.7 No Obligor shall carry out, or allow to be carried out, any demolition, construction, structural alterations or additions, development or other similar operations in respect of any part of any Mortgaged Property.

**7.6 Credit balances, book debts and receipts**

- 7.6.1 Each Obligor must get in and realise its book and other debts and other moneys due and owing to it in the ordinary course of its business and hold the proceeds of the getting in and realisation (until payment into a Designated Account if required in accordance with paragraph 7.6.2 below) on trust for the Security Agent.
- 7.6.2 Each Obligor must, except to the extent that the Security Agent otherwise agrees, immediately pay all the proceeds of the getting in and realisation into a Designated Account specified by the Security Agent. Any such moneys standing to the credit of a Designated Account may be applied by the Security Agent in payment of any amount due but unpaid to a Secured Party under this Deed.
- 7.6.3 Each Obligor must, if called to do so by the Security Agent, execute a legal assignment of its book debts in such terms as the Security Agent may require and give notice of that assignment to the debtors from whom the book debts are due, owing or incurred.

**7.7 Intellectual property rights**

Each Obligor must preserve and maintain the subsistence and validity of the Intellectual Property Rights necessary for its business.

**7.8 Preservation of assets**

No Obligor shall do, cause or permit to be done or omit to do anything which may in any way depreciate, jeopardise or otherwise prejudice the value or marketability of any of the Security Assets.

**7.9 Access**

If an Event of Default is continuing or the Security Agent reasonably suspects that an Event of Default is continuing, each Obligor must permit the Security Agent and/or its delegates access at all reasonable times and on reasonable notice at the risk and cost of the Obligor to the premises (including, without limitation, any Mortgaged Property), assets, books, accounts and records of the Obligor.

**8 INVESTMENTS**

- 8.1 Subject to the First Ranking Debenture, after any Security created by this Deed has become enforceable:
- 8.1.1 the voting rights, powers and other rights in respect of its Investments may be exercised by the Security Agent (in the name of the relevant Obligor and without any further consent or authority on the part of the Obligor); and
- 8.1.2 each Obligor must hold all dividends, distributions or other income paid or payable in relation to any of its Investments on trust for the Security Agent and pay the same immediately upon receipt to the Security Agent or as it may direct.

**9 WHEN SECURITY BECOMES ENFORCEABLE**

**9.1 Event of Default**

The Security created by this Deed will become immediately enforceable if an Event of Default occurs and is continuing.

## 9.2 **Discretion**

After any Security created by this Deed has become enforceable, the Security Agent may enforce all or any part of any Security created by this Deed in any manner it sees fit.

## 9.3 **Statutory powers**

The power of sale and other powers conferred by section 101 of the LPA 1925, as amended by this Deed, will be immediately exercisable at any time after any Security created by this Deed has become enforceable.

## 9.4 **Investigations**

Following the occurrence of an Event of Default, the Security Agent may initiate an investigation of, and/or instruct any report (accounting, legal, valuation or other) on the business and affairs of any Obligor which it considers necessary to ascertain the financial position of any Obligor. All fees and expenses incurred by the Security Agent in connection with such investigations shall be payable by the Obligors and the Obligors consent to the provision by the Security Agent of all information in relation to the Obligors which the Security Agent provides to any person in relation to the preparation of any such report.

## 9.5 **Power to remedy**

If at any time any Obligor does not comply with any of its obligations under this Deed, the Security Agent may (but shall not be obliged to) rectify such default and the Obligor irrevocably authorises the Security Agent, its employees and agents, at the **Obligors'** expense, to do all such things as are necessary or desirable to rectify such default.

# 10 **ENFORCEMENT OF SECURITY**

## 10.1 **General**

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

10.1.2 Section 103 of the LPA 1925 (restricting the power of sale) and section 93 of the LPA 1925 (restricting the right of consolidation) do not apply to any Security created by this Deed.

10.1.3 The statutory powers of leasing conferred on the Security Agent are extended so as to authorise the Security Agent to lease, make agreements for leases, accept surrenders of leases and grant options as the Security Agent may think fit and without the need to comply with any provision of section 99 or section 100 of the LPA 1925.

## 10.2 **No liability as mortgagee in possession**

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

## 10.3 **Privileges**

The Security Agent and each Receiver is entitled to all the rights, powers, privileges and immunities conferred by the LPA 1925 on mortgagees and receivers duly appointed under the LPA 1925, except that section 103 of the LPA 1925 does not apply.

#### 10.4 **Protection of third parties**

No person (including a purchaser) dealing with the Security Agent or a Receiver or its or his/her agents will be concerned to enquire:

10.4.1 whether the Secured Liabilities have become payable;

10.4.2 whether any power which the Security Agent or a Receiver is purporting to exercise has become exercisable or is being properly exercised;

10.4.3 whether any money remains due to the Security Agent; or

10.4.4 how any money paid to the Security Agent or to that Receiver is to be applied.

#### 10.5 **Redemption of prior mortgages**

At any time after any Security created by this Deed has become enforceable, the Security Agent may: redeem any prior Security against any Security Asset; and/or procure the transfer of that Security to itself; and/or settle and pass the accounts of the prior mortgagee, chargee or encumbrancer; any accounts so settled and passed will be, in the absence of manifest error, conclusive and binding on the Obligor.

#### 10.6 **Financial collateral**

10.6.1 To the extent that the Security Assets constitute "financial collateral" and this Deed and the obligations of the Obligor under this Deed constitute a "security financial collateral arrangement" (in each case, for the purpose of and as defined in the Financial Collateral Arrangements (No. 2) Regulations 2003), the Security Agent will have the right after any Security created by this Deed has become enforceable to appropriate all or any part of that financial collateral in or towards the satisfaction of the Secured Liabilities.

10.6.2 Where any financial collateral is appropriated:

- a) if it is listed or traded on a recognised exchange, its value will be taken as being the value at which it could have been sold on the exchange on the date of appropriation; or
- b) in any other case, its value will be such amount as the Security Agent reasonably determines having taken into account advice obtained by it from an independent commercial property adviser, investment bank or accountancy firm of national standing selected by it,

and each Secured Party will give credit for the proportion of the value of the financial collateral appropriated to its use.

### 11 **RECEIVER**

#### 11.1 **Appointment of Receiver**

11.1.1 Except as provided below, the Security Agent may appoint any one or more persons to be a Receiver of all or any part of the Security Assets if any Security created by this

Deed has become enforceable or any Obligor so requests to the Security Agent at any time.

11.1.2 Except as provided below, any restriction imposed by law on the right of a mortgagee to appoint a Receiver (including under section 109(1) of the LPA 1925) does not apply to this Deed.

11.1.3 The Security Agent is not entitled to appoint a Receiver solely as a result of the obtaining of a moratorium (or anything done with a view to obtaining a moratorium) under Part A1 of the Insolvency Act 1986 other than in respect of a floating charge referred to in subsection (4) of section A52 of Part A1 of the Insolvency Act 1986.

11.1.4 The Security Agent may not appoint an administrative receiver (as defined in section 29(2) of the Insolvency Act 1986) over the Security Assets if the Security Agent is prohibited from so doing by section 72A of the Insolvency Act 1986 and no exception to the prohibition on appointing an administrative receiver applies.

11.1.5 The power to appoint a Receiver conferred by this Deed shall be in addition to all statutory and other powers of the Security Agent under the Insolvency Act 1986, the LPA 1925 or otherwise.

## 11.2 **Removal**

The Security Agent may by writing under its hand (subject to any requirement for an order of the court in the case of an administrative receiver) remove any Receiver appointed by it and may, whenever it thinks fit, appoint a new Receiver in the place of any Receiver whose appointment may for any reason have terminated.

## 11.3 **Remuneration**

The Security Agent may fix the remuneration of any Receiver appointed by it and the maximum rate specified in section 109(6) of the LPA 1925 will not apply.

## 11.4 **Agent of the Obligors**

11.4.1 A Receiver will be deemed to be the agent of the Obligors for all purposes and accordingly will be deemed to be in the same position as a Receiver duly appointed by a mortgagee under the LPA 1925. The Obligors themselves are responsible for any contracts, engagements, acts, omissions, defaults and losses of a Receiver and for any liabilities incurred by a Receiver.

11.4.2 No Secured Party will incur any liability (either to the Obligor or to any other person) by reason of the appointment of a Receiver or for any other reason.

## 11.5 **Relationship with the Security Agent**

To the fullest extent allowed by law, any right, power or discretion conferred by this Deed (either expressly or impliedly) or by law on a Receiver may, after any Security created by this Deed becomes enforceable, be exercised by the Security Agent in relation to any Security Asset without first appointing a Receiver and notwithstanding the appointment of a Receiver.

# 12 **POWERS OF RECEIVER**

## 12.1 **General**

12.1.1 A Receiver has all of the rights, powers and discretions set out below in this Clause 12 in addition to those conferred on it by any law. This includes:

- a) in the case of an administrative receiver, all the rights, powers and discretions conferred on an administrative receiver under the Insolvency Act 1986; and
- b) otherwise, all the rights, powers and discretions conferred on a receiver (or a receiver and manager) under the LPA 1925 and the Insolvency Act 1986.

12.1.2 If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing him/her states otherwise) exercise all of the powers conferred on a Receiver under this Deed individually and to the exclusion of any other Receiver.

## 12.2 Possession

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

## 12.3 Carry on business

A Receiver may carry on any business of any Obligor in any manner he/she thinks fit.

## 12.4 Employees

12.4.1 A Receiver may appoint and discharge managers, officers, agents, accountants, servants, workmen and others for the purposes of this Deed upon such terms as to remuneration or otherwise as he/she thinks fit.

12.4.2 A Receiver may discharge any person appointed by any Obligor.

## 12.5 Borrow money

A Receiver may raise and borrow money either unsecured or on the security of any Security Asset either in priority to any Security created by this Deed or otherwise and generally on any terms and for whatever purpose which he/she thinks fit.

## 12.6 Sale of assets

12.6.1 A Receiver may sell, exchange, convert into money and realise any Security Asset by public auction or private contract and generally in any manner and on any terms which he/she thinks fit.

12.6.2 The consideration for any such transaction may consist of cash or non-cash consideration and any such consideration may be payable in a lump sum or by instalments spread over any period which he/she thinks fit.

12.6.3 Fixtures, other than landlord's fixtures, may be severed and sold separately from the property containing them without the consent of any Obligor.

## 12.7 Leases

A Receiver may let any Security Asset for any term and at any rent (with or without a premium) which he/she thinks fit and may accept a surrender of any lease or tenancy of any Security Asset on any terms which he/she thinks fit (including the payment of money to a lessee or tenant on a surrender).

12.8 **Compromise**

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

12.9 **Legal actions**

A Receiver may bring, prosecute, enforce, defend and abandon any action, suit or proceedings in relation to any Security Asset which he/she thinks fit.

12.10 **Receipts**

A Receiver may give a valid receipt for any moneys and execute any assurance or thing which may be proper or desirable for realising any Security Asset.

12.11 **Subsidiaries**

A Receiver may form a Subsidiary of any Obligor and transfer to that Subsidiary any Security Asset.

12.12 **Delegation**

A Receiver may delegate his/her powers in accordance with this Deed.

12.13 **Lending**

A Receiver may lend money or advance credit to any person.

12.14 **Protection of assets**

A Receiver may:

12.14.1 effect any repair or insurance and do any other act which an Obligor might do in the ordinary conduct of its business to protect or improve any Security Asset;

12.14.2 commence and/or complete any building operation; and

12.14.3 apply for and maintain any planning permission, building regulation approval or any other Authorisation,

in each case as he/she thinks fit.

12.15 **Exercise of rights**

A Receiver may exercise all powers, rights and/or obligations under any contract or agreement forming part of the Security Assets, including, without limitation, all voting and other rights attaching to the Investments.

12.16 **Other powers**

A Receiver may:

12.16.1 do all other acts and things which he/she may consider necessary or desirable for realising any Security Asset or incidental or conducive to any of the rights, powers or discretions conferred on a Receiver under or by virtue of this Deed or law;

12.16.2 exercise in relation to any Security Asset all the powers, authorities and things which he/she would be capable of exercising if he/she were the absolute beneficial owner of that Security Asset; and

12.16.3 use the name of any Obligor for any of the above purposes.

### **13 APPLICATION OF PROCEEDS**

#### **13.1 Order of application**

13.1.1 Subject to Clause 13.2 (*Appropriations*), all amounts from time to time received or recovered by the Security Agent or any Receiver pursuant to the terms of this Deed or in connection with the realisation or enforcement of all or part of any Security created by this Deed will be held by the Security Agent on trust to apply them at any time as the Security Agent (in its discretion) sees fit, to the extent permitted by applicable law (and subject to the provisions of this Clause 13), in the following order of priority:

- a) in discharging any sums owing to the Security Agent, any Receiver or any of its delegates;
- b) in discharging all costs and expenses incurred by the Creditors in connection with any realisation or enforcement of any Security created by this Deed taken in accordance with the terms of this Deed;
- c) in discharging the Secured Liabilities (in accordance with the terms of the Finance Documents);
- d) if no Obligor is under any further actual or contingent liability under any Finance Document, in payment or distribution to any person to whom the Security Agent is obliged to pay or distribute in priority to any Obligor; and
- e) the balance, if any, in payment or distribution to the relevant Obligor.

13.1.2 This Clause 13 is subject to the payment of any claims having priority over any Security created by this Deed.

#### **13.2 Appropriations**

Until all amounts which may be or become payable by the Obligors under or in connection with the Finance Documents have been irrevocably paid in full, each Secured Party (or any trustee or agent on its behalf) may without affecting the liability of any Obligor under this Deed:

13.2.1 refrain from applying or enforcing any other monies, 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 Obligor shall be entitled to the benefit of the same; and

13.2.2 hold in a suspense account any moneys received from any Obligor or on account of **any Obligor's** liability under or in connection with this Deed.

### **14 INTEREST**

14.1 If an Obligor fails to pay any amount payable by it under this Deed on its due date, interest shall accrue on the overdue amount from the due date up to the date of actual payment (both before



and after judgment) at the Default Rate. Any interest accruing under this Clause 14 shall be immediately payable by the Obligors on demand by the Security Agent.

- 14.2 Any interest accruing under this Clause 14 will accrue from day to day and is calculated on the basis of the actual number of days elapsed and a year of 365 days. If unpaid, any such interest shall be compounded with the overdue amount on the last Business Day of each month but will remain immediately due and payable.

## **15 EXPENSES AND INDEMNITIES**

- 15.1 Each Obligor must, within three Business Days of demand, pay to each Secured Party the amount of all costs and expenses (including legal fees) incurred by that Secured Party in connection with the enforcement of, or the preservation of any rights under, this Deed or any Security created by this Deed and with any proceedings instituted by or against the Security Agent as a consequence of it entering into this Deed, taking or holding the Security created by this Deed, or enforcing those rights.
- 15.2 Each Obligor must immediately on demand pay to each Secured Party the amount of all other costs and expenses (including legal fees) incurred by that Secured Party in the creation, registration, perfection, enforcement, discharge and/or assignment of this Deed, including any arising from any actual or alleged breach by any person of any law or regulation, and keep each Secured Party indemnified against any failure or delay in paying those costs or expenses.

## **16 DELEGATION**

- 16.1 The Security Agent or any Receiver may, at any time, delegate by power of attorney or otherwise to any person for any period all or any right, power, authority or discretion exercisable by it under this Deed.
- 16.2 Any such delegation may be made upon any terms and conditions (including the power to sub-delegate) and subject to any restrictions that the Security Agent or that Receiver (as the case may be) may, in its discretion, think fit in the interests of the Secured Parties.
- 16.3 Neither the Security Agent nor any Receiver shall be bound to supervise, or be in any way responsible for any damages, costs or losses incurred by reason of any misconduct, omission or default on the part of, any such delegate or sub-delegate.

## **17 FURTHER ASSURANCES**

- 17.1 Each Obligor must promptly, at its own expense, take whatever action the Security Agent or a Receiver may require for creating, perfecting or protecting any security over any Security Asset or facilitating the realisation of any Security Asset, or the exercise of any right, power or discretion exercisable, by the Security Agent or any Receiver or any of their respective delegates or sub-delegates in respect of any Security Asset.
- 17.2 The action that may be required under paragraph 17.1 above includes:
- 17.2.1 the execution of any mortgage, charge, transfer, conveyance, assignment or assurance of any asset whether to the Security Agent or to its nominees; and
- 17.2.2 the giving of any notice, order or direction and the making of any filing or registration, which, in any such case, the Security Agent may consider necessary or desirable.

**18 POWER OF ATTORNEY**

Each Obligor, by way of security, irrevocably and severally appoints the Security Agent, each Receiver and any of their respective delegates or sub-delegates to be its attorney with the full power and authority of the Obligor to execute, deliver and perfect all deeds, instruments and other documents in its name and otherwise on its behalf and to do or cause to be done all acts and things, in each case which may be required or which any attorney may in its absolute discretion deem necessary for carrying out any obligation of any Obligor under or pursuant to this Deed or generally for enabling the Security Agent or any Receiver to exercise the respective powers conferred on them under this Deed or by law. Each Obligor ratifies and confirms whatever any attorney does or purports to do under its appointment under this Clause 18.

**19 PRESERVATION OF SECURITY****19.1 Continuing Security**

The guarantee and Security created by this Deed are a continuing guarantee and security and will extend to the ultimate balance of the Secured Liabilities regardless of any intermediate payment or discharge in whole or in part.

**19.2 Further advances**

Any obligation of any Creditors to make further advances to any Obligor is deemed to be incorporated in this Deed.

**19.3 Additional security**

19.3.1 This Deed is in addition to and is not in any way prejudiced by any other Security now or subsequently held by any Secured Party.

19.3.2 No prior Security held by any Secured Party (in its capacity as such or otherwise) over any Security Assets will merge into the Security created or expressed to be created in favour of the Security Agent pursuant to this Deed.

**19.4 Waiver of defences**

The obligations of each Obligor under this Deed will not be affected by any act, omission or thing which, but for this provision, would reduce, release or prejudice any of its obligations under this Deed (whether or not known to it or any Secured Party). This includes (without limitation):

19.4.1 any time or waiver granted to, or composition with, any Obligor or other person;

19.4.2 the release of any other Obligor or any other person under the terms of any composition or arrangement with any creditor of any Obligor;

19.4.3 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 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;

19.4.4 any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of any Obligor or any other person;

19.4.5 any amendment, novation, supplement, extension, restatement (however fundamental and whether or not more onerous) or replacement of a Finance Document or any other document or Security including, without limitation, any change in the purpose of, any extension of or increase in any facility or the addition of any new facility under any Finance Document or other document or Security;

19.4.6 any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or Security; or

19.4.7 any insolvency or similar proceedings.

#### 19.5 **Immediate recourse**

Each Obligor waives any rights it may have of first requiring the Security Agent (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 Obligor under this Deed. This waiver applies irrespective of any law or any provision of any document to the contrary.

#### 19.6 **Deferral of Obligors' rights**

Until the Secured Liabilities and all other amounts which may be or become payable by the Obligors under or in connection with this Deed have been irrevocably paid in full and unless the Security Agent otherwise directs, no Obligor will exercise any rights which it may have by reason of performance by it of its obligations under this Deed or by reason of any amount being payable, or liability arising, under this Deed:

19.6.1 to be indemnified by an Obligor;

19.6.2 to claim any contribution from any other guarantor of the Secured Liabilities;

19.6.3 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 this Deed or of any other guarantee or Security taken pursuant to, or in connection with, the Secured Liabilities by the Secured Parties;

19.6.4 to bring legal or other proceedings for an order requiring any Obligor to make any payment, or perform any obligation, in respect of which any Obligor has given a guarantee, undertaking or indemnity under this Deed or otherwise in relation to the Secured Liabilities;

19.6.5 to exercise any right of set-off against any Obligor; and/or

19.6.6 to claim or prove as a creditor of any Obligor in competition with any Secured Party.

If an Obligor 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 the Secured Liabilities and all other amounts which may be or become payable to the Secured Parties by the Obligors under or in connection with this Deed to be repaid in full on trust for the Security Agent and shall promptly pay or transfer the same to the Security Agent or as the Security Agent may direct for application in accordance with this Deed.

#### 19.7 **New accounts**

If any subsequent charge or other interest affects any Security Asset, a Secured Party may open a new account with any Obligor. If that Secured Party does not open a new account, it will nevertheless be treated as if it had done so at the time when it received or was deemed to

have received notice of that charge or other interest. As from that time all payments made to that Secured Party will be credited or be treated as having been credited to the new account and will not operate to reduce any Secured Liability.

## **20 CHANGES TO THE PARTIES**

### **20.1 Assignment and transfers by the Security Agent**

20.1.1 Subject to the terms of the Intercreditor Deed, the Security Agent may assign any of its rights or transfer by novation any of its rights and obligations under this Deed.

20.1.2 The Security Agent shall be entitled to disclose such information concerning the Obligors and this Deed as the Security Agent considers appropriate to any actual or proposed direct or indirect successor and to any person to whom information may be required to be disclosed by any applicable law or regulation.

### **20.2 Assignment and transfers by the Obligors**

No Obligor may assign any of its rights or transfer any of its rights or obligations under this Deed.

### **20.3 Additional Obligors**

20.3.1 **The Obligors' Agent may request that any of its Subsidiaries become an Additional Obligor.** That Subsidiary shall become an Additional Obligor if:

- a) **the Obligors' Agent and the proposed Additional Obligor deliver to the Security Agent** a duly completed and executed Accession Deed; and
- b) the Security Agent has received all of the documents and other evidence listed in Part 2 of Schedule 3 (*Additional Obligors*) in relation to that Additional Obligor, each in form and substance satisfactory to the Security Agent.

20.3.2 The Security Agent **shall notify the Obligors' Agent promptly upon being satisfied that** it has received (in form and substance satisfactory to it) all the documents and evidence listed in Part 2 of Schedule 3 (*Additional Obligors*).

20.3.3 With effect from the date of notification by the Security Agent under Clause 20.3.2 above, the Additional Obligor shall assume the same obligations and become entitled to the same rights as if it had been a party to this Deed as an Obligor.

## **21 MISCELLANEOUS**

### **21.1 No deductions and tax gross-up**

21.1.1 All payments to be made by any Obligor under this Deed shall be made in freely available funds and in sterling and shall be calculated and be made without (and free and clear of any deduction for) set-off, counterclaim or deduction on account of Tax.

21.1.2 If a Tax deduction is required by law to be made by any Obligor, the amount of the payment due from the Obligor shall be increased to an amount which (after making any Tax deduction) leaves an amount equal to the payment which would have been due if no Tax deduction had been required.

### **21.2 Perpetuity period**

The perpetuity period under the rule against perpetuities, if applicable to this Deed, shall be the period of 125 years from the date of this Deed.

### 21.3 **No liability**

21.3.1 None of the Security Agent, its delegate(s) nominee(s) or any Receiver or its delegate(s) shall be liable for any loss by reason of (a) taking any action permitted by this Deed or (b) any neglect or default in connection with the Security Assets or (c) taking possession of or realising all or any part of the Security Assets, except in the case of gross negligence or wilful default upon its part.

21.3.2 The Security Agent will not be required in any manner to perform or fulfil any obligation of any Obligor, make any payment, make any enquiry as to the nature or sufficiency of any payment received by it or present or file any claim or take any action to collect or enforce the payment of any amount.

21.3.3 The Security Agent shall not be liable either to any Obligor or to any other person by reason of the appointment of a Receiver or delegate or for any other reason.

21.3.4 Neither the Security Agent nor the Receiver or any of their respective delegates will be in any way liable or responsible to any Obligor for any loss or liability arising from any act, default, omission or misconduct on the part of any delegate or sub-delegate.

### 21.4 **Certificates**

Any certification or determination by a Secured Party of a rate or amount under this Deed is, in the absence of manifest error, conclusive evidence of the matters to which it relates.

## 22 **RELEASE**

At the end of the Security Period, the Security Agent must, at the request and cost of the Obligors, take whatever action is necessary to release the Security Assets from any Security created by this Deed.

## 23 **SET-OFF**

A Secured Party may set-off any matured obligation due from any Obligor under this Deed (to the extent beneficially owned by that Secured Party) against any matured obligation owed by that Secured Party to the Obligor, regardless of the place of payment, booking branch or currency of either obligation. If the obligations are in different currencies, the Secured Party may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the set-off.

## 24 **OBLIGORS' AGENT**

24.1 Each Obligor (other than the **Obligors' Agent**) by its execution of this Deed or an **Accession Deed** irrevocably appoints the **Obligors' Agent** (acting through one or more authorised signatories) to act on its behalf as its agent in relation to this Deed and irrevocably authorises:

24.1.1 **the Obligors' Agent on its behalf to give all notices and instructions, to make such agreements and to effect the relevant amendments, supplements and variations capable of being given, made or effected by any Obligor (including any Accession Deed) notwithstanding that they may affect the Obligor, without further reference to or the consent of that Obligor; and**

24.1.2 the Security Agent to give any notice, demand or other communication to that Obligor **pursuant to this Deed to the Obligors' Agent,**

and in each case the Obligor shall be bound as though the Obligor itself had given the notices and instructions or executed or made the agreements or effected the amendments, supplements or variations, or received the relevant notice, demand or other communication.

## **25 NOTICES**

### **25.1 Communications in writing**

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

### **25.2 Addresses**

The address (and the department or officer, if any, for whose attention the communication is to be made) of each Party for any communication or document to be made or delivered under or in connection with this Deed is:

25.2.1 in the case of the Obligors:

Address: Unit 5 The Spendlove Centre, Enstone Road, Charlbury, Oxfordshire, England, OX7 3PQ;

Attention: Andrew Hulbert;

25.2.2 in the case of the Security Agent:

Address: Time Central, 32 Gallowgate, Newcastle upon Tyne, NE1 4SN

Attention: Peter Hodson,

or any substitute address, department or officer as one Party may notify to the other Party by **not less than five Business Days' notice.**

### **25.3 Delivery**

25.3.1 Any communication or document made or delivered by one person to another under or in connection with this Deed will only be effective when it has been left at the relevant address or five Business Days after being deposited in the post (postage prepaid) in an envelope addressed to the relevant person at that address, and, if a particular department or officer is specified as part of its address details provided under Clause 25.2 (*Addresses*), if addressed to that department or officer.

25.3.2 Any communication or document to be made or delivered to the Security Agent will be effective only when actually received by the Security Agent and then only if it is expressly marked for the attention of the department or officer identified with the **Security Agent's** details provided under Clause 25.2 (*Addresses*) (or any substitute department or officer as the Security Agent shall specify for this purpose).

## **26 PARTIAL INVALIDITY**

26.1 If, at any time, any provision of this Deed is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the

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

- 26.2 If any part of the Security created or expressed to be created in favour of the Security Agent pursuant to this Deed is invalid, unenforceable or ineffective for any reason, that shall not affect or impair any other part of Security created or expressed to be created in favour of the Security Agent pursuant to this Deed.

## **27 REMEDIES AND WAIVERS**

No failure to exercise, nor delay in exercising, on the part of the Security Agent, any right or remedy under this Deed shall operate as a waiver of any such right or remedy or constitute an election to affirm this Deed. No election to affirm this Deed on the part of the Security Agent shall be effective unless it is in writing. No single or partial exercise of any right or remedy shall prevent any further or other exercise of that right or remedy or the exercise of any other right or remedy. The rights and remedies provided in this Deed are cumulative and not exclusive of any rights or remedies provided by law.

## **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 JURISDICTION**

- 30.1 The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute regarding the existence, validity or termination of this Deed or any non-contractual obligation arising out of or in connection with this Deed) (a "**Dispute**").
- 30.2 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.
- 30.3 Notwithstanding Clause 30.1 above, no Secured Party shall be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Secured Parties may take concurrent proceedings in any number of jurisdictions.

**THIS DEED** has been signed on behalf of the Security Agent and **EXECUTED AS A DEED** by each of the Obligors and is delivered by them on the date specified at the beginning of this Deed.

**SCHEDULE 1  
THE OBLIGORS**

<b>Company name</b>	<b>Place of incorporation</b>	<b>Registered number</b>	<b>Registered office address</b>
Alpha Group Topco Limited	England and Wales	13212534	Unit 5 The Spendlove Centre, Enstone Road, Charlbury, Oxfordshire, England, OX7 3PQ
Alpha Group Midco Limited	England and Wales	13217249	Unit 5 The Spendlove Centre, Enstone Road, Charlbury, Oxfordshire, England, OX7 3PQ
Alpha Group Bidco Limited	England and Wales	13220128	Unit 5 The Spendlove Centre, Enstone Road, Charlbury, Oxfordshire, England, OX7 3PQ
Pareto Facilities Management Limited	England and Wales	09070750	Unit 5 The Spendlove Centre, Enstone Road, Charlbury, Oxfordshire, England, OX7 3PQ
Support Maintenance Services Limited	England and Wales	09299949	Unit 5 The Spendlove Centre, Enstone Road, Charlbury, Oxfordshire, England, OX7 3PQ



**SCHEDULE 2  
SPECIFIED ASSETS**

**REAL PROPERTY**

Intentionally left blank.

**INVESTMENTS**

Intentionally left blank.

**PLANT AND MACHINERY**

Intentionally left blank.

**ACCOUNTS**

Intentionally left blank.

**INTELLECTUAL PROPERTY RIGHTS**

Intentionally left blank.

**CONTRACTS**

Intentionally left blank.

### SCHEDULE 3

#### ADDITIONAL OBLIGORS

#### PART 1 - FORM OF ACCESSION DEED

**This Deed** is made on the                      day of                      20[●]

**Between:**

- (1) [●], a company incorporated in England and Wales (company number [●]) whose registered office is at [●] (the "Acceding Obligor");
- (2) **ALPHA GROUP TOPCO LIMITED**, a company incorporated in England and Wales (Registered number 13212534) whose registered office is at Unit 5 The Spendlove Centre, Enstone Road, Charlbury, Oxfordshire, England, OX7 3PQ (the "Obligors' Agent") for itself and on behalf of each of the existing Obligors; and
- (3) **NVM PRIVATE EQUITY LLP**, a limited liability partnership incorporated in England and Wales (Registered number OC392261) whose registered office is at Time Central, 32 Gallowgate, Newcastle upon Tyne, NE1 4SN as security trustee for the Secured Parties (as defined below) (the "Security Agent").

**Background**

This Accession Deed is supplemental to a Composite Guarantee and Debenture dated [●] between the Obligors' Agent and others and the Security Agent (as supplemented and amended from time to time, the "Composite Guarantee and Debenture") and shall take effect as an Accession Deed for the purposes of the Composite Guarantee and Debenture.

It is agreed as follows:

**1 Definitions and interpretation**

- 1.1 Terms defined in the Composite Guarantee and Debenture have the same meaning when used in this Accession Deed unless given a different meaning in this Accession Deed.
- 1.2 The provisions of clauses 1.2 (*Construction*) to **Error! Reference source not found.** (*Third party rights*) of the Composite Guarantee and Debenture apply to this Accession Deed as though they were set out in full in this Accession Deed except that references to the Composite Guarantee and Debenture will be construed as references to this Accession Deed.
- 1.3 In this Accession Deed, "**Additional Security Assets**" means any asset of the Acceding Obligor which is, or is expressed to be, subject to any Security created by this Accession Deed.
- 1.4 From the date of this Accession Deed, references within the Composite Guarantee and Debenture to "Security Assets" shall be construed so as to extend to and include the Additional Security Assets.
- 1.5 The Composite Guarantee and Debenture continues and remains in full force and effect and this Accession Deed shall be read and construed as one with the Composite Guarantee and Debenture so that all references to "this Deed" in the Composite Guarantee and Debenture shall include reference to this Accession Deed.

- 1.6 It is intended that this document takes effect as a deed notwithstanding the fact that a Party may only execute this document under hand.

## **2 Accession of the Acceding Obligor**

The Acceding Obligor agrees to be an Additional Obligor and agrees to be bound by the terms of the Composite Guarantee and Debenture as an Additional Obligor pursuant to clause 20.3 (*Additional Obligors*) of the Composite Guarantee and Debenture.

## **3 Creation of security**

Without prejudice to the generality of Clause 2 above:

### **3.1 Real property**

3.1.1 The Acceding Obligor charges:

- a) by way of a first legal mortgage all estates or interests in any freehold or leasehold property now owned by it; this includes the real property (if any) specified in the Schedule to this Accession Deed; and
- b) (to the extent that they are not the subject of a mortgage under paragraph a) above) by way of a first fixed charge all estates or interests in any freehold or leasehold property now or subsequently owned by it.

3.1.2 A reference in this Clause 3 to a mortgage or charge of any freehold or leasehold property includes:

- a) all buildings, fixtures, fittings and fixed plant and machinery on that property; and
- b) the benefit of any covenants for title given or entered into by any predecessor in title of the Acceding Obligor in respect of that property or any moneys paid or payable in respect of those covenants.

### **3.2 Investments**

The Acceding Obligor charges by way of a first fixed charge its interest in all its Investments.

### **3.3 Plant and machinery**

To the extent that they are not the subject of a mortgage or a first fixed charge under Clause 3.1 (*Real property*), the Acceding Obligor charges:

- 3.3.1 by way of a first fixed charge, all plant and machinery (if any) specified in the Schedule to this Accession Deed or the schedule to any Supplemental Debenture and its interest in any such plant and machinery; and
- 3.3.2 (to the extent that they are not the subject of a fixed charged under Clause 3.3.1 above) by way of a first fixed charge all plant and machinery owned by it and its interest in any plant or machinery in its possession.

### **3.4 Credit balances**

3.4.1 The Acceding Obligor charges by way of a first fixed charge, all of its rights in respect of any Designated Account, any amount standing to the credit of any Relevant Account and the debt represented by it.

3.4.2 The Acceding Obligor charges by way of a first fixed charge, all of its rights in respect of any account it has with any person other than the accounts referred to in Clause 3.4.1 above, any amount standing to the credit of any such account and the debt represented by it.

### 3.5 **Intellectual Property**

3.5.1 The Acceding Obligor charges by way of a first fixed charge all of its Intellectual Property specified in the Schedule to this Accession Deed.

3.5.2 The Acceding Obligor charges by way of a first fixed charge all of its Intellectual Property other than the Intellectual Property referred to in Clause 3.5.1 above.

### 3.6 **Book debts etc.**

The Acceding Obligor charges by way of a first fixed charge:

3.6.1 all of its book and other debts;

3.6.2 all other moneys due and owing to it; and

3.6.3 the benefit of all rights in relation to any item under Clauses 3.6.1 to 3.6.2 above.

### 3.7 **Insurances**

3.7.1 The Acceding Obligor assigns absolutely, subject to a proviso for re-assignment on redemption, all of its rights under any contract or policy of insurance taken out by it or **on its behalf or in which it has an interest (together, the "Insurance Rights")**.

3.7.2 To the extent that they have not been effectively assigned under Clause 3.7.1 above, the Acceding Obligor charges by way of a first fixed charge all of its Insurance Rights.

### 3.8 **Other contracts**

3.8.1 The Acceding Obligor:

a) assigns absolutely, subject to a proviso for re-assignment on redemption, all of its rights:

i under each of the contracts (if any) specified in the Schedule to this Accession Deed; and

ii under any document, agreement or instrument to which it and any nominee or trustee is party in respect of an Investment; and

b) charges by way of a first fixed charge all of its rights under any other document, agreement or instrument to which it is a party except to the extent that it is subject to any fixed security created under any other term of this Clause 3.

3.8.2 To the extent that they have not been effectively assigned under paragraph a) of Clause 3.8.1 above, the Acceding Obligor charges by way of a first fixed charge all of its rights listed under paragraph a) of Clause 3.8.1 above.

### 3.9 **Miscellaneous**

The Acceding Obligor charges by way of first fixed charge:

- 3.9.1 its goodwill;
- 3.9.2 the benefit of any Authorisation (statutory or otherwise) held in connection with its use of any of its Security Assets;
- 3.9.3 the right to recover and receive compensation which may be payable to it in respect of any Authorisation referred to in Clause 3.9.2 above;
- 3.9.4 its uncalled capital; and
- 3.9.5 the benefit of all rights in relation to any item under Clauses 3.9.1 to 3.9.4 above.

### 3.10 **Floating charge**

- 3.10.1 The Acceding Obligor charges by way of a first floating charge all its assets not otherwise effectively mortgaged, charged or assigned by way of fixed mortgage, fixed charge or assignment under this Clause 3.
- 3.10.2 The provisions of clauses **Error! Reference source not found.** to **Error! Reference source not found.** of the Composite Guarantee and Debenture apply to this Deed as though references to:
  - a) **"an Obligor" were to the Acceding Obligor; and**
  - b) clause 2.11 (*Floating charge*) of the Composite Guarantee and Debenture were to 3.10.1 of this Deed.
- 3.10.3 The floating charge created by this Clause 3.10 (*Floating charge*) is a qualifying floating charge for the purpose of paragraph 14 of Schedule B1 to the Insolvency Act 1986.

## 4 **General**

- 4.1 The Acceding Obligor must pay or discharge the Secured Liabilities as and when the same are due.
- 4.2 All the security created under this Deed is created in favour of the Security Agent over present and future assets of the Obligors as security for the payment of all the Secured Liabilities and it is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.

## 5 **Perfection of Security**

The Acceding Obligor must take such action in accordance with Clause **Error! Reference source not found.** (*Perfection of Security*) of the Composite Guarantee and Debenture in respect of the Additional Security Assets as if the Additional Security Assets had been Security Assets on the date of the Composite Guarantee and Debenture.

## 6 **Representations**

- 6.1 The Acceding Obligor makes the representations and warranties set out in Clause **Error! Reference source not found.** (*Representations*) of the Composite Guarantee and Debenture

on the date of this Accession Deed as if references in that Clause to "this Deed" were to this Accession Deed.

## **7 Tacking**

The Security Agent must perform its obligations to each Obligor (including any obligation to make available further advances).

## **8 Miscellaneous**

- 8.1 Each existing Obligor agrees to the provision of this Accession Deed by the Acceding Obligor and agrees that the execution and performance of this Accession Deed by the Acceding Obligor will in no way reduce, release or prejudice any guarantee or Security given by any Obligor under the Composite Guarantee and Debenture.
- 8.2 The provisions of clauses **Error! Reference source not found.** (*Partial invalidity*), 28 (*Counterparts*) and **Error! Reference source not found.** (*Enforcement*) of the Composite Guarantee and Debenture apply to this Accession Deed as if set out in full in this Accession Deed but as though references to the Composite Guarantee and Debenture were references to this Accession Deed.
- 8.3 This Accession Deed and any non-contractual obligations arising out of or in connection with it shall be governed by English law

**THIS ACCESSION DEED** has been signed on behalf of the Security Agent and **EXECUTED AS A DEED by the Acceding Obligor and the Obligors' Agent and is delivered as a deed on the date specified** at the beginning of this Accession Deed.

**SCHEDULE TO ACCESSION DEED****REAL PROPERTY**

[Intentionally left blank/]

<b>Tenure</b>	<b>Description (address)</b>	<b>Title number</b>
[Freehold/Leasehold]	[Address of property / land]	[●]

**INVESTMENTS**

[Intentionally left blank/]

<b>Description</b>	<b>Issuer</b>
[[●] [ordinary] shares of [£1] each	[Name of company in which the shares / investments are held]

**PLANT AND MACHINERY**

[Intentionally left blank/]

<b>Description</b>	<b>Location</b>	<b>Landlord's name and address for notices (where relevant)</b>
[●]	[Address of location at which P&M is located]	[Required only where P&M is located anywhere other than <b>the Chargor's freehold / long leasehold property</b> ]

**DESIGNATED ACCOUNTS**

[Intentionally left blank/]

<b>Account number</b>	<b>Sort code</b>	<b>Account name</b>	<b>Bank</b>
[●]	[●]	[●]	[●]

**INTELLECTUAL PROPERTY**

[Intentionally left blank/]

<b>Description</b>	<b>Class / Type</b>	<b>Registration number (if any)</b>
[Description of IP]	[Trademark/Patent, Class]	[●]

**CONTRACTS**

[Intentionally left blank/]

Description	Contract counterparty	Counterparty's address for notices
[Description of contract inc. date]	[Name of entity who the contract is with]	[●]

[SIGNATORIES TO ACCESSION – TO BE EXECUTED AS A DEED BY THE ACCEDING OBLIGOR AND THE OBLIGORS' AGENT]



**PART 2**  
**CONDITIONS PRECEDENT REQUIRED TO BE**  
**DELIVERED BY AN ADDITIONAL OBLIGOR**

- 1 An Accession Deed executed by the Additional Obligor and the **Obligors' Agent**.
- 2 A copy of a resolution of the board of directors of the Additional Obligor:
  - a) approving the terms of, and the transactions contemplated by, the Accession Deed and resolving that it execute, deliver and perform the Accession Deed;
  - b) authorising a specified person or persons to execute the Accession Deed on its behalf; and
  - c) authorising a specified person or persons, on its behalf, to sign and/or despatch all other documents and notices to be signed and/or despatched by it under or in connection with the Accession Deed.
- 3 A copy of a resolution signed by all the holders of the issued shares of the Additional Obligor, approving the terms of, and the transactions contemplated by, the Accession Deed.
- 4 If available, the latest audited financial statements of the Additional Obligor.
- 5 Each notice required to be given under the terms of the Accession Deed, signed by the Additional Obligor.
- 6 A copy of any other authorisation or other document, opinion or assurance which the Lender considers to be necessary or desirable in connection with the entry into and performance of the transactions contemplated by the Accession Deed or for the validity and enforceability of the Accession Deed.

SIGNATORIES

Obligors

Executed as a deed by )  
**ALPHA GROUP TOPCO LIMITED** )  
acting by a director in the presence of: ) Director  
 ) Print name: **Andrew Hulbert**.....

DocuSigned by:  
Signature of witness )  
Print name (in BLOCK CAPITALS): **Andrew Holmes**.....  
Address: )

Executed as a deed by )  
**ALPHA GROUP MIDCO LIMITED** )  
acting by a director in the presence of: ) Director  
 ) Print name: **Andrew Hulbert**.....

DocuSigned by:  
Signature of witness )  
Print name (in BLOCK CAPITALS): **Andrew Holmes**.....  
Address: )

Executed as a deed by )  
**ALPHA GROUP BIDCO LIMITED** )  
acting by a director in the presence of: ) Director  
 ) **Print name: Andrew Hulbert**.....

Signature of witness )  
 )  
 )

Print name (in BLOCK CAPITALS): **Andrew Holmes**.....

Address:   
.....  
.....

Executed as a deed by )  
**PARETO FACILITIES MANAGEMENT LIMITED** )  
acting by a director in the presence of: ) Director  
 ) **Print name: Andrew Hulbert**.....

Signature of witness )  
 )  
 )

Print name (in BLOCK CAPITALS): **Andrew Holmes**.....

Address:   
.....  
.....

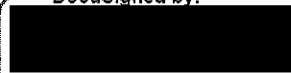



**Security Agent**

Executed as a deed by

**NVM PRIVATE EQUITY LLP**

)  
)  
)  
)

DocuSigned by:  
  
62698FBCA5F644B.....  
Member  
Print name: James Bryce

DocuSigned by:  
  
453DG2A7E6B7463.....  
Member  
Print name: David Rolfe