

106555/286 00

In accordance with
Sections 859A and
859J of the Companies
Act 2006

MR01

Particulars of a charge



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**
You may not use this form to
register a charge where
instrument Use form M

For further information, please



A08

A4I8JVUB

17/10/2015

#287

COMPANIES HOUSE

SATURDAY

This form **must be delivered to the Registrar for registration within 21 days** beginning with the day after the date of creation of the charge. If delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery

☒ You **must** enclose a certified copy of the instrument with this form. This will be scanned and placed on the public record. **Do not send the original**

1**Company details**

Company number / 0 9 5 1 1 1 6 3

Company name in full / KCC NOMINEE 2 (FC) LIMITED

3

For official use

→ **Filling in this form**

Please complete in typescript or in bold black capitals

All fields are mandatory unless specified or indicated by *

2**Charge creation date**

Charge creation date / d1 d4 m1 m0 y2 y0 y1 y5

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 BARCLAYS BANK PLC (as security trustee for the Secured Parties)

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

CHFP025

06/14 Version 2.0 Laserform International 6/14

MJ/BIRDP/315541/721346/71676637

MR01

Particulars of a charge

4 Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument

Please submit only a short description if there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument"

Please limit the description to the available space

Brief description

The property known as Fish & Coal Building, King's Cross, London shown edged red on "Property Plan 1" and "Property Plan 2" attached to a 999 year lease made between King's Cross Central (Trustee No 1) Limited and King's Cross Central (Trustee No 2) Limited (1) and KCC Nominee 1 (FC) Limited and KCC Nominee 2 (FC) Limited (2). For more details please refer to the instrument.

5 Other charge or fixed security

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

☒ 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 company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☒ Yes

☐ No

8 Trustee statement ①

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

☒

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 OLA Piper UK LLP X

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

MR01

Particulars of a charge



Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name Matthew Jeavons

Company name DLA Piper UK LLP

Address Victoria Square House

Victoria Square

Birmingham

Post town

County/Region

Postcode

B

2

4

D

L

Country

DX DX 13022 BIRMINGHAM 1

Telephone 0121 262 5622



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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9511163

Charge code: 0951 1163 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th October 2015 and created by KCC NOMINEE 2 (FC) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th October 2015.

Op

Given at Companies House, Cardiff on 23rd October 2015



Companies House



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



DATED 14 October

2015

(1) KCC NOMINEE 1 (FC) LIMITED AND KCC NOMINEE 2 (FC) LIMITED ACTING JOINTLY AS TRUSTEES OF THE FISH AND COAL TRUST, KCC NOMINEE 1 (G1PAV) LIMITED AND KCC NOMINEE 2 (G1PAV) LIMITED ACTING JOINTLY AS TRUSTEES OF THE G1 PAVILION TRUST, KCC NOMINEE 1 (GG) LIMITED AND KCC NOMINEE 2 (GG) LIMITED ACTING JOINTLY AS TRUSTEES OF THE GG TRUST, KCC NOMINEE 1 (MGS) LIMITED AND KCC NOMINEE 2 (MGS) LIMITED ACTING JOINTLY AS TRUSTEES OF THE MGS TRUST AND KCC NOMINEE 1 (WTS) LIMITED AND KCC NOMINEE 2 (WTS) LIMITED ACTING JOINTLY AS TRUSTEES OF THE WTS TRUST
as Chargors

- and -

(2) BARCLAYS BANK PLC
as Security Agent

SECURITY AGREEMENT



I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO s839G OF THE COMPANIES ACT 2006, THIS IS A TRUE, COMPLETE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT

DATE 16 October 2015

SIGNED DLA Piper UK LLP
DLA PIPER UK LLP

Laura Howard
Solicitor

CONTENTS

1	DEFINITIONS AND INTERPRETATION	1
2	COVENANT TO PAY	7
3	GRANT OF SECURITY	7
4	FIXED SECURITY	8
5	FLOATING CHARGE	10
6	CONVERSION OF FLOATING CHARGE	10
7	CONTINUING SECURITY	11
8	LIABILITY OF CHARGORS RELATING TO SECURITY ASSETS	11
9	ACCOUNTS	12
10	UNDERTAKINGS BY THE CHARGORS	12
11	POWER TO REMEDY	13
12	WHEN SECURITY BECOMES ENFORCEABLE	14
13	ENFORCEMENT OF SECURITY	14
14	RECEIVER	16
15	POWERS OF RECEIVER	17
16	APPLICATION OF PROCEEDS	19
17	SET-OFF	20
18	DELEGATION	20
19	FURTHER ASSURANCES	21
20	POWER OF ATTORNEY	22
21	CURRENCY CONVERSION	22
22	CHANGES TO THE PARTIES	22
23	MISCELLANEOUS	22
24	NOTICES	23
25	CALCULATIONS AND CERTIFICATES	24
26	PARTIAL INVALIDITY	24
27	REMEDIES AND WAIVERS	24
28	AMENDMENTS AND WAIVERS	24
29	COUNTERPARTS	24
30	RELEASE	24
31	GOVERNING LAW	25
	SCHEDULE 1 DETAILS OF SECURITY ASSETS	26
	Part 1 Real Property	26
	Part 2 Insurances	27
	SCHEDULE 2 FORM OF NOTICE TO AND ACKNOWLEDGEMENT BY TENANT	29

SCHEDULE 3	TEMPLATE DEED OF RELEASE	..	..	...	..	.	.	.	31
SCHEDULE 4	FORM OF NOTICE TO AND ACKNOWLEDGEMENT BY INSURERS	.							37
EXECUTION PAGES	.	.	.	..	.	.	.	...	40

THIS SECURITY AGREEMENT is made on

14 October

2015

BETWEEN:

- (1) **KCC NOMINEE 1 (FC) LIMITED** registered in England and Wales and having its registered office at 4 Stable Street, London, N1C 4AB (registered number 09511088) and **KCC NOMINEE 2 (FC) LIMITED** registered in England and Wales and having its registered office at 4 Stable Street, London, N1C 4AB (registered number 09511163) acting jointly as trustees of the Fish and Coal Trust, **KCC NOMINEE 1 (GIPAV) LIMITED** registered in England and Wales and having its registered office at 4 Stable Street, London, N1C 4AB (registered number 08725506) and **KCC NOMINEE 2 (GIPAV) LIMITED** registered in England and Wales and having its registered office at 4 Stable Street, London, N1C 4AB (registered number 08725638) acting jointly as trustees of the G1 Pavilion Trust, **KCC NOMINEE 1 (GG) LIMITED** registered in England and Wales and having its registered office at 4 Stable Street, London, N1C 4AB (registered number 08592243) and **KCC NOMINEE 2 (GG) LIMITED** registered in England and Wales and having its registered office at 4 Stable Street, London, N1C 4AB (registered number 08592228) acting jointly as trustees of the GG Trust, **KCC NOMINEE 1 (MGS) LIMITED** registered in England and Wales and having its registered office at 4 Stable Street, London, N1C 4AB (registered number 08290840) and **KCC NOMINEE 2 (MGS) LIMITED** registered in England and Wales and having its registered office at 4 Stable Street, London, N1C 4AB (registered number 08291908) acting jointly as trustees of the MGS Trust and **KCC NOMINEE 1 (WTS) LIMITED** registered in England and Wales and having its registered office at 4 Stable Street, London, N1C 4AB (registered number 07388134) and **KCC NOMINEE 2 (WTS) LIMITED** registered in England and Wales and having its registered office at 4 Stable Street, London, N1C 4AB (registered number 07388064) acting jointly as trustees of the WTS Trust (the "Chargors"), and
- (2) **BARCLAYS BANK PLC** (as security trustee for the Secured Parties (as defined in the Facility Agreement, as defined below)) (in such capacity, the "Security Agent")

IT IS AGREED:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Deed

- (a) terms defined in, or construed for the purposes of, the Facility Agreement have the same meanings when used in this Deed (unless the same are otherwise defined in this Deed), and
- (b) the following terms have the following meanings

"Act" means the Law of Property Act 1925,

"Assigned Assets" means the Security Assets expressed to be assigned pursuant to clause 4.2 (*Security assignments*),

"Authorisation" means an authorisation, consent, approval, resolution, licence (whether governmental, regulatory or otherwise), exemption, filing, notarisation or registration,

"Charged Investments" means the Charged Securities and all present and future Related Rights accruing to all or any of the Charged Securities;

"Charged Securities" means any stocks, shares, debentures, bonds, warrants, coupons, negotiable instruments, certificates of deposit or other securities or "*investments*" (as defined in part II of schedule II to the Financial Services and Markets Act 2000 as in force at the date of this Deed) now or in future owned (legally or beneficially) by a Chargor or held by a nominee, trustee, fiduciary or clearance system on its behalf or in which such Chargor has an interest at any time,

"Default Rate" means the rate of interest determined in accordance with clause 8.3 of the Facility Agreement,

"Facility Agreement" means the £29,600,000 revolving credit facility agreement dated on or around the date of this Deed and made between (amongst others) (1) King's Cross Central Limited Partnership (acting by its general partner, King's Cross Central General Partner Limited) as Borrower (2) the Chargors as Guarantors, (3) Barclays Bank PLC as Arranger (4) the Original Lenders and (5) Barclays Bank PLC as Agent and as Security Agent, pursuant to which the Original Lenders agreed to make certain facilities available to the Borrower,

"Fish and Coal Trust" means the trust created by the Fish and Coal Trust Deed,

"Fish and Coal Trust Deed" means the declaration of trust dated 1 June 2015 and made between the Fish and Coal Trustees and the Limited Partnership,

"Fish and Coal Trustees" means each of KCC Nominee 1 (FC) Limited and KCC Nominee 2 (FC) Limited,

"G1 Pavilion Trust" means the trust created by the G1 Pavilion Trust Deed,

"G1 Pavilion Trust Deed" means the declaration of trust dated 1 June 2015 made between the G1 Pavilion Trustees and the Limited Partnership,

"G1 Pavilion Trustees" means each of KCC Nominee 1 (G1Pav) Limited and KCC Nominee 2 (G1Pav) Limited,

"GG Trust" means the trust created by the GG Trust Deed,

"GG Trust Deed" means the declaration of trust dated 1 June 2015 and made between the GG Trustees and the Limited Partnership,

"GG Trustees" means each of KCC Nominee 1 (GG) Limited and KCC Nominee 2 (GG) Limited;

"Heritage Trust" means the Fish and Coal Trust, the G1 Pavilion Trust, the GG Trust, the MGS Trust and the WTS Trust,

"Heritage Trustee" means each of the Fish and Coal Trustees, the G1 Pavilion Trustees, the GG Trustees, the MGS Trustees and the WTS Trustees (together the "**Heritage Trustees**"),

"Insurances" means all policies of insurance (and all cover notes) which are at any time held by or written in favour of a Chargor, or in which a Chargor from time to time has an interest (including, without limitation the policies of insurance (if any) specified in part 2 of schedule 1 (*Details of Security Assets*)),

"Intellectual Property" means all legal and/or equitable interests (including, without limitation, the benefit of all licences in any part of the world) of each Chargor in, or relating to.

- (a) any patents, trade marks, service marks, designs, business names, copyrights, database rights, design rights, domain names, moral rights, inventions, confidential information, know-how and other intellectual property rights and interests (which may now or in the future subsist), whether registered or unregistered, and
- (b) the benefit of all applications and rights to use such assets of each Chargor (which may now or in the future subsist),

"MGS Trust" means the trust created by the MGS Trust Deed,

"MGS Trust Deed" means the declaration of trust dated 1 June 2015 and made between the MGS Trustees and the Limited Partnership,

"MGS Trustees" means each of KCC Nominee 1 (MGS) Limited and KCC Nominee 2 (MGS) Limited,

"Party" means a party to this Deed,

"Real Property" means all estates and interests in freehold, feuhold, leasehold, heritable and other immovable property (wherever situated) together with

- (a) all buildings, fixtures (including trade fixtures), fittings and fixed plant or machinery at any time on that property,
- (b) all easements, servitudes, rights and agreements in respect of that property;
- (c) all rents from and proceeds of sale of that property, and
- (d) the benefit of all covenants given in respect of that property,

now or in future belonging to any Chargor, or in which any Chargor has an interest at any time (including the registered and unregistered land (if any) in England and Wales specified in part 1 of schedule 1 (*Details of Security Assets*)),

"Receivables" means all present and future book debts and other debts, royalties, fees, VAT and monetary claims and all other amounts at any time recoverable or receivable by, or due or owing to, any Chargor (whether actual or contingent and whether arising under contract or in any other manner whatsoever), other than Rental Income, together with

- (a) the benefit of all rights, guarantees, Security and remedies relating to any of the foregoing (including, without limitation, negotiable instruments, indemnities, reservations of property rights, rights of tracing and unpaid vendor's liens and similar associated rights), and
- (b) all proceeds of any of the foregoing,

"Receiver" means a receiver or receiver and manager or administrative receiver appointed by the Security Agent of the whole or any part of the Security Assets,

"Related Rights" means, in relation to any Charged Security

- (a) all dividends, distributions and other income paid or payable on the relevant Charged Security or on any asset referred to in paragraph (b) of this definition; and
- (b) all rights, monies or property accruing or offered at any time in relation to such Charged Security whether by way of redemption, substitution, exchange, bonus or preference, under option rights or otherwise,

"Rental Income" means the aggregate of all amounts paid or payable to or for the account of any Chargor in connection with the letting, licence or grant of other rights of use or occupation of any part of any Real Property, including each of the following amounts:

- (a) rent, licence fees and equivalent amounts paid or payable,
- (b) any sum received or receivable from any deposit held as security for performance of a tenant's obligations,
- (c) a sum equal to any apportionment of rent allowed in favour of any Chargor,
- (d) any other moneys paid or payable in respect of occupation and/or usage of that Real Property and any fixture and fitting on that Real Property including any fixture or fitting on that Real Property for display or advertisement, on licence or otherwise,
- (e) any sum paid or payable under any policy of insurance in respect of loss of rent or interest on rent;
- (f) any sum paid or payable, or the value of any consideration given, for the grant, surrender, amendment, supplement or extension of any lease,
- (g) any sum paid or payable in respect of a breach of covenant or dilapidations under any lease,
- (h) any sum paid or payable by or distribution received or receivable from any guarantor of any occupational tenant under any lease,
- (i) any Tenant Contributions, and
- (j) any interest paid or payable on, and any damages, compensation or settlement paid or payable in respect of, any sum referred to above less any related fees and expenses incurred (which have not been reimbursed by another person) by any Obligor

"Secured Obligations" means all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or alone or in any other capacity whatsoever) of each Transaction Obligor to the Secured Parties (or any of them) under or pursuant to any Finance Document (including all monies covenanted to be paid under this Deed),

"Security Assets" means all property and assets from time to time mortgaged, charged or assigned (or expressed to be mortgaged, charged or assigned) by or pursuant to this Deed, and

"Security Period" means the period beginning on the date of this Deed and ending on the date on which

- (a) all the Secured Obligations have been unconditionally and irrevocably paid and discharged in full, and
- (b) no Secured Party has any further commitment, obligation or liability under or pursuant to the Finance Documents,

"Tenant Contributions" means any amount paid or payable to a Chargor by any tenant under a lease or any other occupier of a Real Property, by way of contribution to

- (a) ground rent,
- (b) insurance premia,
- (c) the cost of an insurance valuation,
- (d) a service or other charge in respect of a Chargor's costs in connection with any management, repair, maintenance or similar obligation or in providing services to a tenant of, or with respect to, a Real Property,
- (e) a reserve or sinking fund, or
- (f) VAT,

"WTS Trust" means the trust created by the WTS Trust Deed;

"WTS Trust Deed" means the declaration of trust dated 1 June 2015 and made between the WTS Trustees and the Limited Partnership,

"WTS Trustees" means each of KCC Nominee 1 (WTS) Limited and KCC Nominee 2 (WTS) Limited

1.2 Interpretation

- (a) Unless a contrary indication appears, in this Deed the provisions of clause 1.2 (*Construction*) of the Facility Agreement (other than clause 1.2(e)) apply to this Deed as though they were set out in full in this Deed, except that references to "*this Agreement*" will be construed as references to this Deed
- (b) Unless a contrary indication appears, any reference in this Deed to
 - (i) a "**Chargor**", the "**Security Agent**" or any other "**Secured Party**" or any other person shall be construed so as to include its successors in title, permitted assigns and permitted transferees 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,
 - (ii) "**this Deed**", the "**Facility Agreement**", any other "**Finance Document**" or any other agreement or instrument is a reference to this Deed, the Facility Agreement, that other Finance Document or that other agreement or instrument as amended, supplemented, extended, restated, novated and/or replaced in any manner from time to time (however fundamentally and even

if any of the same increases the obligations of any Transaction Obligor or provides for further advances),

- (iii) **"Secured Obligations"** includes obligations and liabilities which would be treated as such but for the liquidation, administration or dissolution of or similar event affecting any Transaction Obligor,
 - (iv) **"reasonable endeavours"** includes payment by the relevant person of all its own and any third party's reasonable costs, fees and expenses;
 - (v) **"including"** or **"includes"** means including or includes without limitation,
 - (vi) **"this Security"** means the Security created or evidenced by or pursuant to this Deed; and
 - (vii) the singular includes the plural and vice versa.
- (c) Each undertaking of a Chargor (other than a payment obligation) contained in this Deed
- (i) must be complied with at all times during the Security Period, and
 - (ii) is given by such Chargor for the benefit of each Secured Party
- (d) The terms of the other Finance Documents, and of any side letters between any of the parties to them in relation to any Finance Document, are incorporated in this Deed to the extent required to ensure that any disposition of the Real Property contained in this Deed is a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989
- (e) If the Security Agent or the Agent reasonably considers that an amount paid by a Chargor to a Secured Party under a Finance Document is capable of being avoided or otherwise set aside on the liquidation or administration of such Chargor, then that amount shall not be considered to have been irrevocably paid for the purposes of this Deed
- (f) The Parties intend that this document shall take effect as a deed notwithstanding the fact that a Party may only execute this document under hand

1.3 Joint and several

The liabilities and obligations of each Chargor under this Deed are joint and several. Each Chargor agrees to be bound by this Deed notwithstanding that any other Chargor which was intended to sign or be bound by this Deed did not so sign or is not bound by this Deed.

1.4 Inconsistency between this Deed and the Facility Agreement

If there is any conflict or inconsistency between any provision of this Deed and any provision of the Facility Agreement, the provision of the Facility Agreement shall prevail.

1.5 Trust

All Security and dispositions made or created, and all obligations and undertakings contained, in this Deed to, in favour of or for the benefit of the Security Agent are made, created and

entered into in favour of the Security Agent as trustee for the Secured Parties from time to time on the terms of the Facility Agreement.

1.6 Third party rights

A person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or enjoy the benefit of any term of this Deed

1.7 Delivery

The Parties intend this Deed to be delivered on the first date specified on page 1 of this Deed

2. COVENANT TO PAY

2.1 Covenant to pay

- (a) Each Chargor, as principal obligor and not merely as surety, covenants in favour of the Security Agent that it will pay and discharge the Secured Obligations from time to time when they fall due
- (b) Every payment by a Chargor of a Secured Obligation which is made to or for the benefit of a Secured Party to which that Secured Obligation is due and payable in accordance with the Finance Document under which such sum is payable to that Secured Party, shall operate in satisfaction to the same extent of the covenant contained in clause 2 1(a).

2.2 Default interest

Any amount which is not paid under this Deed when due shall bear interest (both before and after judgment and payable on demand) from the due date until the date on which such amount is unconditionally and irrevocably paid and discharged in full on a daily basis

- (a) at the rate and in the manner agreed in the Finance Document under which such amount is payable, or
- (b) (in the absence of such agreement) at the Default Rate from time to time. In such a case default interest will accrue from day to day on a year of 365 days and will be compounded at such intervals as the Security Agent (acting on the instructions of the Agent) states are appropriate

3. GRANT OF SECURITY

3.1 Nature of security

All Security and dispositions created or made by or pursuant to this Deed are created or made

- (a) in favour of the Security Agent,
- (b) with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994, and
- (c) as continuing security for payment of the Secured Obligations

3.2 Qualifying floating charge

Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to any floating charge created by or pursuant to this Deed (and each such floating charge is a qualifying floating charge for the purposes of the Insolvency Act 1986)

4. FIXED SECURITY

4.1 Fixed charges

Each Chargor charges and agrees to charge all of its present and future right, title and interest in and to the following assets which are at any time owned by it, or in which it from time to time has an interest

- (a) by way of first legal mortgage
 - (i) the Real Property specified in part 1 of schedule 1 (*Details of Security Assets*), and
 - (ii) all other Real Property (if any) at the date of this Deed vested in, or charged to, such Chargor (not charged by clause 4 1(a)(i)),
- (b) by way of first fixed charge:
 - (i) all other Real Property and all interests in Real Property (not charged by clause 4 1(a)),
 - (ii) all licences to enter upon or use land and the benefit of all other agreements relating to land,
 - (iii) the proceeds of sale of all Real Property,
 - (iv) any deposit monies in relation to the sale or letting of any part of the Real Property including for the avoidance of doubt any Chargor's interest in any deposit monies held in escrow or as stakeholder by any third party, and
 - (v) the benefit of any rental deposit given or charged to the Chargor by any occupier of any Real Property,
- (c) by way of first fixed charge all plant and machinery (not charged by clause 4 1(a) or 4 1(b)) and the benefit of all contracts, licences and warranties relating to the same,
- (d) by way of first fixed charge
 - (i) all computers, vehicles, office equipment and other equipment (not charged by clause 4 1(c)), and
 - (ii) the benefit of all contracts, licences and warranties relating to the same,
- (e) by way of first fixed charge all due diligence and the benefit of all other rights and contracts relating to the Real Property,
- (f) by way of first fixed charge any Charged Securities, together with (A) all Related Rights from time to time accruing to those Charged Securities and (B) all rights

which such Chargor may have at any time against any clearance or settlement system or any custodian in respect of any Charged Investments,

- (g) by way of first fixed charge any Intellectual Property,
- (h) to the extent that any Assigned Asset is not effectively assigned under clause 4 2 (*Security assignments*), by way of first fixed charge such Assigned Asset,
- (i) by way of first fixed charge (to the extent not otherwise charged or assigned in this Deed)
 - (i) the benefit of all licences, consents, agreements and Authorisations held or used in connection with the business of such Chargor or the use of any of its assets, and
 - (ii) all building contracts, appointments of professionals, collateral warranties and all rights in respect of any of them,
 - (iii) any letter of credit issued in favour of such Chargor and all bills of exchange and other negotiable instruments held by it, and
- (j) by way of first fixed charge all of the goodwill and uncalled capital of such Chargor

4.2 Security assignments

Each Chargor assigns and agrees to assign absolutely (subject to a proviso for reassignment on redemption) all of its present and future right, title and interest in and to

- (a) all Rental Income (to the extent not validly mortgaged or charged within any of clause 4 1(a) or 4 1(b)),
- (b) each of the following
 - (i) all Insurances specified in part 2 of schedule 1 (*Details of Security Assets*), and
 - (ii) all other Insurances (not assigned by clause 4 2(b)(i)),and all claims under the Insurances and all proceeds of the Insurances, and
- (c) all other Receivables (not otherwise assigned under this clause 4 2)

To the extent that any Assigned Asset described in clause 4 2(b) is not assignable, the assignment which that clause purports to effect shall operate as an assignment of all present and future rights and claims of such Chargor to any proceeds of such Insurances

4 3 Notice of assignment and/or charge - immediate notice

Immediately upon

- (a) repayment in full of the Heritage Facility Agreement, or
- (b) the occurrence of an Event of Default, which is continuing,

each Chargor shall in respect of each of its Insurances, deliver a duly completed notice of assignment to each other party to that in the form set out in schedule 4 (*Form of notice to and acknowledgement by insurers*), or in such other form as the Security Agent shall agree

4.4 Notice of assignment and/or charge of an Occupational Lease

Following an Event of Default which is continuing, each Chargor shall, in respect of each Occupational Lease to which it is a party, deliver a duly completed notice to each tenant and shall use its reasonable endeavours to procure that each such party executes and delivers to the Security Agent an acknowledgement, in each case in the respective forms set out in schedule 2 (*Form of notice to and acknowledgement by tenant*)

4.5 Assigned Assets

The Security Agent is not obliged to take any steps necessary to preserve any Assigned Asset, to enforce any term of a contract against any person or to make any enquiries as to the nature or sufficiency of any payment received by it pursuant to this Deed

5. FLOATING CHARGE

Each Chargor charges and agrees to charge by way of first floating charge all of its present and future

- (a) assets and undertaking (wherever located) not otherwise effectively charged by way of fixed mortgage or charge or assigned pursuant to clause 4.1 (*Fixed charges*), clause 4.2 (*Security assignments*) or any other provision of this Deed, and
- (b) (whether or not effectively so charged or assigned) heritable property and all other property and assets in Scotland

6. CONVERSION OF FLOATING CHARGE

6.1 Conversion by notice

The Security Agent may, by written notice to a Chargor, convert the floating charge created under this Deed into a fixed charge as regards all or any of the assets of such Chargor specified in the notice if

- (a) an Event of Default has occurred and is continuing, or
- (b) the Security Agent considers any Security Assets to be in danger of being seized or sold under any form of distress, attachment, execution or other legal process or to be otherwise in jeopardy

6.2 Small companies

The floating charge created under this Deed by any Chargor shall not convert into a fixed charge solely by reason of a moratorium being obtained under the Insolvency Act 2000 (or anything done with a view to obtaining such a moratorium) in respect of such Chargor

6.3 Automatic conversion

The floating charge created under this Deed shall (in addition to the circumstances in which the same will occur under general law) automatically convert into a fixed charge

- (a) in relation to any Security Asset which is subject to a floating charge if
 - (i) such Chargor creates (or attempts or purports to create) any Security (other than any Security granted under a Security Document or otherwise permitted under the Facility Agreement) on or over the relevant Security Asset without the prior written consent of the Security Agent, or
 - (ii) any third party levies or attempts to levy any distress, execution, attachment or other legal process against any such Security Asset, and
- (b) over all Security Assets of a Chargor which are subject to a floating charge if an administrator is appointed in respect of such Chargor or the Security Agent receives notice of intention to appoint such an administrator (as contemplated by the Insolvency Act 1986)

6.4 Partial conversion

The giving of a notice by the Security Agent pursuant to clause 6.1 (*Conversion by notice*) in relation to any class of assets of any Chargor shall not be construed as a waiver or abandonment of the rights of the Security Agent to serve similar notices in respect of any other class of assets or of any other right of the Secured Parties

7. CONTINUING SECURITY

7.1 Continuing security

This Security is continuing and will extend to the ultimate balance of the Secured Obligations regardless of any intermediate payment or discharge in whole or in part. This Deed shall remain in full force and effect as a continuing security for the duration of the Security Period.

7.2 Additional and separate security

This Deed is in addition to, without prejudice to, and shall not merge with, any other right, remedy, guarantee or Security which any Secured Party may at any time hold for any Secured Obligation.

7.3 Right to enforce

This Deed may be enforced against each or any Chargor without any Secured Party first having recourse to any other right, remedy, guarantee or Security held by or available to it or any of them.

8. LIABILITY OF CHARGORS RELATING TO SECURITY ASSETS

Notwithstanding anything contained in this Deed or implied to the contrary, each Chargor remains liable to observe and perform all conditions and obligations assumed by it in relation to the Security Assets. The Security Agent is under no obligation to perform or fulfil any such condition or obligation or to make any payment in respect of any such condition or obligation.

9. ACCOUNTS

No monies at any time standing to the credit of any account (of any type and however designated) of any Chargor with any Secured Party or in which any Chargor has an interest (and no rights and benefits relating thereto) shall be capable of being assigned to any person other than a Secured Party

10. UNDERTAKINGS BY THE CHARGORS

10.1 Negative pledge and disposals

No Chargor shall do or agree to do any of the following without the prior written consent of the Security Agent

- (a) create or permit to subsist any Security on any Security Asset except as expressly permitted under the Facility Agreement, or
- (b) sell, transfer, lease, lend or otherwise dispose of (whether by a single transaction or a number of transactions and whether related or not) the whole or any part of its interest in any Security Asset (except as expressly permitted under the Facility Agreement)

10.2 Charged Investments - protection of security

- (a) Each Chargor shall, as soon as is practicable after its acquisition of any Charged Securities, by way of security for the Secured Obligations
 - (i) deposit with the Security Agent (or as the Security Agent may direct) all certificates and other documents of title or evidence of ownership to the Charged Securities and their Related Rights, and
 - (ii) execute and deliver to the Security Agent
 - (A) instruments of transfer in respect of the Charged Securities (executed in blank and left undated), and/or
 - (B) such other documents as the Security Agent shall require to enable it (or its nominees) to be registered as the owner of or otherwise to acquire a legal title to the Charged Securities and their Related Rights (or to pass legal title to any purchaser)
- (b) Each Chargor shall
 - (i) promptly upon
 - (A) the repayment in full of the Heritage Facility Agreement, or
 - (B) the occurrence of an Event of Default, which is continuing,give notice to any custodian of any agreement with such Chargor in respect of any Charged Investment in a form the Security Agent may require, and
 - (ii) use its reasonable endeavours to ensure that the custodian acknowledges that notice in a form the Security Agent may require

- (c) Each Chargor shall promptly pay all calls or other payments which may become due in respect of its Charged Investments
- (d) No Chargor shall nominate another person to enjoy or exercise all or any specified rights of the Chargor in relation to its Charged Investments, as contemplated by section 145 of the Companies Act 2006 or otherwise
- (e) Without limiting its obligations under the Facility Agreement, each Chargor shall comply with all requests for information within its knowledge relating to the Charged Investments which are made under section 793 of the Companies Act 2006 and, if it fails to do so, the Security Agent may provide such information as it may have on behalf of such Chargor

10.3 Rights of the Parties in respect of Charged Investments

- (a) Prior to the occurrence of an Event of Default which is continuing, each Chargor shall be entitled to
 - (i) receive and retain all dividends, distributions and other monies paid on or derived from its Charged Securities, and
 - (ii) exercise all voting and other rights and powers attaching to its Charged Securities, provided that it must not do so in a manner which
 - (A) has the effect of changing the terms of such Charged Securities (or any class of them) or of any Related Rights unless permitted by the Finance Documents, or
 - (B) is prejudicial to the interests of the Security Agent and/or the other Secured Parties
- (b) At any time following the occurrence of an Event of Default which is continuing, the Security Agent may complete the instrument(s) of transfer for all or any Charged Securities on behalf of any Chargor in favour of itself or such other person as it may select
- (c) At any time when any Charged Security is registered in the name of the Security Agent or its nominee, the Security Agent shall be under no duty to
 - (i) ensure that any dividends, distributions or other monies payable in respect of such Charged Security are duly and promptly paid or received by it or its nominee,
 - (ii) verify that the correct amounts are paid or received, or
 - (iii) take any action in connection with the taking up of any (or any offer of any) Related Rights in respect of or in substitution for, any such Charged Security

11. POWER TO REMEDY

11.1 Power to remedy

If at any time a Chargor does not comply with any of its obligations under the Finance Documents, the Security Agent (without prejudice to any other rights arising as a

consequence of such non-compliance) shall be entitled (but not bound) to rectify that default. The relevant Chargor irrevocably authorises the Security Agent and its employees and agents by way of security to do all such things (including entering the property of such Chargor) which are necessary or desirable to rectify that default.

11.2 Mortgagee in possession

The exercise of the powers of the Security Agent under this clause 11 shall not render it, or any other Secured Party, liable as a mortgagee in possession.

11.3 Monies expended

The relevant Chargor shall pay to the Security Agent on demand any monies which are expended by the Security Agent in exercising its powers under this clause 11, together with interest at the Default Rate from the date on which those monies were expended by the Security Agent (both before and after judgment) and otherwise in accordance with clause 2.2 (*Default interest*)

12. WHEN SECURITY BECOMES ENFORCEABLE

12.1 When enforceable

This Security shall become immediately enforceable upon the occurrence of an Event of Default and shall remain so for so long as such Event of Default is continuing

12.2 Statutory powers

The power of sale and other powers conferred by section 101 of the Act (as amended or extended by this Deed) shall be immediately exercisable upon and at any time after the occurrence of any Event of Default and for so long as such Event of Default is continuing

12.3 Enforcement

After this Security has become enforceable in accordance with this clause 12, the Security Agent may in its absolute discretion enforce all or any part of this Security in such manner as it sees fit

13. ENFORCEMENT OF SECURITY

13.1 General

For the purposes of all rights and powers implied by statute, the Secured Obligations are deemed to have become due and payable on the date of this Deed. Sections 93 and 103 of the Act shall not apply to this Security

13.2 Powers of leasing

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 section 99 or 100 of the Act

13.3 Powers of Security Agent

- (a) At any time after this Security becomes enforceable (or if so requested by any Chargor by written notice at any time), the Security Agent may without further notice (unless required by law)
 - (i) appoint any person (or persons) to be a receiver, receiver and manager or administrative receiver of all or any part of the Security Assets and/or of the income of the Security Assets, and/or
 - (ii) appoint or apply for the appointment of any person who is appropriately qualified as administrator of a Chargor, and/or
 - (iii) exercise all or any of the powers conferred on mortgagees by the Act (as amended or extended by this Deed) and/or all or any of the powers which are conferred by this Deed on a Receiver, in each case without first appointing a Receiver or notwithstanding the appointment of any Receiver, and/or
 - (iv) exercise (in the name of any Chargor and without any further consent or authority of such Chargor) any voting rights and any powers or rights which may be exercised by any person(s) in whose name any Charged Investment is registered or who is the holder of any of them.
- (b) The Security Agent is not entitled to appoint a Receiver in respect of any Security Assets of any Chargor which are subject to a charge which (as created) was a floating charge solely by reason of a moratorium being obtained under the Insolvency Act 2000 (or anything done with a view to obtaining such a moratorium) in respect of such Chargor

13.4 Redemption of prior mortgages

At any time after this Security has become enforceable, the Security Agent may

- (a) redeem any prior Security against any Security Asset, and/or
- (b) procure the transfer of that Security to itself, and/or
- (c) settle and pass the accounts of the holder of any prior Security and any accounts so settled and passed shall be conclusive and binding on each Chargor

All principal, interest, costs, charges and expenses of and incidental to any such redemption and/or transfer shall be paid by the relevant Chargor to the Security Agent on demand

13.5 Privileges

- (a) Each Receiver and the Security Agent is entitled to all the rights, powers, privileges and immunities conferred by the Act on mortgagees and receivers when such receivers have been duly appointed under the Act, except that section 103 of the Act does not apply
- (b) To the extent that the Security Assets constitute "*financial collateral*" and this Deed and the obligations of the Chargors 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) (SI 2003 No 3226) each

Receiver and the Security Agent shall have the right after this Security has become enforceable to appropriate all or any part of that financial collateral in or towards the satisfaction of the Secured Obligations

- (c) For the purpose of clause 13 5(b), the value of the financial collateral appropriated shall be
 - (i) in the case of cash, the amount standing to the credit of each account, together with any accrued but unpaid interest, at the time the right of appropriation is exercised, and
 - (ii) in the case of Charged Investments, if the financial collateral is traded on a recognised exchange, the market price determined by the Security Agent by reference to a public index or, in any other case, such amount as the Security Agent reasonably determines, select, including independent valuation having taken into account advice obtained by it from an independent investment or accountancy firm of national standing selected by it

13.6 No liability

- (a) Neither the Security Agent, any other Secured Party nor any Receiver shall be liable (A) in respect of all or any part of the Security Assets or (B) for any loss or damage which arises out of the exercise or the attempted or purported exercise of, or the failure to exercise any of, its or his respective powers (unless such loss or damage is caused by its or his gross negligence or wilful misconduct)
- (b) Without prejudice to the generality of clause 13 6(a), neither the Security Agent, any other Secured Party nor any Receiver shall 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

13.7 Protection of third parties

No person (including a purchaser) dealing with the Security Agent or any Receiver or Delegate will be concerned to enquire

- (a) whether the Secured Obligations have become payable,
- (b) whether any power which the Security Agent or the Receiver is purporting to exercise has become exercisable,
- (c) whether any money remains due under any Finance Document, or
- (d) how any money paid to the Security Agent or to the Receiver is to be applied

14. RECEIVER

14 1 Removal and replacement

The Security Agent may from time to time remove any Receiver appointed by it (subject, in the case of an administrative receivership, to section 45 of the Insolvency Act 1986) and, whenever it may deem appropriate may appoint a new Receiver in the place of any Receiver whose appointment has terminated

14.2 Multiple Receivers

If at any time there is more than one Receiver of all or any part of the Security Assets and/or the income of the Security Assets, each Receiver shall have power to act individually (unless otherwise stated in the appointment document).

14.3 Remuneration

Any Receiver shall be entitled to remuneration for his services at a rate to be fixed by agreement between him and the Security Agent (or, failing such agreement, to be fixed by the Security Agent)

14.4 Payment by Receiver

Only monies actually paid by a Receiver to the Security Agent in relation to the Secured Obligations shall be capable of being applied by the Security Agent in discharge of the Secured Obligations

14.5 Agent of Chargors

Any Receiver shall be the agent of the Chargor in respect of which it is appointed. Such Chargor shall (subject to the Companies Act 2006 and the Insolvency Act 1986) be solely responsible for his acts and defaults and for the payment of his remuneration. No Secured Party shall incur any liability (either to such Chargor or to any other person) by reason of the appointment of a Receiver or for any other reason.

15 POWERS OF RECEIVER

15.1 General powers

Any Receiver shall have

- (a) all the powers which are conferred on the Security Agent by clause 13.3 (*Powers of Security Agent*),
- (b) all the powers which are conferred by the Act on mortgagees in possession and receivers appointed under the Act,
- (c) (whether or not he is an administrative receiver) all the powers which are listed in schedule 1 of the Insolvency Act 1986, and
- (d) all powers which are conferred by any other law conferring power on receivers

15.2 Additional powers

In addition to the powers referred to in clause 15.1 (*General powers*), a Receiver shall have the following powers

- (a) to take possession of, collect and get in all or any part of the Security Assets and/or income in respect of which he was appointed,
- (b) to manage the Security Assets and the business of any Chargor as he thinks fit,

- (c) to redeem any Security and to borrow or raise any money and secure the payment of any money in priority to the Secured Obligations for the purpose of the exercise of his powers and/or defraying any costs or liabilities incurred by him in such exercise,
- (d) to sell or concur in selling, leasing or otherwise disposing of all or any part of the Security Assets in respect of which he was appointed without the need to observe the restrictions imposed by section 103 of the Act, and, without limitation,
 - (i) fixtures may be severed and sold separately from the Real Property containing them, without the consent of any Chargor,
 - (ii) the consideration for any such transaction may consist of cash, debentures or other obligations, shares, stock or other valuable consideration (and the amount of such consideration may be dependent upon profit or turnover or be determined by a third party), and
 - (iii) any such consideration may be payable in a lump sum or by instalments spread over such period as he thinks fit,
- (e) to alter, improve, develop, complete, construct, modify, refurbish or repair any building or land and to complete or undertake or concur in the completion or undertaking (with or without modification) of any project in which any Chargor was concerned or interested before his appointment (being a project for the alteration, improvement, development, completion, construction, modification, refurbishment or repair of any building or land),
- (f) to carry out any sale, lease or other disposal of all or any part of the Security Assets by conveying, transferring, assigning or leasing the same in the name of the relevant Chargor and, for that purpose, to enter into covenants and other contractual obligations in the name of, and so as to bind, such Chargor,
- (g) to take any such proceedings (in the name of any of the relevant Chargors or otherwise) as he shall think fit in respect of the Security Assets and/or income in respect of which he was appointed (including proceedings for recovery of rent or other monies in arrears at the date of his appointment),
- (h) to enter into or make any such agreement, arrangement or compromise as he shall think fit,
- (i) to insure, and to renew any insurances in respect of, the Security Assets as he shall think fit (or as the Security Agent shall direct),
- (j) to appoint and employ such managers, officers and workmen and engage such professional advisers as he shall think fit (including, without prejudice to the generality of the foregoing power, to employ his partners and firm),
- (k) to form one or more Subsidiaries of any Chargor and to transfer to any such Subsidiary all or any part of the Security Assets,
- (l) to operate any rent review clause in respect of any Real Property in respect of which he was appointed (or any part thereof) and to apply for any new or extended lease, and

- (m) to
 - (i) give valid receipts for all monies and to do all such other things as may seem to him to be incidental or conducive to any other power vested in him or necessary or desirable for the realisation of any Security Asset,
 - (ii) exercise in relation to each Security Asset all such powers and rights as he would be capable of exercising if he were the absolute beneficial owner of the Security Assets, and
 - (iii) use the name of any Chargor for any of the above purposes

16. APPLICATION OF PROCEEDS

16.1 Application

All monies received by the Security Agent or any Receiver after this Security has become enforceable shall (subject to the rights and claims of any person having a security ranking in priority to this Security) be applied in the following order:

- (a) *first*, in satisfaction of, or provision for, any sums owing to the Security Agent, any Receiver or any Delegate,
- (b) *secondly*, in satisfaction of, or provision for, all costs, charges and expenses incurred by the Agent or any other Secured Party in connection with any realisation or enforcement of this Security taken in accordance with the terms of any Finance Document,
- (c) *thirdly*, in or towards satisfaction of the remaining Secured Obligations in accordance with clause 16.3 (*Appropriation and suspense account*), and
- (d) *fourthly*, in payment of any surplus to any Chargor or other person entitled to it

16.2 Contingencies

If this Security is enforced at a time when no amounts are due under the Finance Documents (but at a time when amounts may become so due), the Security Agent or a Receiver may pay the proceeds of any recoveries effected by it into a blocked suspense account (bearing interest at such rate (if any) as the Security Agent may determine)

16.3 Appropriation and suspense account

- (a) Subject to clause 16.1 (*Application*), the Security Agent shall apply all payments received in respect of the Secured Obligations in reduction of any part of the Secured Obligations in any order or manner which it may determine
- (b) Any such appropriation shall override any appropriation by any Chargor
- (c) All monies received, recovered or realised by the Security Agent under or in connection with this Deed may at the discretion of the Security Agent be credited to a separate interest-bearing suspense account for so long as the Security Agent determines (with interest accruing thereon at such rate (if any) as the Security Agent may determine) without the Security Agent having any obligation to apply such

monies and interest or any part of it in or towards the discharge of any of the Secured Obligations

17. SET-OFF

17.1 Set-off rights

- (a) Each Secured Party may (but shall not be obliged to) set off any obligation which is due and payable by any Chargor and unpaid (whether under the Finance Documents or which has been assigned to the Secured Party by any other Chargor) against any obligation (whether or not matured) owed by the Security Agent or such other Secured Party to such Chargor, regardless of the place of payment, booking branch or currency of either obligation.
- (b) At any time after this Security has become enforceable (and in addition to its rights under clause 17.1(a)), each Secured Party may (but shall not be obliged to) set-off any contingent liability owed by a Chargor under any Finance Document against any obligation (whether or not matured) owed by the Secured Party to such Chargor, regardless of the place of payment, booking branch or currency of either obligation
- (c) 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.
- (d) If either obligation is unliquidated or unascertained, the Secured Party may set off in an amount estimated by it in good faith to be the amount of that obligation

17.2 Time deposits

Without prejudice to clause 17.1 (*Set-off*), if any time deposit matures on any account which any Chargor has with any Secured Party at a time within the Security Period when

- (a) this Security has become enforceable, and
- (b) no Secured Obligation is due and payable,

such time deposit shall automatically be renewed for such further maturity as the Secured Party in its absolute discretion considers appropriate unless the Secured Party otherwise agrees in writing

18 DELEGATION

Each of the Security Agent and any Receiver may delegate, by power of attorney (or in any other manner) to any person, any right, power or discretion exercisable by them under this Deed upon any terms (including power to sub-delegate) which it may think fit. Neither the Security Agent nor any Receiver shall be in any way liable or responsible to any Chargor for any loss or liability arising from any act, default, omission or misconduct on the part of any Delegate

19. FURTHER ASSURANCES

19.1 Further action

Each Chargor shall at its own expense, promptly do all acts and execute all documents as the Security Agent or a Receiver may reasonably specify (and in such form as the Security Agent or a Receiver may reasonably require) for

- (a) creating, perfecting or protecting the Security intended to be created by this Deed or any other Security Document,
- (b) facilitating the realisation of any Security Asset,
- (c) facilitating the exercise of any rights, powers and remedies exercisable by the Security Agent, any other Secured Party or any Receiver or any Delegate in respect of any Security Asset or provided by or pursuant to the Finance Documents or by law, or
- (d) creating and perfecting Security in favour of the Security Agent or the other Secured Parties over any property and assets of that Chargor located in any jurisdiction outside England and Wales equivalent or similar to the Security intended to be created by or pursuant to this Deed or any other Security Document

This includes

- (i) the re-execution of this Deed or such Security Document,
- (ii) the execution of any legal mortgage, charge, transfer, conveyance, assignment, assignation or assurance of any property, whether to the Security Agent or to its nominee, and
- (iii) 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 think necessary

19.2 Finance Documents

Each Chargor shall (and the Obligors' Agent shall procure that each other Chargor shall) take all such action as is available to it (including making all filings and registrations) 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 the Finance Documents

19.3 Specific security

Without prejudice to the generality of clause 19.1 (*Further action*), each Chargor will immediately upon request by the Security Agent execute any document contemplated by that clause over any Security Asset which is subject to or intended to be subject to any fixed security under this Deed (including any fixed security arising or intended to arise pursuant to clause 6 (*Conversion of floating charge*))

20. POWER OF ATTORNEY

Each Chargor, by way of security, irrevocably and severally appoints the Security Agent, each Receiver and any Delegate to be its attorney to take any action which such Chargor is obliged to take under this Deed, including under clause 19 (*Further assurances*). Each Chargor ratifies and confirms whatever any attorney does or purports to do pursuant to its appointment under this clause.

21 CURRENCY CONVERSION

All monies received or held by the Security Agent or any Receiver under this Deed may be converted from their existing currency into such other currency as the Security Agent or the Receiver considers necessary or desirable to cover the obligations and liabilities comprised in the Secured Obligations in that other currency at the Agent's spot rate of exchange. Each Chargor shall indemnify the Security Agent against all costs, charges and expenses incurred in relation to such conversion. Neither the Security Agent nor any Receiver shall have any liability to any Chargor in respect of any loss resulting from any fluctuation in exchange rates after any such conversion.

22 CHANGES TO THE PARTIES

22.1 Chargors

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

22.2 Security Agent

The Security Agent may assign or transfer all or any part of its rights under this Deed pursuant to the resignation or removal of the Security Agent in accordance with the Facility Agreement. Each Chargor shall, immediately upon being requested to do so by the Security Agent, enter into such documents as may be necessary to effect such assignment or transfer.

23. MISCELLANEOUS

23.1 New accounts

- (a) If any Secured Party receives, or is deemed to be affected by, notice, whether actual or constructive, of any subsequent Security (other than any Security granted under a Security Document or otherwise permitted under the Facility Agreement) affecting any Security Asset and/or the proceeds of sale of any Security Asset or any guarantee under the Finance Documents ceases to continue in force, it may open a new account or accounts for any Chargor. If it does not open a new account, it shall nevertheless be treated as if it had done so at the time when it received or was deemed to have received such notice.
- (b) As from that time all payments made to such Secured Party will be credited or be treated as having been credited to the new account and will not operate to reduce any amount of the Secured Obligations.

23.2 Tacking

- (a) Each Finance Party shall perform its obligations under the Facility Agreement (including any obligation to make available further advances).

- (b) This Deed secures advances already made and further advances to be made

23.3 Land Registry

- (a) Each Chargor shall apply to the Chief Land Registrar (and consents to such an application being made by or on behalf of the Security Agent) for a restriction in the following terms to be entered on the Register of Title relating to any property registered at the Land Registry (or any unregistered land subject to first registration) and against which this Deed may be noted

"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 [♦] 20[♦] in favour of Barclays Bank PLC referred to in the charges register or their conveyancer"

- (b) Each Chargor
- (i) authorises the Security Agent to make any application which the Security Agent deems appropriate for the designation of this Deed, the Facility Agreement or any other Finance Document as an exempt information document under rule 136 of the Land Registration Rules 2003,
 - (ii) shall use its reasonable endeavours to assist with any such application made by or on behalf of the Security Agent, and
 - (iii) shall notify the Security Agent in writing as soon as it receives notice of any person's application under rule 137 of the Land Registration Rules 2003 for the disclosure of this Deed, the Facility Agreement or any other Finance Document following its designation as an exempt information document
- (c) No Chargor shall make any application under rule 138 of the Land Registration Rules 2003 for the removal of the designation of any such document as an exempt information document
- (d) Each Chargor shall promptly make all applications to and filings with the Land Registry which are necessary or desirable under the Land Registration Rules 2003 to protect this Security

24. NOTICES

24.1 Facility Agreement

- (a) clause 33 of the Facility Agreement (*Notices*) (other than clause 33 3(c) and 33 5 (*Electronic communication*)) is incorporated into this Deed as if fully set out in this Deed, and
- (b) the address of each Party for all communications or documents given under or in connection with this Deed are those identified with its name in the execution pages to this Deed or subsequently notified from time to time by the relevant Party for the purposes of the Facility Agreement or this Deed

25. CALCULATIONS AND CERTIFICATES

Any certificate of or determination by a Secured Party, the Security Agent or the Agent specifying the amount of any Secured Obligation due from the Chargors (including details of any relevant calculation thereof) is, in the absence of manifest error, conclusive evidence against the Chargors of the matters to which it relates

26. PARTIAL INVALIDITY

All the provisions of this Deed are severable and distinct from one another and if at any time any provision is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of any 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

27. REMEDIES AND WAIVERS

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

28. AMENDMENTS AND WAIVERS

Any provision of this Deed may be amended only if the Security Agent and the Chargors so agree in writing and any breach of this Deed may be waived before or after it occurs only if the Security Agent so agrees in writing. A waiver given or consent granted by the Security Agent under this Deed will be effective only if given in writing and then only in the instance and for the purpose for which it is given

29. COUNTERPARTS

This Deed may be executed in any number of counterparts, and this has the same effect as if the signatures (and seals, if any) on the counterparts were on a single copy of this Deed.

30. RELEASE

30.1 Release

- (a) Upon the expiry of the Security Period (but not otherwise) the Security Agent shall, at the request and cost of the Chargors, take whatever action is necessary to release or re-assign (without recourse or warranty) the Security Assets from the Security, including (if requested by the relevant Chargor) executing a deed of release in the form set-out at schedule 3 (*Template Deed of Release*)
- (b) Where the Security Agent has provided its written consent to a disposal of any Real Property by a Guarantor, the Security Agent shall, at the request and reasonable cost of each Chargor, take whatever action is necessary to release or re-assign (without recourse or warranty) that Real Property from the Security, including (if requested by the relevant Chargor) executing a deed of release in the form set-out at schedule 3 (*Template Deed of Release*)

30.2 Reinstatement

Where any discharge (whether in respect of the obligations of any Chargor or any security for those obligations or otherwise) is made in whole or in part or any arrangement is made on the faith of any payment, security or other disposition which is avoided or must be restored on insolvency, liquidation or otherwise (without limitation), the liability of the Chargors under this Deed shall continue as if the discharge or arrangement had not occurred. The Security Agent may concede or compromise any claim that any payment, security or other disposition is liable to avoidance or restoration.

31. GOVERNING LAW

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

IN WITNESS of which this Deed has been duly executed by each Chargor as a deed and duly executed by the Security Agent and has been delivered on the first date specified on page 1 of this Deed.

SCHEDULE 1: DETAILS OF SECURITY ASSETS

Part 1: Real Property

Chargor	Description / Address	Administrative area	Title number
KCC Nominee 1 (FC) Limited and KCC Nominee 2 (FC) Limited acting jointly as trustees of the Fish and Coal Trust	The property known as Fish & Coal-Building, King's Cross, London shown edged red on "Property Plan 1" and "Property Plan 2" attached to a 999 year lease made between King's Cross Central (Trustee No 1) Limited and King's Cross Central (Trustee No 2) Limited (1) and KCC Nominee 1 (FC) Limited and KCC Nominee 2 (FC) Limited (2) entered into on 21 May 2015	Camden	NGL952442
KCC Nominee 1 (G1Pav) Limited and KCC Nominee 2 (G1Pav) Limited acting jointly as trustees of the G1 Pavilion Trust	The Canalside Pavilion, King's Cross Central, London	Camden	NGL939524
KCC Nominee 1 (GG) Limited and KCC Nominee 2 (GG) Limited acting jointly as trustees of the GG Trust	Building D1, King's Cross Central, London	Camden	NGL938605
KCC Nominee 1 (MGS) Limited and KCC Nominee 2 (MGS) Limited acting jointly as trustees of the MGS Trust	Midlands Goods Shed, King's Cross Central, London	Camden	NGL936693

Chargor	Description / Address	Administrative area	Title number
KCC Nominee 1 (WTS) Limited and KCC Nominee 2 (WTS) Limited acting jointly as trustees of the WTS Trust	Building L1, King's Cross Central, London	Camden	NGL922178

Part 2: Insurances

Chargor	Insurer	Policy number(s)
The Chargors	Arranged through JLT Speciality Limited with a number of Lloyd's and London company market insurers	B0901 LB1117881 000
The Chargors	Arranged through JLT Speciality Limited with a number of Lloyd's and London company market insurers	B0901 LB1117950 000
The Chargors	Arranged through JLT Speciality Limited with a number of Lloyd's and London company market insurers	B0901 LB1117954 000
The Chargors	Arranged through JLT Speciality Limited with a number of Lloyd's and London company market insurers	B0901 LB1424271 000
The Chargors	Arranged through JLT Speciality Limited with a number of Lloyd's and London company market insurers	B0901 LB1524826 000
The Chargors	Arranged through JLT Speciality Limited with a number of Lloyd's and London company market insurers	BB1405444 UK CANC 57442 B0901 BB1405444 000

Chargor	Insurer	Policy number(s)
The Chargors	Arranged through JLT Speciality Limited with a number of Lloyd's and London company market insurers	B0901 BB1405441 000

SCHEDULE 2. FORM OF NOTICE TO AND ACKNOWLEDGEMENT BY TENANT

To [Insert name and address of relevant party]

Dated [◆] 20[◆]

Dear Sirs

RE: [DESCRIBE LEASE] DATED [◆] 20[◆] BETWEEN (1) YOU AND (2) [◆] (THE "CHARGOR") (THE "LEASE")

- 1 We give notice that, by a security agreement dated [◆] 20[◆] (the "Security Agreement"), we have granted a security interest in favour of [◆] (the "Security Agent") as Security Agent for certain banks and others (as specified in the Security Agreement) over all our present and future right, title and interest in and to the Lease including all rights and remedies in connection with the Lease and all monies from time to time due to us arising under the Lease
- 2 All monies payable by you to the Chargor pursuant to, under or in connection with the Lease shall be paid into our account entitled [◆] with [name of account holding bank] (Account number [◆], Sort Code [◆]), 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. This authority and instruction is irrevocable without the prior written consent of the Security Agent
- 3 We will remain liable to you to perform the obligations of the landlord under the Lease. Neither the Security Agent nor any receiver, delegate or sub-delegate appointed by it shall at any time be under any obligation or liability to you under or in respect of the Lease
- 4 This notice may only be revoked or amended with the prior written consent of the Security Agent
- 5 Please confirm by completing the enclosed copy of this notice and returning it to the Security Agent (with a copy to us) that you have not, at the date this notice is returned to the Security Agent, received notice of the assignment or charge, the grant of any security or the existence of any other interest of any third party in or to your interest in the Lease

Yours faithfully

for and on behalf of
[NAME OF CHARGOR]

[On copy]

To [◆]
as Security Agent
[ADDRESS]

Copy to [NAME OF CHARGOR]

We acknowledge receipt of the above notice. We confirm that, as at the date of this acknowledgement, we have not received notice of the assignment or charge, the grant of any security or the existence of any other interest of any third party in or to your interest in the Lease.

for and on behalf of
[◆]

Dated [◆] 20[◆]

SCHEDULE 3: TEMPLATE DEED OF RELEASE

DATED

20[◆]

**(1) BARCLAYS BANK PLC
as Security Agent**

in favour of

(2) THE ENTITIES LISTED IN SCHEDULE 1 AS CHARGORS

**DEED OF RELEASE [OF PART]
OF SECURITY**

THIS DEED is made on

20[◆]

BETWEEN:

- (1) **BARCLAYS BANK PLC** in its capacity as security agent for the Secured Parties under (and as defined in) the Security Agreement referred to below (the "Security Agent"),
- in favour of
- (2) **THE ENTITIES** listed in schedule 1 (each, a "Chargor" and together the "Chargors")

BACKGROUND:

- A The Chargors have requested that the Security Agent release [certain of the] [all] Security provided under or pursuant to the Security Agreement (as defined below)
- B The Security Agent has agreed to release [certain of] the undertaking, property and assets of the Chargors on the terms and conditions of this Deed.

IT IS AGREED:

1 DEFINITIONS

In this Deed terms defined in the Security Agreement (as defined below) have the same meaning when used in this Deed (including in the recitals to this Deed) unless they are otherwise defined in this Deed and the following terms have the following meanings

"Released Assets" means [all of the undertaking, property and assets, present and future of the Chargor[s] which are subject to the Security created by, under or pursuant to the Security Agreement] [those assets listed in schedule 2 (*Released Assets*) to this Deed],

"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, and

"Security Agreement" means the security agreement dated [◆] and entered into between, inter alios, (1) the Chargors and (2) the Security Agent .

2. DISCHARGE

- (a) The Security Agent surrenders, releases, reassigns and reconveys all the Chargor[s]'[s] right, title and interest in and to the Released Assets to the Chargor[s] free and clear of all Security constituted by the Security Agreement[and discharges all present and future obligations of the Chargor[s] to the Security Agent (whether actual, contingent, sole, joint and/or several or otherwise) under the Security Agreement]
- (b) [The Lender confirms that as at the date of this Deed it has not taken any action to crystallise and is not aware of any event that has occurred which might cause the crystallisation of any floating charge contained in the Security Documents ¹]

¹ To be included on a partial release

(c) Each release and discharge pursuant to this clause 2 is given without recourse or any representation or warranty by the Security Agent

(d) This Deed is subject to clause 30 2 (*Reinstatement*) of the Security Agreement

3. [CONTINUING LIABILITY]

Nothing in this Deed shall prejudice or affect

(e) the continuing nature of the security constituted by the Security Agreement as regards all other property referred to in the Security Agreement, or

(f) the obligations of the Chargor[s] or the rights of the Security Agent under the Security Agreement which shall continue to apply and remain in full force and effect.]

4. COSTS AND EXPENSES

The Borrower shall promptly on demand and on a full indemnity basis pay to the Security Agent the amount of all costs and expenses (including legal fees and all out-of-pocket expenses and any VAT on such costs and expenses) which are incurred by the Security Agent in connection with the negotiation, preparation, execution and delivery of this Deed

5. FURTHER ASSURANCE

The Security Agent shall, at the request and cost of the Chargor[s], do or execute or procure to be done or executed all things which are necessary to give effect to the provisions of this Deed

6. THIRD PARTY RIGHTS

A person who is not party to this Deed shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed This clause does not affect any right or remedy of any person which exists or is available otherwise than pursuant to that Act

7. COUNTERPARTS

This Deed may be executed in any number of counterparts and this has the same effect as if the signatures (and seals, if any) on the counterparts were on a single copy of this Deed

8. GOVERNING LAW

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

IN WITNESS of which this Deed has been duly executed by the Security Agent as a deed and has been delivered on the first date specified on page 1 of this Deed.

[SCHEDULE 2: RELEASED ASSETS]

THE SECURITY AGENT

Signed as a deed, but not delivered until the)
first date specified on page 1, by)
BARCLAYS BANK PLC by its attorney)
_____ acting pursuant to)
a power of attorney dated 20)
in the presence of)

as attorney for
BARCLAYS BANK PLC

Witness signature: _____

Witness name _____

Witness address _____

Address. **BARCLAYS BANK PLC**
5 The North Colonnade
Canary Wharf
London
E14 4BB

Telephone No: +44 (0)20 3134 1949

Attention: Paul Branwhite,
European Loans Agency

THE CHARGOR[S]

Executed as a deed, but not delivered until the
first date specified on page 1, by **[NAME OF
CHARGOR]** acting by

Director _____

Witness signature _____

Witness name _____

Witness address _____

SCHEDULE 4: FORM OF NOTICE TO AND ACKNOWLEDGEMENT BY INSURERS

To [Insert name and address of insurer]

Dated [◆]] 20[◆]

Dear Sirs

[DESCRIBE INSURANCE POLICIES] DATED [◆]] 20[◆] BETWEEN (1) YOU AND (2) [◆]] (THE "CHARGOR")

- 1 We give notice that, by a security agreement dated [◆]] 20[◆] (the "Security Agreement"), we have [assigned] to [◆]] (the "Security Agent") as Security Agent for certain banks and others (as referred to in the Security Agreement) all our present and future right, title and interest in and to the policies described above in relation to the Properties (together with any other agreement supplementing or amending the same, the "Policies") including all rights and remedies in connection with the Policies and all proceeds and claims arising from the Policies
- 2 We irrevocably authorise and instruct you from time to time
 - (a) to disclose to the Security Agent at our expense (without any reference to or further authority from us and without any enquiry by you as to the justification for such disclosure) such information relating to the Policies as the Security Agent may from time to time request,
 - (b) to hold all sums in excess of £150,000 (in respect of each and every claim) from time to time due and payable by you to us under the Policies to the order of the Security Agent,
 - (c) to pay or release all or any part of the sums in excess of £150,000 (in respect of each and every claim) from time to time due and payable by you to us under the Policies only in accordance with the written instructions given to you by the Security Agent from time to time,
 - (d) following an Event of Default which is continuing, to comply with any written notice or instructions in any way relating to (or purporting to relate to) the Security Agreement, the sums payable to us from time to time under the Policies or the debts represented by them which you may receive from the Security Agent (without any reference to or further authority from us and without any enquiry by you as to the justification for or validity of such notice or instruction), and
 - (e) following an Event of Default which is continuing, to send copies of all notices and other information given or received under the Policies to the Security Agent
- 3 We irrevocably instruct you, with effect from the date of this notice, to note on the relevant Policies the Security Agent's interest as first loss payee in respect of sums in excess of £150,000 and as first priority assignee of the Policies and the rights, remedies, proceeds and claims referred to above
- 4 We are not permitted to receive from you, otherwise than through the Security Agent, any amount in respect of or on account of the sums payable to us from time to time under the Policies in excess of £150,000 or to agree any amendment or supplement to, or waive any obligation under, the Policies without the prior written consent of the Security Agent

- 5 This notice may only be revoked or amended with the prior written consent of the Security Agent
- 6 Please confirm by completing the enclosed copy of this notice and returning it to the Security Agent (with a copy to us) that you agree to the above and that
- (a) you accept the instructions and authorisations contained in this notice and you undertake to comply with this notice,
 - (b) you have not, at the date this notice is returned to the Security Agent, received notice of the assignment or charge, the grant of any security or the existence of any other interest of any third party in or to the Policies or any proceeds of them or any breach of the terms of any Policy and you will notify the Security Agent promptly if you should do so in future,
 - (c) you will not permit any sums in excess of £150,000 (in respect of each and every claim) to be paid to us or any other person under or pursuant to the Policies without the prior written consent of the Security Agent, and
 - (d) you will not exercise any right to terminate, cancel, vary or waive the Policies or take any action to amend or supplement the Policies without the prior written consent of the Security Agent
- 7 This notice, and any acknowledgement in connection with it, and any non-contractual obligations arising out of or in connection with any of them, shall be governed by English law

Yours faithfully

for and on behalf of
[NAME OF CHARGOR]

[On copy]

To [◆]
as Security Agent
[ADDRESS]

Copy to [NAME OF CHARGOR]

Dear Sirs

We acknowledge receipt of the above notice and consent and agree to its terms We confirm and agree to the matters set out in paragraph [6] in the above notice

for and on behalf of
[◆]

Dated [◆] 20[◆]

EXECUTION PAGES

THE CHARGORS

FISH AND COAL TRUST

Executed as a deed, but not delivered until the)
first date specified on page 1 by KCC)
NOMINEE 1 (FC) LIMITED acting in its)
capacity as joint trustee of the FISH AND
COAL TRUST acting by

Director —

Witness signature _____
Witness name Y ANDREWS
Witness address % 4 Stable Street
London
N1C 4AB

Address: KCC Nominee 1 (FC) Limited
4 Stable Street
London N1C 4AB

Telephone No +44 20 3664 0200

Attention: Company Secretary and Finance Partner

Executed as a deed, but not delivered until the)
first date specified on page 1 by KCC)
NOMINEE 2 (FC) LIMITED acting in its)
capacity as joint trustee of the FISH AND
COAL TRUST acting by

Director —

Witness signature _____
Witness name Y ANDREWS
Witness address % 4 Stable Street
London
N1C 4AB

Address: KCC Nominee 2 (FC) Limited
4 Stable Street
London N1C 4AB

Telephone No +44 20 3664 0200

Attention: Company Secretary and Finance Partner

G1 PAVILION TRUST

Executed as a deed, but not delivered until the)
first date specified on page 1 by KCC)
NOMINEE 1 (G1PAV) LIMITED acting in its)
capacity as joint trustee of the **G1 PAVILION**
TRUST acting by

Director

Witness signature

Witness name

Witness address

Y ANDREWS
% 4 Stable Street
London
N1C 4AB

Address: KCC Nominee 1 (G1Pav) Limited
4 Stable Street
London N1C 4AB

Telephone No: +44 20 3664 0200

Attention: Company Secretary and Finance Partner

Executed as a deed, but not delivered until the)
first date specified on page 1 by KCC)
NOMINEE 2 (G1PAV) LIMITED acting in its)
capacity as joint trustee of the **G1 PAVILION**
TRUST acting by

Director

Witness signature

Witness name

Witness address

Y ANDREWS
% 4 Stable Street
London
N1C 4AB

Address: KCC Nominee 2 (G1Pav) Limited
4 Stable Street
London N1C 4AB

Telephone No: +44 20 3664 0200

Attention Company Secretary and Finance Partner

GG TRUST

Executed as a deed, but not delivered until the)
first date specified on page 1 by KCC)
NOMINEE 1 (GG) LIMITED acting in its)
capacity as joint trustee of the **GG TRUST**
acting by

Director

Witness signature

Witness name

Witness address

Y ANDREWS

% 4 Stable Street

London

N1C 4AB

Address: KCC Nominee 1 (GG) Limited
4 Stable Street
London N1C 4AB

Telephone No: +44 20 3664 0200

Attention: Company Secretary and Finance Partner

Executed as a deed, but not delivered until the)
first date specified on page 1 by KCC)
NOMINEE 2 (GG) LIMITED acting in its)
capacity as joint trustee of the **GG TRUST**
acting by.

Director

Witness signature

Witness name

Witness address

Y ANDREWS

% 4 Stable Street

London

N1C 4AB

Address: KCC Nominee 2 (GG) Limited
4 Stable Street
London N1C 4AB

Telephone No. +44 20 3664 0200

Attention. Company Secretary and Finance Partner

MGS TRUST

Executed as a deed, but not delivered until the)
first date specified on page 1 by KCC)
NOMINEE 1 (MGS) LIMITED acting in its)
capacity as joint trustee of the MGS TRUST
acting by

Director

Witness signature

Witness name

Witness address

Y ANDREWS
% 4 Stable Street
London
N1C 4AB

Address: KCC Nominee 1 (MGS) Limited
4 Stable Street
London N1C 4AB

Telephone No: +44 20 3664 0200

Attention: Company Secretary and Finance Partner

Executed as a deed, but not delivered until the)
first date specified on page 1 by KCC)
NOMINEE 2 (MGS) LIMITED acting in its)
capacity as joint trustee of the MGS TRUST

acting by

Director

Witness signature

Witness name

Witness address

Y ANDREWS
% 4 Stable Street
London
N1C 4AB

Address: KCC Nominee 2 (MGS) Limited
4 Stable Street
London N1C 4AB

Telephone No: +44 20 3664 0200

Attention: Company Secretary and Finance Partner

WTS TRUST

Executed as a deed, but not delivered until the)
first date specified on page 1 by KCC)
NOMINEE 1 (WTS) LIMITED acting in its)
capacity as joint trustee of the **WTS TRUST**

acting by

Director —

Witness signature —
Witness name Y ANDREWS
Witness address % 4 Stable Street
London
N1C 4AB

Address: KCC Nominee 1 (WTS) Limited
4 Stable Street
London N1C 4AB

Telephone No: +44 20 3664 0200

Attention: Company Secretary and Finance Partner

Executed as a deed, but not delivered until the)
first date specified on page 1 by KCC)
NOMINEE 2 (WTS) LIMITED acting in its)
capacity as joint trustee of the **WTS TRUST**

acting by

Director —

Witness signature —
Witness name Y ANDREWS
Witness address % 4 Stable Street
London
N1C 4AB

Address: KCC Nominee 2 (WTS) Limited
4 Stable Street
London N1C 4AB

Telephone No: +44 20 3664 0200

Attention: Company Secretary and Finance Partner

THE SECURITY AGENT

Signed by _____ for)
and on behalf of **BARCLAYS BANK PLC**)
)

Signature _____

Address: BARCLAYS BANK PLC
5 The North Colonnade
Canary Wharf
London E14 4BB

Telephone No: +44 (0)20 3134 1949

Attention: Paul Branwhite,
European Loans Agency