



Registration of a Charge

Company Name: **EMPIRIC (GLASGOW) LEASING LIMITED**

Company Number: **09587785**



Received for filing in Electronic Format on the: **06/05/2022**

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Details of Charge

Date of creation: **29/04/2022**

Charge code: **0958 7785 0006**

Persons entitled: **LLOYDS BANK PLC (AS SECURITY AGENT)**

Brief description: **NONE**

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: **WE 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 CHARGING INSTRUMENT.**

Certified by: **DENTONS UK AND MIDDLE EAST LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9587785

Charge code: 0958 7785 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th April 2022 and created by EMPIRIC (GLASGOW) LEASING LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th May 2022 .

Given at Companies House, Cardiff on 9th May 2022

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



Companies House



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



JCBE/JMI/054995.00643/82707738.3

Security Agreement

Dated 29 April **2022**

The Companies listed in Schedule 1
(the Chargors)

Lloyds Bank plc
(the Security Agent)

Dentons UK and Middle East LLP
One Fleet Place
London EC4M 7WS
United Kingdom
DX 242

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Security Agreement

Dated 29 April 2022

Between:

- (1) The companies listed in Schedule 1 (*Chargors*) (each a **Chargor** and together the **Chargors**); and
- (2) **Lloyds Bank plc** (the **Security Agent**) as security trustee for the Secured Parties (as defined in the Facility Agreement defined below).

Background:

- A The Chargors enter into this Deed in connection with the Facility Agreement (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:

Act means the Law of Property Act 1925.

Agreement for Lease means an agreement to grant an Occupational Lease for all or part of any Mortgaged Property and any other Property.

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

Building Contract means a building contract entered into between a Chargor and a contractor in relation to a Property.

Collateral Warranties means each collateral warranty provided by a contractor, Trade Contractor, Consultant or sub-contractor in favour of a Chargor in relation to a Property.

Consultant means any consultant appointed by a Chargor in respect of a Property.

Consultant's Appointment means an agreement for the appointment of a Consultant by a Chargor.

Controlled Accounts means each Account of the Chargors, other than the Operating Account.

Deed of Assignment means the deed of assignment dated 24 March 2016 made between (1) Close Brothers Limited and (2) and Bywater Capital (St Giles) Limited.

Deed of Novation means each deed of novation to which the Chargor is a party which novates a Consultant's Appointment to a contractor.

Development Document means:

- (a) a Building Contract;
- (b) a Consultant's Appointment;
- (c) a Trade Contract;
- (d) a Collateral Warranty;
- (e) a Deed of Novation;
- (f) the Deed of Assignment;
- (g) a Letter of Reliance; or
- (h) any other document designated as such by the Security Agent and a Chargor.

Direct Occupational Lease means any lease, licence, letting agreement, tenancy (including any Assured Shorthold Tenancy or Short Assured Tenancy) or other occupational arrangement (in any case substantially in the form approved by the Agent acting reasonably from time to time (including as may be attached to a Property Report, a Master Occupational Lease or a Nominations Agreement or as agreed or as amended in accordance with the Facility Agreement)) pursuant to which key workers, wardens, tutors, students, staff members, conference delegates, vacation guests, and their respective families enjoy temporary occupation or possession of the whole or any part of a Mortgaged Property and any other Property for residential purposes provided none of the foregoing enjoys security of tenure in relation thereto greater than that of an assured shorthold tenant in relation thereto and each are provided on an arm's length basis.

Existing Security means any Security granted by a Chargor in favour of the Security Agent in respect of the Secured Liabilities prior to the date of this Deed.

Facility Agreement means the facility agreement originally dated 17 November 2017 between (among others) Empiric Investments (Three) Limited and the Security Agent, as amended by an amendment letter dated 9 May 2018, as amended and restated by an amendment and restatement agreement dated 31 July 2020, as further amended by an amendment letter dated 4 August 2021 and as further amended and restated on 25 February 2022.

Hedging Agreement means any master agreement, confirmation, transaction, schedule or other agreement in agreed form entered into or to be entered into by a Chargor and a Hedge Counterparty for the purpose of hedging interest payable under the Facility Agreement.

Insurance means, each contract or policy of insurance to which a Chargor is a party or in which it has an interest.

Intellectual Property means:

- (a) any patents, petty patents, trade marks, service marks, trade names, domain names, rights in designs, software rights, utility models, database rights, copyrights, rights in

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the nature of copyright, and all other forms of intellectual or industrial property;

- (b) any rights in or to inventions, formulae, confidential or secret processes and information, know-how and similar rights, goodwill and any other rights and assets of a similar nature; and
- (c) any other right to use, or application to register or protect, any of the items listed in paragraphs (a) or (b) above,

arising or subsisting in any jurisdiction and whether registered or not.

Investments means:

- (a) all shares in any member of the Group (other than itself) owned by a Chargor or held by any nominee or trustee on its behalf; and
- (b) all other shares, stocks, debentures, bonds or other securities or investments owned by a Chargor or held by any nominee or trustee on its behalf.

Land has the same meaning as it has in section 205(1) of the Act.

Lease Document means:

- (a) an Agreement for Lease;
- (b) an Occupational Lease;
- (c) a Direct Occupational Lease;
- (d) a Master Occupational Lease; or
- (e) any other document designated as such by the Agent and the Chargors.

Letter of Reliance means each reliance letter addressed to a Chargor (or which has been assigned to a Chargor) in respect of a Property.

Master Occupational Lease means any master lease agreement entered into in accordance with the Facility Agreement with a higher or further education establishment or institution pursuant to which the relevant higher or further education establishment or institution will grant Direct Occupational Leases to tenants in respect of certain Residential Parts of a Mortgaged Property and any other Property.

Mortgaged Property means any freehold or leasehold property in England and included in the definition of Security Asset.

Occupational Lease means any lease or licence or other right of occupation or right to receive rent to which a Mortgaged Property and any other Property may at any time be subject and includes any guarantee of a tenant's obligations under the same.

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.

Relevant Contract means:

- (a) a document appointing a Property Manager;
- (b) an agreement relating to the purchase of a Property or Additional Property by a Chargor; or
- (c) any other document designated as such by the Security Agent and a Chargor.

Rental Income means the aggregate of all amounts paid or payable to or for the account of a Chargor in connection with the letting, licence or grant of other rights of use or occupation of any part of a Mortgaged Property and any other Property, as more particularly defined in the Facility Agreement.

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 Transaction Obligor to any Secured Party under each Finance Document.

Security means a mortgage, charge, pledge, lien, assignment by way of security, retention of title provision, trust or flawed asset arrangement (for the purpose of, or which has the effect of, granting security) or other security interest securing any obligation of any person or any other agreement or arrangement in any jurisdiction having a similar effect.

Security Asset means any asset of a Chargor which is, or is expressed to be, subject to 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 the Security Agent (acting reasonably) is satisfied that:

- (a) all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full; and
- (b) no Secured Party is under any commitment, obligation or liability (actual or contingent) to make advances or provide other financial accommodation to any Transaction Obligor pursuant to the Finance Documents.

Subordinated Debt, has the meaning given to it in the Subordination Agreement entered into by a Subordinated Creditor in accordance with the Facility Agreement.

Subordination Agreement means a subordination agreement entered into or to be entered into by a Chargor, a Subordinated Creditor or any other person who becomes a Subordinated Creditor in accordance with the Facility Agreement, and the Security Agent in an agreed form.

Trade Contract means each contract or agreement made by a Trade Contractor governing its appointment as such and the obligations of that Trade Contractor in relation to a Property.

Trade Contractor means any trade contractor or service provider (other than a Consultant) as may be appointed in relation to a Property.

1.2 Construction

- 1.2.1 Capitalised terms defined in the Facility Agreement have the same meanings in this Deed unless expressly defined in this Deed.

- 1.2.2 The provisions of clause 1.2 (*Construction*) of the Facility Agreement apply to this Deed as though they were set out in full in this Deed except that references to the Facility Agreement will be construed as references to this Deed.
- 1.2.3 Unless a contrary indication appears, a reference in this Deed to:
- (a) a Finance Document or Transaction Document or any other agreement or instrument is a reference to that Finance Document or Transaction Document or other agreement or instrument as amended, novated, supplemented, extended or restated;
 - (b) 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;
 - (c) 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; and
 - (d) the term **this Security** means any Security created by this Deed.
- 1.2.4 Each of the mortgages, fixed charges and assignments contained in Clauses 2.2 (*Land*) to 2.11 (*Miscellaneous*) (inclusive) over each category of assets and each asset specified in those Clauses shall be read and construed separately, as though each such category and asset were mortgaged, charged or assigned (as applicable) independently and separately of each other.
- 1.2.5 Any covenant of a Chargor under this Deed (other than a payment obligation which has been discharged) remains in force during the Security Period.
- 1.2.6 The terms of the other Finance Documents and of any other agreement or instrument between any Parties in relation to any Finance Document 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.
- 1.2.7 If the Security Agent considers (acting reasonably) that an amount paid to a Secured Party under a Finance Document 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.

- 1.2.8 Unless the context otherwise requires, a reference to a Security Asset includes the proceeds of any disposal of that Security Asset.
- 1.2.9 The liabilities of the Chargors under this Deed are joint and several.
- 1.2.10 Any reference to a **first legal mortgage**, a **first fixed charge** or a **first floating charge** shall be construed as being subject to any prior ranking Existing Security.
- 1.2.11 Any reference to **assign** or **assignment** in Clause 2 (*Creation of Security*) are subject to the Security and assignments created and effected by the Existing Security.

1.3 **Third party rights**

- 1.3.1 Unless expressly provided to the contrary in a Finance Document, a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 (the **Third Parties Act**) to enforce or to enjoy the benefit of any term of this Deed.
- 1.3.2 Notwithstanding any term of any Finance Document, the consent of any person who is not a Party is not required to rescind, vary, waive, release, assign, novate or otherwise dispose of all or any of their respective rights or obligations under this Deed at any time.
- 1.3.3 Any Receiver, any Secured Party or any person described in Clause 12.4 (*Protection of third parties*) may enforce and enjoy the benefit of any Clause which expressly confers rights on it, subject to Clause 1.3.2 above and the provisions of the Third Parties Act.

2 **Creation of Security**

2.1 **General**

- 2.1.1 Each Chargor must pay or discharge the Secured Liabilities in the manner provided for in the Finance Documents.
- 2.1.2 All the Security created under this Deed:
- (a) is created in favour of the Security Agent;
 - (b) is created over present and future assets of the Chargors;
 - (c) is security for the payment and discharge of all the Secured Liabilities; and
 - (d) 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 this Security on trust for the Secured Parties.

2.2 **Land**

- 2.2.1 Each Chargor charges:
- (a) by way of a first legal mortgage all estates or interests in any Land now owned by it; this includes the real property specified in Schedule 2 (*Real Property*); and

- (b) (to the extent that they are not either the subject of a mortgage under paragraph (a) above or freehold or leasehold property in Scotland) by way of a first fixed charge all estates or interests in any Land now or subsequently owned by it.

2.3 Investments

Each Chargor:

- (a) mortgages (or, if or to the extent that this Deed does not take effect as a mortgage, charges by way of fixed charge) all shares in any member of the Group (other than itself) or in any other Investment owned by it or held by any nominee or trustee on its behalf; and
- (b) (to the extent that they are not the subject of a mortgage under paragraph (a) above) 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 (*Land*), each Chargor charges by way of a first fixed charge all plant and machinery, owned by that Chargor and its interest in any plant or machinery in its possession, together with the benefit of all related Authorisations, agreements and warranties.

2.5 Credit balances

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

2.6 Book debts etc.

Each Chargor charges by way of a first fixed charge:

- (a) all of its Subordinated Debt;
- (b) all of its book and other debts;
- (c) all other moneys due and owing to it; and
- (d) the benefit of all rights in relation to any item under paragraphs (a) to (c) above.

2.7 Insurances

2.7.1 Each Chargor assigns absolutely, subject to a proviso for re-assignment on redemption, all of its rights under each Insurance.

2.7.2 To the extent that they have not been effectively assigned under Clause 2.7.1 above, each Chargor charges by way of first fixed charge its rights under each Insurance.

2.8 Hedging

The Chargor charges by way of fixed charge its right to receive all moneys payable under any Hedging Agreement.

2.9 Development Documents

The Chargor charges by way of fixed charge all its rights under any Development Document.

2.10 Other contracts

2.10.1 Each Chargor:

- (a) assigns absolutely, subject to a proviso for re-assignment on redemption, all of its rights:
 - (i) under each Lease Document;
 - (ii) in respect of all Rental Income;
 - (iii) under any guarantee of Rental Income contained in or relating to any Lease Document;
 - (iv) under each Relevant Contract;
 - (v) under any document, agreement or instrument to which it and any nominee or trustee is party in respect of an Investment; and
 - (vi) following an Event of Default that is continuing, under each Development Document; 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.

2.10.2 To the extent that they have not been effectively assigned under paragraph (a) of Clause 2.10.1 above, each Chargor charges by way of a first fixed charge all of its rights listed under paragraph (a) of Clause 2.10.1 above.

2.11 Miscellaneous

Each Chargor charges by way of first fixed charge:

- (a) its goodwill;
- (b) its Intellectual Property;
- (c) the benefit of any Authorisation (statutory or otherwise) held in connection with its use of any Security Asset;
- (d) the right to recover and receive compensation which may be payable to it in respect of any Authorisation referred to in paragraph (c) above;
- (e) its uncalled capital; and
- (f) the benefit of all rights in relation to any item under paragraphs (a) to (e) above.

2.12 Floating charge

2.12.1 Each Chargor 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.

2.12.2 Except as provided below, the Security Agent may by notice to the Chargors convert the floating charge created by this Clause 2.12 (*Floating charge*) into a fixed charge as regards any of the Chargors' assets specified in that notice if:

- (a) an Event of Default is continuing; or
- (b) the Security Agent (acting reasonably) considers those 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.

2.12.3 The floating charge created by this Clause 2.12 (*Floating charge*) may not be converted into a fixed charge solely by reason of:

- (a) the obtaining of a moratorium; or
- (b) anything done with a view to obtaining a moratorium,

under section 1A of the Insolvency Act 1986.

2.12.4 The floating charge created by this Clause 2.12 (*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 Chargors' assets if:

- (a) an administrator is appointed or the Security Agent receives notice of an intention to appoint an administrator;
- (b) if any steps are taken, (including the presentation of a petition, the passing of a resolution or the making of an application) to appoint a liquidator, provisional liquidator, administrator or Receiver in respect of a Chargor over all or any part of its assets, or if such person is appointed;
- (c) if a Chargor creates or attempts to create Security over all or any of the Security Assets not permitted under the Facility Agreement;
- (d) on the crystallisation of any other floating charge (other than under this Deed) over the Security Assets; and
- (e) if any person seizes, attaches, charges, takes possession of or sells any Security Asset under any form of distress, sequestration, execution or other process, or attempts to do so.

2.12.5 The floating charge created by this Clause 2.12 (*Floating charge*) is a **qualifying floating charge** for the purpose of paragraph 14 of Schedule B1 to the Insolvency Act 1986.

2.13 Trust

- 2.13.1 If or to the extent that the assignment or charging of any Security Asset is ineffective because of a prohibition on that assignment or charging, the relevant Chargor holds it on trust for the Security Agent.
- 2.13.2 If the prohibition referred to in Clause 2.13.1 is due to the fact a consent or waiver must be obtained or a condition must be satisfied, then the relevant Chargor must seek the consent or waiver or satisfy the condition.
- 2.13.3 On the waiver or consent being obtained, or the condition being satisfied, the Security Asset shall be mortgaged, charged or assigned (as appropriate) under this Clause and, in relation to such Security Asset, the trust referred to in Clause 2.13.1 shall terminate.

3 Restrictions on Dealings

3.1 Security

Except as expressly allowed under the Facility Agreement or this Deed, a Chargor must not create or permit to subsist any Security (other than Existing Security) on any Security Asset.

3.2 Disposals

Except as expressly allowed under the Facility Agreement or this Deed, a Chargor must not enter into a single transaction or a series of transactions (whether related or not and whether voluntary or involuntary) to sell, lease, transfer, loan, or otherwise dispose of all or any part of any Security Asset, or enter into an agreement to make any such disposal.

4 Land

4.1 Notices to tenants of Commercial Parts

Each Chargor (as applicable) must:

- (a) serve a notice of assignment, substantially in the form of Part 1 of Schedule 3 (*Forms of Letter for Commercial Tenants*) at any time while an Event of Default is continuing if requested by the Security Agent and deliver to the Security Agent a certified copy of each notice; and
- (b) use reasonable endeavours to ensure that each such tenant acknowledges that notice, substantially in the form of Part 2 of Schedule 3 (*Forms of Letter for Commercial Tenants*).

4.2 Acquisitions

If a Chargor acquires any Land in England and Wales in accordance with the Facility Agreement after the date of this Deed it must:

- (a) notify the Security Agent immediately;
- (b) immediately on request by the Security Agent and at the cost of the Chargors, execute and deliver to the Security Agent a legal mortgage over that Land in favour of the Security Agent in any form which the Security Agent may require; and

(c)

- (i) if the title to that Land is registered at the Land Registry or required to be so registered, give the Land Registry written notice of this Security; and
- (ii) if applicable, ensure that this Security is correctly noted against that title in the title register at the Land Registry.

4.3 Registration at Companies House

Each Chargor consents to the registration of this Deed at Companies House pursuant to Part 25 of the Companies Act 2006

4.4 Land Registry

- 4.4.1 Each Chargor 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 ** in favour of Lloyds Bank plc referred to in the charges register or their conveyancer. (Standard Form P)".

- 4.4.2 Each Chargor consents to the registration of a notice against the Register of Title relating to any Mortgaged Property registered at the Land Registry that the Lenders are under an obligation to make further advances on the terms and subject to the conditions of the Finance Documents.

4.5 Deposit of title deeds

Each Chargor must immediately:

- (a) deposit with the Security Agent all deeds and documents necessary to show good and marketable title to any property referred to in Clause 4.2 (*Acquisitions*) (the **Title Documents**);
- (b) procure that the Title Documents are held at the applicable Land Registry to the order of the Security Agent; or
- (c) procure that the Title Documents are held to the order of the Agent by a firm of solicitors approved by the Security Agent for that purpose (and for this purpose, Gowling WLG (UK) LLP, Taylor Wessing LLP, Morton Fraser LLP, WGS Solicitors LLP and Buckles Solicitors LLP are all approved).

5 Investments

5.1 Deposit

Each Chargor must immediately (except insofar as the Security Agent already holds them):

- (a) deposit with the Security Agent, or as the Security Agent may direct, all certificates and other documents of title or evidence of ownership in relation to its Investments; and

- (b) 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 upon the occurrence of an Event of Default that is continuing.

5.2 **Calls**

- 5.2.1 Each Chargor must pay all calls or other payments due and payable in respect of any of its Investments in accordance with the Facility Agreement.
- 5.2.2 If a Chargor fails to do so, the Security Agent may pay the calls or other payments in respect of any of its Investments on behalf of a Chargor. Each Chargor must immediately on request reimburse the Security Agent for any payment made by the Security Agent under this Clause 5.2 (*Calls*).

5.3 **Other obligations in respect of Investments**

- 5.3.1 Each Chargor must promptly send a copy to the Security Agent of, and comply with all requests for, information which is within its knowledge and which are made under any law or regulation or any similar provision contained in any articles of association or other constitutional document, or by any listing or other authority, relating to any of its Investments. If it fails to do so, the Security Agent may elect to provide such information as it may have on behalf of a Chargor.
- 5.3.2 Each Chargor must comply with all other conditions and obligations assumed by it in respect of any of its Investments.
- 5.3.3 The Security Agent is not obliged to:
 - (a) perform any obligation of any Chargor;
 - (b) make any payment;
 - (c) make any enquiry as to the nature or sufficiency of any payment received by it or any Chargor; or
 - (d) present or file any claim or take any other action to collect or enforce the payment of any amount to which it may be entitled under this Deed,

in respect of any of its Investments.

5.4 **Voting rights**

- 5.4.1 Until such time as the Security Agent makes a demand under Clause 5.4.3:
 - (a) the voting rights, powers and other rights in respect of its Investments will be exercised:
 - (i) by the Chargors; or
 - (ii) if exercisable by the Security Agent, in any manner which the relevant Chargor may direct the Security Agent in writing; and

- (b) all dividends, distributions or other income paid or payable in relation to any of its Investments in accordance with the Facility Agreement must be paid into its Operating Account.

5.4.2 Each Chargor must indemnify the Security Agent against any loss or liability incurred by the Security Agent as a consequence of the Security Agent acting in respect of any of its Investments as permitted by this Deed on the direction of that Chargor.

5.4.3 After the Security Agent so demands following the occurrence of an Event of Default that is continuing, the Security Agent may exercise (in the name of the relevant Chargor and without any further consent or authority on the part of the Chargors) any voting rights and any powers or rights which may be exercised by the legal or beneficial owner of any Investment, any person who is the holder of any Investment or otherwise.

6 Accounts

6.1 General

In this Clause 6 **Account Bank** means a person with whom an Account is maintained under the Facility Agreement.

6.2 Book debts and receipts

6.2.1 Each Chargor must use its best endeavours to get in and realise its:

- (a) Rental Income and any other amounts due from occupiers of any Mortgaged Property; and
- (b) 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 an Account if required in accordance with Clause 6.2.2 below) on trust for the Security Agent.

6.2.2 Each Chargor must, except to the extent that the Security Agent otherwise agrees, pay all the proceeds of the getting in and realisation into an Account in accordance with the Facility Agreement.

6.3 Notices of charge

Each Chargor must (where the Account Bank is not the Security Agent):

- (a) immediately serve a notice of charge, substantially in the form of Part 1 of Schedule 4 (*Forms of Letter for Account Bank*), on each Account Bank which holds a Controlled Account, and deliver to the Security Agent a copy of that notice; and
- (b) use reasonable endeavours to ensure that each Account Bank referred to in paragraph (a) acknowledges the notice served on it under paragraph (a) of this Clause), substantially in the form of Part 2 of Schedule 4 (*Forms of Letter for Account Bank*).

7 Hedging

Each Chargor shall:

- (a) promptly after the execution of this Deed or (as the case may be) promptly after the execution of any Hedging Agreement entered into after the date of this Deed, give notice to the counterparties to the Hedging Agreement of the fixed charge created under Clause 2.7 (*Hedging*), each such notice to be in the form set out in Part 1 of Schedule 5 (*Forms of notice for Hedge Counterparty*) (or other form approved by the Security Agent) and deliver to the Security Agent a certified copy of each notice; and
- (b) use reasonable endeavours to procure that each party served with a notice under paragraph (a) of this Clause countersigns and returns it to the Security Agent as set out in Part 2 of Schedule 5 (*Forms of notice for Hedge Counterparty*) (or in any other form approved by the Security Agent).

8 Insurances

Each Chargor shall:

- (a) promptly after the execution of this Deed or (as the case may be) promptly after the execution of any Insurances entered into after the date of this Deed, give notice to the counterparties to the Insurances of the assignment created under Clause 2.7 (*Insurances*), each such notice to be in the form set out in Part 1 of Schedule 6 (*Forms of Letter for Insurances*) (or other form approved by the Security Agent) and deliver to the Security Agent a certified copy of each notice;
- (b) use reasonable endeavours to procure that each party served with a notice under paragraph (a) of this Clause countersigns and returns it to the Security Agent as set out in Part 2 of Schedule 6 (*Forms of Letter for Insurances*) as applicable (or in any other form approved by the Security Agent).

9 Other Contracts

Each Chargor must, at the request of the Security Agent:

- (a) immediately serve a notice of assignment or charge (as applicable), substantially in the form of Part 1 of Schedule 7 (*Forms of Letter for Other Contracts*), on each counterparty to a contract listed in Clause 2.10.1(a)(iv) (*Other contracts*) (other than to a Property Manager where the same has executed a Duty of Care Deed) and deliver to the Security Agent a certified copy of each notice; and
- (b) use reasonable endeavours to ensure that each such party acknowledges that notice, substantially in the form of Part 2 of Schedule 7 (*Forms of Letter for Other Contracts*).

10 Development Documents

10.1 Subject to Clause 10.3 below, no Chargor shall knowingly (without the prior written consent of the Security Agent) unless permitted under the Facility Agreement:

- (a) amend, vary or waive (or agree to amend, vary or waive) any provision of any Development Document (which would materially and adversely affect the Security) or exercise any right to rescind, cancel or terminate any Development Document or release any counterparty from any material obligations under any Development Document;

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- (b) waive any breach by any counterparty to a Development Document or consent to any act or omission which would otherwise constitute a breach of a Development Document;
- (c) novate, transfer, assign or otherwise dispose of its rights under a Development Document;
- (d) do or omit to do any act or thing which will entitle any Consultant to regard as terminated any Development Document to which it is a party and shall not, without the prior consent of the Agent, dismiss any Consultant or any party to any of the Development Documents; or
- (e) enter into any material agreement in connection with a development other than the Development Documents.

10.2 Subject to Clause 10.3 below, each Chargor shall in respect of any Property:

- (a) comply (in all material respects) with and perform all of its obligations under the relevant Development Documents;
- (b) use all reasonable endeavours to enforce its rights under the relevant Development Documents in order to ensure the performance by the other parties to them of their obligations under the Development Documents in a proper and timely manner; and
- (c) notify the Security Agent of the resignation of any Consultant or the occurrence of any breach or alleged breach by any party to the Development Documents in the performance or observance of that party's obligations as soon as reasonably practical.

10.3 Upon the entry into a Collateral Warranty, Building Contract, Consultant's Appointment or Trade Contract, the relevant Chargor shall promptly supply to the Security Agent a copy of the Collateral Warranty, Building Contract, Consultant's Appointment, or Trade Contract together with evidence of the extent and level of the insurance cover or professional indemnity insurance cover of the relevant contractor, Consultants or Trade Contractors.

11 When Security Becomes Enforceable

11.1 Event of Default

This Security will become immediately enforceable if an Event of Default occurs and is continuing.

11.2 Discretion

After this Security has become enforceable, the Security Agent may enforce all or any part of this Security in any manner it sees fit or as instructed in accordance with the Facility Agreement.

11.3 Statutory powers

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

12 Enforcement of Security

12.1 General

12.1.1 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.

12.1.2 Section 103 of the Act (restricting the power of sale) and section 93 of the Act (restricting the right of consolidation) do not apply to this Security.

12.1.3 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 Act.

12.2 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.

12.3 Privileges

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

12.4 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:

- (a) whether the Secured Liabilities have become payable;
- (b) whether any power which the Security Agent or a Receiver is purporting to exercise has become exercisable or is being properly exercised;
- (c) whether any money remains due under the Finance Documents; or
- (d) how any money paid to the Security Agent or to that Receiver is to be applied.

12.5 Redemption of prior mortgages

12.5.1 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 prior mortgagee, chargee or encumbrancer; any accounts so settled and passed will be, in the absence of manifest error, conclusive and binding on the Chargors.

- 12.5.2 The Chargors must pay to the Security Agent, immediately on demand, the costs and expenses incurred by the Security Agent in connection with any such redemption and/or transfer, including the payment of any principal or interest.

12.6 Contingencies

If this Security is enforced at a time when no amount is due under the Finance Documents but at a time when amounts may or will become due, the Security Agent (or a Receiver) may pay the proceeds of any recoveries effected by it into a suspense account or other account selected by it.

12.7 Financial collateral

- 12.7.1 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), the Security Agent will 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 Liabilities.

- 12.7.2 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 Finance Party will give credit for the proportion of the value of the financial collateral appropriated to its use.

12.8 Preservation of Security

12.8.1 Reinstatement

If any payment by a Chargor or discharge given by the Security Agent (whether in respect of the obligations of any Transaction Obligor or any Security for those obligations or otherwise) is avoided or reduced as a result of insolvency, liquidation, administration or any similar event:

- (a) the liabilities of the Chargors and the Security created by this Deed shall continue as if the payment, discharge, avoidance or reduction had not occurred; and
- (b) the Secured Parties shall be entitled to recover the value or amount of that Security or payment from the Chargors, as if the payment, discharge, avoidance or reduction had not occurred.

12.8.2 Waiver of defences

Neither the Security created by this Deed nor the obligations of the Chargors under this Deed will be affected by an act, omission, matter or thing which, but for this Clause, would reduce,

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release or prejudice that Security or any of those obligations (whether or not known to it, the Security Agent or any other Secured Party) including:

- (a) any time, waiver or consent granted to, or composition with, any Transaction Obligor or other person;
- (b) the release of any Transaction Obligor or any other person under the terms of any composition or arrangement with any person;
- (c) the taking, variation, compromise, exchange, renewal, enforcement or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or Security over, assets of any Transaction Obligor or other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any Security;
- (d) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of a Transaction Obligor or any other person;
- (e) any amendment (however fundamental), replacement, variation, novation, assignment or the avoidance or termination of a Finance Document or any other document or Security;
- (f) any unenforceability, illegality or invalidity of any obligation of, or any Security created by, any person under any Finance Document or any other document; or
- (g) any insolvency, liquidation, administration or similar procedure.

12.8.3 Chargor intent

Without prejudice to the generality of Clause 12.8.2 (*Waiver of defences*), each Chargor expressly confirms that it intends that the Security created by this Deed shall extend from time to time to any (however fundamental) variation, increase, extension or addition of or to any of the Finance Documents and/or any facility or amount made available under any of the Finance Documents for the purposes of or in connection with any of the following:

- (a) acquisitions of any nature;
- (b) increasing working capital;
- (c) enabling investor distributions to be made;
- (d) carrying out restructurings;
- (e) refinancing existing facilities;
- (f) refinancing any other indebtedness;
- (g) making facilities available to new borrowers;
- (h) any other variation or extension of the purposes for which any such facility or amount might be made available from time to time; and
- (i) any fees, costs and/or expenses associated with any of the foregoing.

12.8.4 Immediate recourse

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

12.8.5 Appropriations

During the Security Period each Secured Party may:

- (a) refrain from applying or enforcing any moneys, Security or rights held or received by it (or any trustee or agent on its behalf) in respect of the Secured Liabilities, or, subject to Clause 15 (*Application of Proceeds*), apply and enforce the same in such manner and order as it sees fit (whether against the Secured Liabilities or otherwise) and no Chargor shall not be entitled to the benefit of the same; and
- (b) hold in an interest-bearing suspense account any moneys received from a Chargor or on account of the Secured Liabilities.

12.8.6 Deferral of Chargors' rights

During the Security Period and unless the Security Agent otherwise directs, each Chargor shall not exercise any rights which it may have by reason of performance by it of its obligations under this Deed or the enforcement of the Security created by this Deed:

- (a) to receive or claim payment from, or be indemnified by a Transaction Obligor;
- (b) to claim any contribution from any guarantor of, or provider of Security in respect of, any Transaction Obligor's obligations under the Finance Documents;
- (c) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of any Secured Party under any Finance Document or of any guarantee or Security taken pursuant to, or in connection with, the Finance Documents by any Secured Party;
- (d) to exercise any right of set-off against any Transaction Obligor; and/or
- (e) to claim or prove as a creditor of any Transaction Obligor in competition with any Secured Party.

12.8.7 Additional Security

This Deed is in addition to, is not in any way prejudiced by and shall not merge with any contractual right or remedy or other Security now or in the future held by or available to any Finance Party.

13 Receiver**13.1 Appointment of Receiver**

- 13.1.1 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:

- (a) this Security has become enforceable; or
- (b) the relevant Chargor so requests to the Security Agent at any time.

13.1.2 Any appointment under Clause 13.1.1 above may be by deed, under seal or in writing under its hand.

13.1.3 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 Act) does not apply to this Deed.

13.1.4 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 section 1A of the Insolvency Act 1986.

13.1.5 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.

13.2 **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.

13.3 **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 Act will not apply.

13.4 **Agent of the Chargors**

13.4.1 A Receiver will be deemed to be the agent of the relevant Chargor for all purposes and accordingly will be deemed to be in the same position as a Receiver duly appointed by a mortgagee under the Act. The relevant Chargor(s) alone are responsible for any contracts, engagements, acts, omissions, defaults and losses of a Receiver and for any liabilities incurred by a Receiver.

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

13.5 **Relationship with 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 this Security 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.

14 Powers of Receiver

14.1 General

14.1.1 A Receiver has all of the rights, powers and discretions set out below in this Clause 14 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 Act and the Insolvency Act 1986.

14.1.2 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.

14.2 Possession

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

14.3 Carry on business

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

14.4 Employees

14.4.1 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.

14.4.2 A Receiver may discharge any person appointed by a Chargor.

14.5 Borrow money

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

14.6 Sale of assets

14.6.1 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.

14.6.2 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.

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

14.7 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).

14.8 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 a Chargor or relating in any way to any Security Asset.

14.9 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.

14.10 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.

14.11 Subsidiaries

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

14.12 Delegation

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

14.13 Lending

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

14.14 Protection of assets

A Receiver may:

- (a) effect any repair or insurance and do any other act which a Chargor might do in the ordinary conduct of its business to protect or improve any Security Asset;
- (b) commence and/or complete any building operation; and
- (c) apply for and maintain any planning permission, building regulation approval or any other Authorisation,

in each case as he/she thinks fit.

14.15 Other powers

A Receiver may:

- (a) 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;
- (b) 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
- (c) use the name of any Chargor for any of the above purposes.

15 Application of Proceeds

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 this Security will be held by the Security Agent and applied in accordance with the Facility Agreement. This Clause 15:

- (a) is subject to the payment of any claims having priority over this Security; and
- (b) does not prejudice the right of any Secured Party to recover any shortfall from any Chargor.

16 Expenses and Indemnity

Each Chargor must (but without double counting any amount recoverable under any other Finance Document):

- (a) immediately on demand pay to each Secured Party the amount of all costs and expenses (including legal fees) incurred by that Secured Party in connection with this Deed including any arising from any actual or alleged breach by any person of any law or regulation; and
- (b) keep each Secured Party indemnified against any failure or delay in paying those costs or expenses.

17 Delegation

17.1 Power of Attorney

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.

17.2 Terms

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.

17.3 Liability

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.

18 Further Assurances

18.1 Each Chargor must promptly, at its own expense, take whatever action the Security Agent or a Receiver may reasonably require for:

- (a) creating, perfecting or protecting any security over any Security Asset; or
- (b) facilitating the realisation of any Security Asset (if an Event of Default has occurred and is continuing), 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.

18.2 The action that may be required under Clause 18.1 above includes:

- (a) the execution of any mortgage, charge, transfer, conveyance, assignment or assurance of any asset, whether to the Security Agent or to its nominees; or
 - (b) 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 reasonably consider necessary or desirable.

19 Power of Attorney

Each Chargor, by way of security, irrevocably appoints the Security Agent, each Receiver and any of their respective delegates or sub-delegates jointly and severally to be its attorney with the full power and authority of each Chargor either (i) following the occurrence of an Event of Default that is continuing or (ii) following the failure by a Chargor to comply with a request from the Security Agent to take any action and sign or execute any further documents which the relevant Chargor is required to take, sign or execute in accordance with this Deed, 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 Chargor 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 Chargor ratifies and confirms whatever any attorney does or purports to do under its appointment under this Clause 19.

20 Miscellaneous**20.1 Continuing Security**

This Security is a continuing security and will extend to the ultimate balance of the Secured Liabilities regardless of any intermediate payment or discharge in whole or in part.

20.2 Tacking

The Security Agent confirms on behalf of the Lenders (without any personal liability) that each Lender will perform its obligations under the Facility Agreement (including any obligation to make any further advances).

20.3 New Accounts

20.3.1 If any subsequent charge or other interest affects any Security Asset, a Secured Party may open a new account with a Chargor.

20.3.2 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.

20.3.3 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.

20.4 Time deposits

Without prejudice to any right of set-off any Secured Party may have under any other Finance Document or otherwise, if any time deposit matures on any account a Chargor has with any Secured Party within the Security Period when:

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

that time deposit will automatically be renewed for any further maturity which that Secured Party considers appropriate.

20.5 Notice to Chargors

This Deed constitutes notice in writing to each Chargor of any charge or assignment of a debt owed by a Chargor to any Transaction Obligor and contained in any other Security Document.

21 Release

21.1 At the end of the Security Period, unless any third party has any subrogation or other rights in respect of the Security created by this Deed at that time, the Finance Parties must, at the request and cost of a Chargor, take whatever action is necessary to release its Security Assets from this Security, including, executing and delivering a deed of release and DS1/DS3 (as applicable) and return all documents of title in respect of such Security Assets.

21.2 Without prejudice to Sub-clause (a) above, if at any time a Property or any Chargor owning a Property (together with any ancillary rights) (the **Released Assets**) is disposed of (or to be disposed of) as permitted or consented to under the Facility Agreement, 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 Released Assets from the Security constituted by this Deed, including without limitation, executing and delivering a deed of release and DS1/DS3 (as applicable) and return all documents of title in respect of such Released Assets.

22 Costs and expenses

22.1 Transaction expenses

Without double counting any amount recoverable under any other Finance Document, each Chargor shall promptly on demand pay the Security Agent the amount of all costs and expenses (including legal fees) reasonably incurred by it in connection with the negotiation, preparation, printing and execution of this Deed.

22.2 Amendment costs

Without double counting any amount recoverable under any other Finance Document, if a Chargor requests an amendment, waiver, consent or release of or in relation to this Deed,

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that Chargor shall, within three Business Days of demand, reimburse the Security Agent for the amount of all costs and expenses (including legal fees) reasonably incurred by it in responding to, evaluating, negotiating or complying with that request or requirement.

22.3 Enforcement costs

Without double counting any amount recoverable under any other Finance Document, and without double counting any amount recoverable under Clause 16 (*Expenses and Indemnity*), each Chargor shall, within three Business Days of demand, pay to the Security Agent or any Receiver or Delegate the amount of all costs and expenses (including legal fees) incurred by the Security Agent or any Receiver or Delegate in connection with the enforcement of, or the preservation of any rights under, this Deed or the investigation of any possible Default.

23 Notices**23.1 Communications in writing**

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

23.2 Addresses

23.2.1 The address and fax number (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 that identified with its name below or any substitute address, fax number or department or officer as either party may notify to the other by not less than five Business Days' notice.

23.2.2 The addresses referred to in Clause 23.2.1 are:

(a) The Chargors:

Address: 1st Floor Hop Yard Studios
72 Borough High Street
London, SE1 1XF

Attention: Lynne Fennah

Email: [REDACTED]

(b) The Security Agent:

Address: Lloyds Bank plc, 3rd Floor, 10 Gresham Street, London, EC2V 7AE

Attention: Emma Lane

Email: [REDACTED]

23.3 Delivery

23.3.1 Any communication or document made or delivered by one person to another under or in connection with this Deed will only be effective:

(a) if by way of fax, when received in legible form; or

- (b) if by way of letter, (i) when it has been left at the relevant address or (ii) two Business Days (or, in the case of airmail, five Business Days) after being deposited in the post postage prepaid (or, as the case may be, airmail postage prepaid), in an envelope addressed to it at that address,

and, if a particular department or officer is specified as part of its address details provided under Clause 23.2 (*Addresses*), if addressed to that department or officer.

- 23.3.2 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 in Clause 23.2.2 (or any substitute department or officer as the Security Agent shall specify for this purpose).

23.4 English language

- 23.4.1 Any notice given under or in connection with this Deed must be in English.

- 23.4.2 All other documents provided under or in connection with this Deed must be:

- (a) in English; or
- (b) if not in English, and if so required by the Security Agent accompanied by a certified English translation and, in this case, the English translation will prevail unless the document is a constitutional, statutory or other official document.

24 Calculations and certificates

24.1 Accounts

In any litigation or arbitration proceedings arising out of or in connection with this Deed, the entries made in the accounts maintained by the Security Agent or any other Secured Party are *prima facie* evidence of the matters to which they relate.

24.2 Certificates and determinations

Any certification or determination by the Security Agent or any other Finance 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.

25 Partial invalidity

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 Remedies and waivers

No failure to exercise, nor any delay in exercising, on the part of the Security Agent, 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 in this Deed are cumulative and not exclusive of any rights or remedies provided by law.

27 Amendments and waivers

Any term of this Deed may be amended or waived only with the written consent of the Chargors and the Security Agent.

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 and enforcement

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

29.1 Jurisdiction

29.1.1 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) (a **Dispute**).

29.1.2 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.

THIS DEED has been executed and delivered as a deed on the date stated at the beginning of this Deed.

Schedule 1 – Chargors

Name of Chargor	Jurisdiction of incorporation	Registered number
Empiric Investments (Three) Limited	England and Wales	09519530
Empiric (St Peter Street) Limited	England and Wales	09114779
Empiric (York Lawrence Street) Limited	England and Wales	09973474
Empiric (Provincial House) Limited	England and Wales	09824383
Empiric (Provincial House) Leasing Limited	England and Wales	09824518
Empiric (Glasgow) Limited	England and Wales	09050280
Empiric (Glasgow) Leasing Limited	England and Wales	09587785
Empiric (York Foss Studios 1) Limited	England and Wales	10561408
Empiric (Claremont Newcastle) Limited	England and Wales	09405535
Empiric (Bath Oolite Road) Limited	England and Wales	10261131
Empiric (Liverpool Hahnemann Building) Limited	England and Wales	10220530
Empiric (Reading Saxon Court) Limited	England and Wales	09407008
Empiric (Reading Saxon Court) Leasing Limited	England and Wales	09638171
Empiric (Leicester 136-138 New Walk) Limited	England and Wales	10164548
Empiric (Leicester 134 New Walk) Limited	England and Wales	10233919
Empiric (Twickenham Grosvenor Hall) Limited	England and Wales	10292368
Empiric (Edinburgh KSR) Limited	England and Wales	10851975
Empiric (Edinburgh KSR) Leasing Limited	England and Wales	09565426
Empiric (Falmouth Ocean Bowl) Limited	England and Wales	10040273
Empiric (Falmouth Ocean Bowl) Leasing Limited	England and Wales	09587781
Empiric (Birmingham Emporium) Limited	England and Wales	10315214
Empiric (Leicester Bede Park) Limited	England and Wales	10164554

Schedule 2 – Real Property

Chargor	Property	Land registry number
Empiric (Leicester 136-138 New Walk) Limited	136-138 New Walk, (Leicester, LE1 7JA)	LT31735 (freehold)
Empiric (Leicester 134 New Walk) Limited	134 New Walk (Flats 1-16, 134 New Walk, Leicester LE1 7JA)	LT167041 (freehold)
Empiric (Claremont Newcastle) Limited	19-26 Claremont Place, Newcastle (19 – 26 Claremont Place, Newcastle–Upon-Tyne, NE2 4AA)	TY519549 (freehold)
Empiric (York Foss Studios 1) Limited	Foss Studios, York (Foss Studios, 32 Lawrence Street, York, Y010 3DU)	NYK126880 (freehold) NYK92004 (freehold)
Empiric (York Foss Studios 1) Limited	Market Quarter Studios, 13-21 (odd) Baldwin Street, Bristol, BS1 1NA	BL30363 (freehold)
Empiric (Twickenham Grosvenor Hall) Limited	Twickenham, London (Grosvenor Hall, 69-71 Grosvenor Road, Twickenham, TW1 4AD)	P62699 (freehold) P66724 (freehold) TGL152425 (freehold)
Empiric (Provincial House) Limited	Provincial House, Sheffield (Provincial House, Solly Street, Sheffield, S1 4BA)	SYK296273 (freehold)
Empiric (Provincial House) Leasing Limited	Provincial House, Sheffield (Provincial House, Solly Street, Sheffield, S1 4BA)	SYK651477(leasehold)
Empiric (York Lawrence Street) Limited	Sam Tuke, York (Samuel Tuke Apartments, 37 Lawrence Street, York, Y010 3BP)	NYK129587 (freehold)
Empiric (Bath Oolite Road) Limited	Radway (Oolite Road), Bath (2 Oolite Road, Bath, BA2 2UU)	ST330120 (freehold)
Empiric (Liverpool Hahnemann Building) Limited	Hahnemann, Liverpool (Hahnemann House, 42 Hope Street, Liverpool, L19HW)	MS517394 (freehold) MS142307 (freehold) MS478527 (freehold)
Empiric (Reading Saxon Court) Limited	Saxon Court, Reading (Saxon Court, 10 Church Street, Reading, RG1 2SQ)	BK333653 (freehold)
Empiric (Reading Saxon Court) Leasing Limited	Saxon Court, Reading (Saxon Court, 10 Church Street, Reading, RG1 2SQ)	BK470002 (leasehold)
Empiric (Birmingham Emporium) Limited	9 – 12 Bartholomew Row, Birmingham, B5 5JU	MM76303 (freehold)
Empiric (Falmouth Ocean Bowl) Limited	Ocean Bowl, Pendennis Rise, Falmouth TR11 4LT	CL178907 (freehold)
Empiric (Falmouth Ocean Bowl) Leasing Limited	Ocean Bowl, Pendennis Rise, Falmouth TR11 4LT	CL353050 (leasehold)
Empiric (Leicester Bede Park) Limited	45 Briton Street and 74 Western Road (known as Bede Park), Leicester	LT105804 (freehold)

Schedule 3 – Forms of Letter for Commercial Tenants

Part 1 – Notice to Commercial Tenant

To: [Occupational tenant]

Copy: Lloyds Bank plc (as Security Agent as defined below)

[Date]

Dear Sirs,

Re: [Property address]

Security Agreement dated ** between [] (as chargors) and Lloyds Bank plc (the Security Agreement)

We refer to the lease dated ** and made between ** and ** (the Lease).

This letter constitutes notice to you that under the Security Agreement we have assigned (by way of security) to Lloyds Bank plc (as trustee for the Secured Parties as referred to in the Security Agreement, the Security Agent) all our rights under the Lease.

We confirm that:

- (a) we will remain liable under the Lease to perform all the obligations assumed by us under the Lease; and
- (b) none of the Security Agent, its agents, any receiver or any other person will at any time be under any obligation or liability to you under or in respect of the Lease.

We will also remain entitled to exercise all our rights, powers and discretions under the Lease, and you should continue to give notices under the Lease to us, unless and until you receive notice from the Security Agent to the contrary stating that the security under the Security Agreement has become enforceable. In this event, all the rights, powers and discretions will be exercisable by, and all notices must be given to, the Security Agent or as it directs.

We irrevocably instruct and authorise you to pay all rent and all other moneys payable by you under the Lease to our account with the Security Agent at [**], Account No. [**], Sort Code [**] (the **Operating Account**).

The instructions in this letter apply until you receive notice from the Security Agent to the contrary and notwithstanding any previous instructions given by us.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

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

EXECUTION VERSION

Please confirm your agreement to the above by signing the attached acknowledgement and returning it to the Security Agent at Lloyds Bank plc, [insert address details] for the attention of [insert details], with a copy to us.

Yours faithfully,

.....
(Authorised Signatory)
[Insert details of Chargor]

Part 2 – Acknowledgement of Commercial Tenant

To: **Lloyds Bank plc** (as Security Agent)

Attention: **

[Date]

Dear Sirs,

Re: **[Property address]**

Security Agreement dated ** **between [] (as chargors) and Lloyds Bank plc (the Security Agreement)**

We confirm receipt from [relevant Chargor] (the **Chargor**) of a notice dated ** (the **Notice**) in relation to the Lease (as defined in the Notice).

We confirm that we:

- (a) accept the instructions contained in the Notice and agree to comply with the Notice;
- (b) have not received any notice of any prior security over the Lease or that any third party has or will have any right or interest in, or has made or will be making any claim or demand or taking any action in respect of, the rights of the Chargor under or in respect of the Lease;
- (c) must pay all rent and all other moneys payable by us under the Lease into the Operating Account (as defined in the Notice); and
- (d) must continue to pay those moneys into the Operating Account (as defined in the Notice) until we receive your written instructions to the contrary.

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

Yours faithfully,

.....
For
[Commercial tenant]

Schedule 4 – Forms of Letter for Account Bank

Part 1– Notice to Account Bank

To: [Account Bank]

Copy: **Lloyds Bank plc** (as Security Agent as defined below)

[Date]

Dear Sirs,

Security Agreement dated ** between [] (as chargors) and **Lloyds Bank plc** (the **Security Agreement**)

1 We refer to the following accounts which we hold with you:

(a)

Chargor	Account name	Sort Code	Account number
[

as such accounts may from time to time be re-designated or re-numbered (each a **Controlled Account** and together the **Controlled Accounts**); and

(b)

Chargor	Account name	Sort Code	Account number
a			
s			

as such accounts may from time to time be re-designated or re-numbered (each an **Operating Account** and together the **Operating Accounts**),

(together the **Accounts**).

2 This letter constitutes notice to you that under the Security Agreement we have charged (by way of a first fixed charge) in favour of Lloyds Bank plc (as trustee for the Secured Parties as referred to in the Security Agreement, the **Security Agent**) all our rights in respect of the Controlled Accounts, and any amount standing to the credit of any Controlled Account. We have also charged by way of floating charge in favour of the Security Agent all our rights in respect of the Operating Account and any amount standing to the credit of the Operating Account.

3 In respect of the Controlled Accounts we irrevocably instruct and authorise you to:

- (a) disclose to the Security Agent any information relating to any Controlled Account requested from you by the Security Agent;
- (b) comply with the terms of any written notice or instruction relating to any Controlled Account received by you from the Security Agent;
- (c) hold all sums standing to the credit of any Controlled Account to the order of the Security Agent; and

EXECUTION VERSION

- (d) pay or release any sum standing to the credit of any Controlled Account in accordance with the written instructions of the Security Agent.

We are not permitted to withdraw any amount from any Controlled Account without the prior written consent of the Security Agent.

- 4 In respect of the Operating Accounts, we are permitted to withdraw any amount from the Operating Accounts for any purpose unless and until you receive a notice from the Security Agent to the contrary stating that we are no longer permitted to withdraw any amount from an Operating Account without its consent. If and from the date on which you receive any such notice:

- (a) we will not be permitted to withdraw any amount from the relevant Operating Account without the prior written consent of the Security Agent;
- (b) we irrevocably authorise and instruct you to:
 - (i) comply with the terms of any written notice or instruction relating to that Operating Account received by you from the Security Agent;
 - (ii) hold all sums standing to the credit of that Operating Account to the order of the Security Agent; and
 - (iii) pay or release any sum standing to the credit of that Operating Account in accordance with the written instructions of the Security Agent.

We acknowledge that you may comply with the instructions in this letter without any further permission from us.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

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

Please confirm your agreement to the above by sending the attached acknowledgement to the Security Agent at Lloyds Bank plc, [insert address details] for the attention of [insert details] with a copy to us.

Yours faithfully,

.....
(Authorised Signatory)
[Relevant Chargor[s]]

Part 2 – Acknowledgement of Account Bank

To: Lloyds Bank plc (as Security Agent)

Copy: *[relevant Chargor[s]]*

[Date]

Dear Sirs,

Security Agreement dated ** between [] (the Chargors) and Lloyds Bank plc (the Security Agreement)

We confirm receipt from *[relevant Chargor[s]]* (the **Chargors**) of a notice dated ** (the **Notice**) of a charge upon the terms of the Security Agreement over all the rights of the Chargors to any amount standing to the credit of any of the Chargors' Accounts (as defined in the Notice).

We confirm that we:

- (a) accept the instructions contained in the Notice and agree to comply with the Notice;
- (b) have not received notice of any prior security over, or the interest of any third party in, any Account;
- (c) have neither claimed nor exercised, nor will claim or exercise, any security interest, set-off, counter-claim or other right in respect of any Account;
- (d) will not permit any amount to be withdrawn from any Controlled Account without your prior written consent; and
- (e) will comply with any notice we may receive from the Security Agent in respect of the Operating Accounts.

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

Yours faithfully,

.....
(Authorised signatory)
[Account Bank]

Schedule 5—Forms of Letter for Hedge Counterparty

Part 1 – Notice to Hedge Counterparty

To: [Hedge Counterparty]

Copy: Lloyds Bank plc (as Security Agent as defined below)

[Date]

Dear Sirs,

Security Agreement dated ** between [Chargor] and Lloyds Bank plc (the Security Agreement)

This letter constitutes notice to you that under the Security Agreement we have granted to Lloyds Bank plc (as trustee for the Secured Parties as referred to in the Security Agreement, the **Security Agent**) a fixed charge over our right to receive all moneys payable under any hedging agreements between you and us (the **Hedging Agreements**).

We irrevocably instruct and authorise you to:

- (a) disclose to the Security Agent any information relating to the Hedging Agreements which the Security Agent may request from you; and
- (b) pay any sum payable by you under the Hedging Agreements to our account with [the Security Agent] at **, account number **, sort code **.

The instructions in this letter apply until you receive notice from the Security Agent to the contrary and notwithstanding any previous instructions given by us.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

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

Please confirm your agreement to the above by signing the attached acknowledgement and returning it to the Security Agent at [address] with a copy to us.

Yours faithfully,

.....
(Authorised signatory)
[Chargor]

Part 2 – Acknowledgement of Hedge Counterparty

To: Lloyds Bank plc (as Security Agent)

Copy: [Chargor]

[Date]

Dear Sirs,

Security Agreement dated ** between [Chargor] and Lloyds Bank plc (the Security Agreement)

We confirm receipt from [Chargor] (the **Chargor**) of a notice dated ** (the **Notice**) of a fixed charge over the Chargor's right to receive all moneys payable under the Hedging Agreements (as defined in the Notice).

We confirm that we:

- (a) accept the instructions contained in the Notice and agree to comply with the Notice;
- (b) have not received notice of any prior security over, or the interest of any third party in, the Hedging Agreements;
- (c) must pay any amount payable by us under the Hedging Agreements to the Chargor's account with you at **, Sort Code **, Account No. **;
; and
- (d) following the occurrence of an Event of Default that is continuing must accept your instructions in relation to the Chargor's rights under the Hedging Agreements.

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

Yours faithfully,

.....
(Authorised signatory)
[Hedge Counterparty]]

Schedule 6– Forms of Letter for Insurers

Part 1 – Notice to Insurer

To: [Insurer]

Copy: Lloyds Bank plc (as Security Agent as defined below)

[Date]

Dear Sirs,

Security Agreement dated ** between [] (the Chargors) and Lloyds Bank plc (the Security Agent)

This letter constitutes notice to you that under the Security Agreement we have assigned absolutely (by way of security), to Lloyds Bank plc (as trustee for the Secured Parties as referred to in the Security Agreement, the **Security Agent**) all our rights in respect of *[insert details of contract of insurance]* (the **Insurance**).

We confirm that:

- (a) we will remain liable under the Insurance to perform all the obligations assumed by us under the Insurance; and
- (b) none of the Security Agent, its agents, any receiver or any other person will at any time be under any obligation or liability to you under or in respect of the Insurance (unless, and to the extent, otherwise expressly provided for in the Insurance).

We will also remain entitled to exercise all our rights, powers and discretions under the Insurance, and you should continue to give notices and make payments under the Insurance to us (unless, and to the extent, otherwise expressly provided for in the Insurance or in any insurer letter you may have issued to the Security Agent in respect of the Insurance), unless and until you receive notice from the Security Agent to the contrary stating that the security under the Security Agreement has become enforceable. In this event, all the rights, powers and discretions will be exercisable by, and notices must be given and payments must be made to, the Security Agent or as it directs (unless, and to the extent, otherwise expressly provided for in the Insurance or in any insurer letter you may have issued to the Security Agent in respect of the Insurance).

We irrevocably instruct and authorise you to disclose to the Security Agent any information relating to the Insurance requested from you by the Security Agent.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

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

Please acknowledge receipt of this letter by sending the attached acknowledgement to the Security Agent at Lloyds Bank plc, *[insert address details]* for the attention of *[insert details]* with a copy to us.

Yours faithfully,

EXECUTION VERSION

.....
(Authorised Signatory)
[*Relevant Chargor*]

Part 2 – Acknowledgement of Insurer

To: Lloyds Bank plc (as Security Agent)

Copy: *[Relevant Chargor]*

[Date]

Dear Sirs,

Security Agreement dated ** between [] (the Chargors) and Lloyds Bank plc (the Security Agreement)

We confirm receipt from *[relevant Chargor]* (the **Chargor**) of a notice dated ** (the **Notice**) of an assignment on the terms of the Security Agreement of all the Chargor's rights in respect of *[insert details of the contract of insurance]* (the **Insurance**).

We confirm that we:

- (a) accept the instructions contained in the Notice and agree to comply with the Notice;
and
- (b) will give notices and make payments under the Insurance as directed in the Notice.

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

Yours faithfully,

.....
(Authorised signatory)
[Insurer]

Schedule 7 – Forms of Letter for Other Contracts

Part 1 – Notice to Counterparty

To: [Contract Counterparty]

Copy: Lloyds Bank plc (as Security Agent as defined below)

[Date]

Dear Sirs,

Security Agreement dated ** between [] (the Chargors) and Lloyds Bank plc (the Security Agent)

This letter constitutes notice to you that under the Security Agreement we have [assigned (by way of security)]/[charged by way of a first fixed charge] to Lloyds Bank plc (as trustee for the Secured Parties as referred to in the Security Agreement, the **Security Agent**) all our rights in respect of [insert details of contract] (the **Contract**).

We confirm that:

- (a) we will remain liable under the Contract to perform all the obligations assumed by us under the Contract; and
- (b) none of the Security Agent, its agents, any receiver or any other person will at any time be under any obligation or liability to you under or in respect of the Contract.

We will also remain entitled to exercise all our rights, powers and discretions under the Contract, and you should continue to give notices and make payments under the Contract to us, unless and until you receive notice from the Security Agent to the contrary stating that the security under the Security Agreement has become enforceable. In this event, all the rights, powers and discretions will be exercisable by, and notices must be given and payments must be made to, the Security Agent or as it directs.

We irrevocably instruct and authorise you to disclose to the Security Agent any information relating to the Contract requested from you by the Security Agent.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

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

Please acknowledge receipt of this letter by sending the attached acknowledgement to the Security Agent at Lloyds Bank plc, [insert address details] for the attention of [insert details] with a copy to us.

Yours faithfully,

.....
(Authorised signatory)
[Chargor]

Part 2 – Acknowledgement of Counterparty

To: Lloyds Bank plc (as Security Agent)

Copy: [Chargor]

[Date]

Dear Sirs,

Security Agreement dated ** between [] (the Chargors) and Lloyds Bank plc (the Security Agreement)

We confirm receipt from [Chargor] (the **Chargor**) of a notice dated ** (the **Notice**) of [an assignment]/ [fixed charge] on the terms of the Security Agreement of all the Chargor's rights in respect of [*insert details of the contract*] (the **Contract**).

We confirm that we:

- (a) accept the instructions contained in the Notice and agree to comply with the Notice; and
- (b) will give notices and make payments under the Contract as directed in the Notice.

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

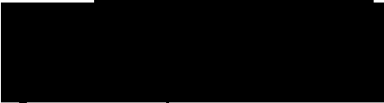
Yours faithfully,

.....

(Authorised signatory)
[Contract counterparty]

Signatories

Executed as a deed by
Empiric Investments (Three) Limited
acting by a director in the presence of:

)
)
)


Signature of witness:

Alex MacEachin

Name of witness:


.....

Address



.....

Executed as a deed by
Empiric (St Peter Street) Limited
acting by a director in the presence of:

)
)
)


Signature of witness:

Alex Maceachin

Name of witness:

.....

Address



.....

Executed as a deed by
Empiric (York Lawrence Street)
Limited
acting by a director in the presence of:

)
)
)
)


Signature of witness:

Alex MacEachin

Name of witness:

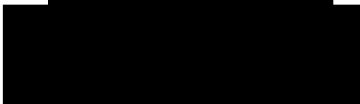
.....

Address



.....

Executed as a deed by
Empiric (Provincial House) Limited
acting by a director in the presence of:

)
)
)


Signature of witness:

Alex MacEachin

Name of witness:

.....

Address



.....

Executed as a deed by
Empiric (Provincial House) Leasing Limited
acting by a director in the presence of:

)
)
)
)



Signature of witness:

.. Alex MacEachin

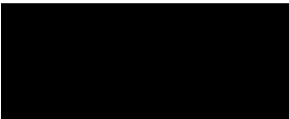
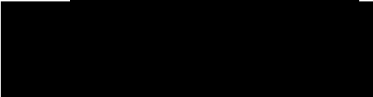
Name of witness:

.....


Address

.....

Executed as a deed by
Empiric (Glasgow) Limited
acting by a director in the presence of:

)
)
)



Signature of witness:

.. Alex MacEachin

Name of witness:

.....


Address

.....

Executed as a deed by
Empiric (Glasgow) Leasing Limited
acting by a director in the presence of:

)
)
)



Signature of witness:

.. Alex MacEachin

Name of witness:


.....


Address

.....

Executed as a deed by
Empiric (York Foss Studios 1) Limited
acting by a director in the presence of:

)
)
)



Signature of witness:

.. Alex MacEachin

Name of witness:

.....


Address

.....

Executed as a deed by)
Empiric (Claremont Newcastle) Limited)
acting by a director in the presence of:)

Signature of witness:

Name of witness:

Address

[Redacted Signature]
Alex MacEachin
[Redacted Name]
[Redacted Address]

Executed as a deed by)
Empiric (Bath Oolite Road) Limited)
acting by a director in the presence of:)

Signature of witness:

Name of witness:

Address

[Redacted Signature]
Alex MacEachin
[Redacted Name]
[Redacted Address]

Executed as a deed by)
Empiric (Liverpool Hahнемann Building) Limited)
acting by a director in the presence of:)

Signature of witness:

Name of witness:

Address

[Redacted Signature]
Alex MacEachin
[Redacted Name]
[Redacted Address]

Executed as a deed by)
Empiric (Reading Saxon Court) Limited)
acting by a director in the presence of:)

Signature of witness:

Name of witness:

Address

[Redacted Signature]
Alex MacEachin
[Redacted Name]
[Redacted Address]

Executed as a deed by)
Empiric (Reading Saxon Court) Leasing)
Limited)
acting by a director in the presence of:)

Signature of witness:)
Name of witness: Alex MacEachin)
Address)
.....

Executed as a deed by)
Empiric (Leicester 136-138 New Walk))
Limited)
acting by a director in the presence of:)

Signature of witness:)
Name of witness: Alex MacEachin)
Address)
.....

Executed as a deed by)
Empiric (Leicester 134 New Walk) Limited)
acting by a director in the presence of:)

Signature of witness: ..)
Name of witness: Alex MacEachin)
Address)
.....

Executed as a deed by)
Empiric (Twickenham Grosvenor Hall))
Limited)
acting by a director in the presence of:)

Signature of witness:)
Name of witness: Alex MacEachin)
Address)
.....

Executed as a deed by
Empiric (Edinburgh KSR)
Limited
acting by a director in the presence of:

)
)
)
)


Signature of witness:

Alex MacEachin

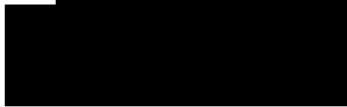
Name of witness:

.....


Address

.....

Executed as a deed by
Empiric (Edinburgh KSR) Leasing
Limited
acting by a director in the presence of:

)
)
)
)


Signature of witness:

Alex MacEachin

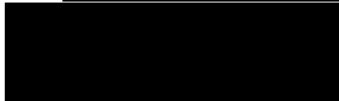
Name of witness:

.....


Address

.....

Executed as a deed by
Empiric (Falmouth Ocean Bowl)
Limited
acting by a director in the presence of:

)
)
)
)


Signature of witness:

Alex MacEachin

Name of witness:

.....


Address

.....

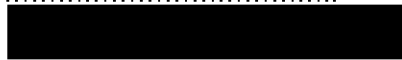
Executed as a deed by
Empiric (Falmouth Ocean Bowl) Leasing
Limited
acting by a director in the presence of:

)
)
)
)


Signature of witness:

Alex MacEachin

Name of witness:

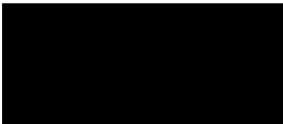
.....


Address

.....

Executed as a deed by
Empiric (Birmingham Emporium)
Limited
acting by a director in the presence of:

)
)
)
)



Signature of witness:

..
)

Alex MacEachin

Name of witness:

.....

Address



.....

Executed as a deed by
Empiric (Leicester Bede Park)
Limited
acting by a director in the presence of:

)
)
)
)



Signature of witness:

..
)

Alex MacEachin

Name of witness:

.....

Address



.....

))

