



Registration of a Charge

Company name: **CCK PROPERTY INVESTMENTS LTD**

Company number: **09795053**



X4LJCT54

Received for Electronic Filing: **04/12/2015**

Details of Charge

Date of creation: **03/12/2015**

Charge code: **0979 5053 0001**

Persons entitled: **B.M. SAMUELS FINANCE GROUP PLC**

Brief description: **FREEHOLD PROPERTY AT 101-103 BARKING ROAD, CANNING TOWN,
LONDON E16 4HQ REGISTERED UNDER TITLE NUMBER EGL256523**

Contains fixed charge(s).

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **MATHIAS GENTLE PAGE HASSAN LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9795053

Charge code: 0979 5053 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 3rd December 2015 and created by CCK PROPERTY INVESTMENTS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th December 2015 .

Given at Companies House, Cardiff on 7th December 2015

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

Legal Charge

Dated 3rd November 2015

CCK Property Investments Ltd
(the Borrower)

B.M. Samuels Finance Group plc
(the Lender)

Legal Charge

Dated 3rd December 2015

Between

- (1) **CCK Property Investments Ltd** (company number 09795053) whose registered office is at 4 Imperial Place, Maxwell Road, Borehamwood, Hertfordshire, WD6 1JN (the **Borrower**)
- (2) **B.M. Samuels Finance Group plc** (company number 01055337) whose registered office is situated at 302-308, Preston Road, Harrow Middlesex HA3 0QP and whose principal place of business is at 314 Regents Park Road, Finchley, London N3 2JX (the **Lender**)

1 Interpretation

1.1 In this Deed except to the extent that the context requires otherwise:

Consumer Credit Agreement means the Consumer Credit Agreement (if any) made between the Borrower and the Lender of even date to this Legal Charge.

Facility Letter refers to the Facility Letter specified in Condition 18 hereof.

Interest Rate means the rate of interest specified in the Facility Letter or the Consumer Credit Agreement as the case may be subject to variation as therein provided.

Lender shall include its successors in title, or any Company with which it may amalgamate.

Month means calendar month.

Monthly Payment refers to the payment specified in the Facility Letter or the Consumer Credit Agreement as the case may be.

Mortgaged Property means all property of whatever description charged by this Legal Charge.

Payment Day refers to the day in each Month specified as the date for making the Monthly Payment in the Facility Letter or the Consumer Credit Agreement as the case may be.

Policy means one or more of a policy of endowment assurance term assurance or whole life assurance.

Principal Sum means the sum advanced under the facility letter and any further advances made by the Lender to the Borrower.

Surety means the person or persons (if any) named as the Surety in Section E of the Schedule and includes the persons deriving title under him including personal representatives.

the **Borrower** includes the successors in title for the time being of the Borrower and any person other than the Surety who undertakes the obligations of the Borrower.

this **Legal Charge** means this Deed and the provisions of this Legal Charge are collectively called **Conditions** and each numbered paragraph or clause is called a **Condition**.

the **Mortgagor** means the person or persons named in Sections A to D of the Schedule.

If the Mortgagor or the Borrower is a corporate body the expression the **Mortgaged Property** shall be construed as including all moveable plant machinery implements utensils furniture and equipment now or from time to time placed in or used in or about the Mortgaged Property.

- 1.2 Reference to any enactment shall include any statutory re-enactment or amendment thereof.
- 1.3 The masculine includes the feminine the singular includes the plural and vice versa and words importing a person include a body corporate.
- 1.4 Notwithstanding that the expression the Mortgagor or Borrower may include more than one person it may where the context requires be construed as referring to all and/or any one of those persons and the obligations of such persons hereunder shall be joint and several.
2. The Borrower with full title guarantee hereby charges by way of first legal mortgage the mortgaged property described or referred to in Section A hereof, together with all fixtures whatsoever now or at any time hereafter affixed or attached to such premises or to any part thereof together also with the goodwill of any trade or business carried on now or hereafter by the mortgagor at the mortgaged property with payment to the Lender and discharge of all sums covenanted to be paid to the Lender hereunder and all other monies intended to be secured hereby.

3. Covenants to pay

The Borrower hereby covenants with the Lender that he will forthwith on demand in writing made on him by the Lender pay and discharge:

- 3.1 all sums of money which have been or are now or may hereafter at any time or from time to time be advanced to the Borrower by the Lender;
- 3.2.1 all the indebtedness and/or liabilities whatsoever of the Borrower to the Lender whether present, future, actual and/or contingent;
- 3.2.2 all costs and expenses incurred by the Lender (including any Receiver's remuneration) in relation to this Legal Charge or the enforcement thereof and/or such advances indebtedness and/or liabilities on a full indemnity basis together with interest on the foregoing at the Interest Rate and in the manner agreed between the Borrower and the Lender under this Legal Charge and the Facility Letter or Consumer Credit Agreement as the case may be.

4. Interest

- 4.1 Interest will be charged at the Interest Rate both before and after any judgment.
- 4.2 Where any interest due under these Conditions remains unpaid for more than seven days after it became payable the Lender will be entitled to capitalise the amount in arrear and charge interest thereon as from the date on which it became payable.
- 4.3 Interest will accrue from day to day and will be charged on the daily balance of capital and capitalised interest (if any) debited to the Borrower's account.
- 4.4 Interest accruing in the Month will be payable in arrear as part of the Monthly Payment due on the Payment Day in the following Month.

- 4.5 Payments made by the Borrower at any time will be credited in the first instance against interest and any balance will be carried over to reduce the amount then debited to the Borrower's account in respect of capital (including capitalised interest (if any)) and all additional sums payable to the Lender under these Conditions.

5. Acceleration and redemption

- 5.1 The whole of the moneys secured by this Legal Charge will become immediately payable by the Borrower to the Lender on the happening of any event which causes the Lender's power of sale to become exercisable under Condition 010.4.
- 5.2 Subject to the terms of the Facility Letter referred to in Condition 018 hereof or the Consumer Credit Act Agreement referred to in Condition 18 hereof the Borrower may at any time redeem this Legal Charge upon payment to the Lender of the whole of the moneys secured by this Legal Charge, discounted by any statutory rebate applicable in the case of the Consumer Credit Agreement referred to in Condition 19.

6. Covenants relating to land charged to the Lender

- 6.1 In this Condition the covenants which are made by or with (and the obligations imposed on) the Borrower are made:

6.1.1 in respect of the mortgaged property charged by this Legal Charge; and

6.1.2 by the Borrower charging the same,

so that as regards the person or persons named in Schedule A and his or their or its successors in title the expression the **Property** refers to the mortgaged property charged by Condition 0 15.1 and includes any part or parts thereof and the same applies mutatis mutandis as regards the person or persons named in Schedule B (whether or not the same person or persons as are named in Schedule A) and his or their or its successors in title to the mortgaged property charged by Condition 015.2.

6.2 The Borrower and the Mortgagor (if other than the Borrower) covenant with the Lender:

- 6.2.1 that the mortgaged Property and all fixtures and fittings thereon will be put and kept in good and substantial repair and that any buildings in course of erection or subsequently erected on the mortgaged Property will be completed in a proper manner and to the Lender's satisfaction;
- 6.2.2 that all rents taxes outgoing and other charges arising in respect of the mortgaged Property or in connection with the occupation thereof will be duly and punctually paid;
- 6.2.3 that the Lender or its agents with or without workmen and others will be permitted at any time at convenient hours (but without making the Lender liable as mortgagee in possession):
- (a) to enter and inspect the mortgaged Property and all fixtures and fittings thereon;
 - (b) to make good any defects or wants of repair which the Borrower has failed to remedy and all costs incurred by the Lender hereunder will be immediately repayable to the Lender by the Borrower and until repayment will be added to the moneys secured by this Legal Charge and become a charge on the mortgaged property;
- 6.2.4 not to sever or dispose of any fixtures or fittings now or at any time hereafter affixed to the mortgaged Property otherwise than in the ordinary course of maintenance or replacement or sell any stock-in-trade otherwise than in the ordinary course of business;
- 6.2.5 not without the previous consent in writing of the Lender to grant or agree to grant any lease or tenancy or part with or share the possession or occupation of the mortgaged Property or

accept or agree to accept a surrender of any lease or tenancy thereof or grant any service tenancy or any licence to occupy the same;

- 6.2.6 not without the Lender's written consent to grant any mortgage or charge, bill of sale or other encumbrance over the mortgaged Property or the plant machinery fixtures fittings implements furniture equipment and utensils thereon;
- 6.2.7 not to pull down waste destroy or injure or in any manner or by any means lessen or suffer to be lessened the value of the mortgaged Property;
- 6.2.8 that the Borrower will forthwith upon the receipt of any notice or order or proposal for a notice or order under any statutory or other authority relating to the user or condition of the mortgaged Property give full particulars thereof and (if required) produce the same to the Lender and will at the cost of the Borrower forthwith either comply with the same or will at the request of the Lender and at the Borrower's cost make or join with the Lender in making such objections or representations against or in respect of any such notice or order or proposal for a notice or order as aforesaid as the Lender shall deem expedient;
- 6.2.9 that the Borrower will not do or cause or suffer to be done anything prohibited or omit or suffer to be omitted anything required to be done or carried out in or respecting the mortgaged Property by virtue of any Act of Parliament for the time being in force or any regulations or statutory instruments made under any such Act or any bye law regulation or requirement of any local or other due authority and will at all times hereafter indemnify and keep indemnified the Lender against all costs proceedings actions expenses claims and demands in respect of any such matter or thing;
- 6.2.10 that the Borrower will observe and perform any restrictive covenants stipulations or provisions which ought to be observed and performed by the Borrower in respect of the mortgaged Property and will at all times keep the Lender fully indemnified from and against all proceedings actions costs claims damages and expenses and demands by reason or on account of any non-observance or non-performance thereof and that in the event of the failure of the Borrower to comply with the foregoing covenant the Lender may do all such acts and things as may be necessary to secure the observance or performance or discharge of all or any of the said restrictive covenants stipulations or provisions;
- 6.2.11 that the covenants and provisions embodied in any prior charge affecting the mortgaged Property will be duly and punctually observed and performed and that in the event of a default the Lender may make all such payments and do all such acts or things as may be necessary to secure compliance therewith;
- 6.2.12 that if the Borrower acquires any superior interest in the mortgaged Property or any new or extended lease thereof the Lender will be forthwith notified of the fact in writing and that the Borrower (if so required by the Lender) will charge such superior interest or new or extended lease to the Lender by way of legal charge as additional security for the sums outstanding under this Legal Charge.
- 6.2.13 Insurance:
- (a) that the mortgaged Property will be insured at the Borrower's expense through brokers nominated by the Lender for such amounts against such risks with such insurers and in such manner as the Lender may from time to time require or approve;
 - (b) that any premium paid by the Lender for any insurance effected under 6.2.13(a) above including any interest chargeable thereon will be immediately repayable to the Lender by the Borrower and until repaid will be added to the moneys secured by this Legal Charge and become a charge on the mortgaged property;
 - (c) that where the Lender effects any insurance under 6.2.13(a) above the Borrower will not without the Lender's prior consent in writing effect any other insurance in respect of the mortgaged Property;

- (d) that where the Borrower effects any insurance of the mortgaged Property:
 - (i) the Borrower will arrange for the Lender's interest to be noted on the policy;
 - (ii) the Borrower will pay all premiums payable under the policy within seven days after they become due and (if so requested) will produce the receipt for every such premium to the Lender;
- (e) that the Lender will be under no obligation to account to the Borrower for any commission received on any insurance effected through the Lender's agency;
- (f) that the Lender will have full power to settle and adjust with the insurers all questions relating to the amount of the moneys payable and the extent of the insurer's liability under any policy effected under 6.2.13(a) above;
- (g) that moneys received under any such policy (whether the same shall have been effected by the Lender or the Borrower) will be applied at the Lender's option in or towards:
 - (i) making good the loss or damage in respect of which the moneys are received;
 - (ii) the maintenance or preservation of the mortgaged property or any part thereof;
 - (iii) the repayment of the moneys secured by this Legal Charge,and the Borrower will hold any such moneys received by him upon trust for the Lender;
- (h) not to cause or permit anything to be done on the mortgaged Property which might jeopardise any insurance of the property or increase the premiums payable for such insurance;
- (i) to comply with all requirements of the insurers for keeping any such insurance on foot;

6.2.14 if the mortgaged Property is held under a lease:

- (a) that the Borrower will give immediate notice to the Lender of any notice served on the Borrower under Section 146 of the Law of Property Act 1925 and of any proceedings which may be threatened or commenced against the Borrower for forfeiture of such lease;
- (b) that the Borrower will duly and punctually pay the rent and perform and observe the covenants on the part of the lessee and conditions reserved by or contained in such lease and will keep the Lender indemnified in respect of all actions proceedings costs claims damages expenses and demands occasioned by reason of the non-payment of such rent or of the breach non-performance or non-observance of the said covenants and conditions or any of them and that if the Borrower shall make default in regard thereto the Lender shall be at liberty to pay or remedy the same;
- (c) without prejudice to the generality of the foregoing that the Borrower will (if so requested by the Lender) within seven days after payment produce to the Lender the current receipts for rent and obtain copies thereof and will notify the Lender of the names and addresses of the Landlord and superior landlords (if any) and will within seven days of receiving notice of any change of landlord or superior landlord communicate details of such change to the Lender;
- (d) that the Borrower will not do anything which might prejudice the continued existence of any such lease and in particular will not exercise any right to surrender or agree to surrender any such lease to any reversioner or merge or agree to merge the same in

any reversion or exercise any power or option to determine contained in any such lease and will not without the Lender's prior written consent exercise any right power option or remedy conferred on the Borrower as tenant under any such lease by any statute (and in particular but without prejudice to the generality of the foregoing by Part II of the Landlord and Tenant Act 1954) and the said rights powers options and remedies (both those arising under any such lease or conferred by statute) may be exercised by the Lender on the Borrower's behalf upon such terms and conditions as the Lender may in its uncontrolled discretion think fit and the Borrower will at all times hereafter indemnify and keep indemnified the Lender against all actions proceedings costs claims damages expenses and demands in respect of or incidental to the Lender's exercise of such rights powers options and remedies and for the purpose of exercising the same the Borrower hereby appoints the Lender irrevocably (but subject to redemption) his attorney in that behalf;

- (e) that if any such lease shall determine by effluxion of time or otherwise the Borrower will take such steps as the Lender may require to obtain a grant of a new lease of the mortgaged Property upon such terms as the Borrower may with the consent of the Lender agree with the landlord or as may be determined by the court upon an application made under the provisions of the Landlord and Tenant Act 1954 or any statutory modification or re-enactment thereof that any new lease so granted will forthwith be charged to the Lender in accordance with paragraph 6.2.12;

6.2.15 that the Borrower will duly and punctually pay any debts of the Borrower which fall within Category 1 (debts due to Inland Revenue) or Category 2 (debts due to Customs & Excise) or Category 3 (social security contributions) of Schedule 6 to the Insolvency Act 1986 and that the Borrower will (if so requested by the Lender) produce to the Lender satisfactory evidence of such payment and that if the Borrower makes default in payment of any of the said debts the Lender will be at liberty to discharge the same on his behalf and any sum expended by the Lender in doing so will be immediately repayable to the Lender and until repaid will be added to the moneys secured by this Legal Charge and become a charge on the mortgaged property;

6.2.16 that at any time after the Lender's power of sale has become exercisable the Borrower will at the request of the Lender forthwith remove from the mortgaged Property any goods chattels and other possessions of the Borrower and that if the Borrower shall fail to do so the Lender may as agent for and at the expense of the Borrower remove store sell or otherwise dispose of the same without being liable for any loss or damage thereby occasioned and that the Borrower will keep the Lender fully indemnified in respect of any claims made by any third party in respect thereof;

6.2.17 that if the mortgaged Property is compulsorily acquired all sums payable in respect of such acquisition will be paid to and received by the Lender in or towards the discharge of the moneys secured by this Legal Charge and any such sums which are paid to the Borrower will be held by him upon trust for the Lender.

7. Covenants relating to any policy charged to the Lender

1.5 7.1 In this Condition where the context admits:

- (a) the **Borrower** means:
 - (i) in relation to any Policy described in Section D of the Schedule to this Legal Charge, the person there named as the mortgagor of that policy;
 - (ii) in relation to any Policy not so described but for the time being deposited with the Lender, the person who effected the deposit;
- (b) **Policy** includes not only any policy (as defined by Condition 1.1.1) charged by any person named in Section D of the Schedule to this Legal Charge, but also in relation

to any person not so named who deposits a Policy with the Lender, any policy deposited by that person.

- 7.2 Any Policy (if capable of being charged) deposited with the Lender which is provided as security for payment of any monies payable to the Lender by the Borrower under these Conditions shall be subject to an equitable charge in favour of the Lender.
- 7.3 Unless and until the Policy has been legally assigned to the Lender:
- 7.3.1 the Borrower appoints the Lender irrevocably (but subject to redemption) to be his attorney and in his name and on his behalf to assign, transfer, surrender or otherwise deal with the Policy and to collect the policy moneys; and
- 7.3.2 if the Mortgagor has not executed this Legal Charge the Borrower covenants to procure that the Mortgagor will at the Lender's written request execute all such instruments as may be necessary to procure that the Lender is so appointed such attorney.
- 7.4 The Borrower and the Mortgagor (if other than the Borrower) covenant with the Lender:
- 7.4.1 not to cause or permit the Policy to become void or voidable or to do or permit anything by which the Lender may be prevented from receiving the Policy moneys;
- 7.4.2 that if the policy becomes voidable the Borrower will do everything necessary to maintain it and that if the Policy becomes void the Borrower will do everything necessary to effect or (if required) to enable the Lender to effect in the Lender's name a new policy on the same life and for the same amount as the Policy (which new policy will then take the place of the Policy for all purposes hereof);
- 7.4.3 that the Borrower will pay the premiums punctually and produce the receipts for the same on request;
- 7.4.4 that if the Borrower fails to pay any premium due under the Policy the Lender will be at liberty to pay the same on his behalf and any sum so paid will be immediately repayable to the Lender by the Borrower and until repaid will be added to the moneys secured by this Legal Charge and become a charge on the Mortgaged Property together with interest thereon;
- 7.4.5 that at any time after the Lender's power of sale has become exercisable the Lender may:
- (a) sell the Policy; or
- (b) surrender the Policy to the insurers or exchange it for a fully paid policy or make such other arrangements with the insurers as it thinks fit;
- 7.4.6 that the policy moneys when received will immediately be applied at the Lender's option in or towards the maintenance or preservation of the Mortgaged Property (or part or parts thereof) or the repayment of the moneys secured by this Legal Charge.

8. Covenants relating to business assets charged to the Lender

- 8.1 In this Condition:
- (a) the Borrower means, in relation to any assets described in Section C of the Schedule to this Legal Charge, the person there named as the mortgagor of those assets;
- (b) the **Charged Assets** means, in relation to any person named in Section C of the Schedule to this Legal Charge, the assets charged by him;

- (c) the **Business** means the business described in Section C of the Schedule to this Legal Charge.

8.2 The Borrower and the Mortgagor (if other than the Borrower) covenant with the Lender:

- 8.2.1 that the Borrower will carry on the business in a proper and efficient manner and keep proper books of account relating to the Business and will make full entries therein of all dealings and transactions of the Business and keep such books and all other documents and records relating to the Business at the place where the same is carried on and will at any time (if so required) produce such books documents and records for the inspection of the Lender or allow the Lender or any person appointed in writing by the Lender to have free access thereto and take extracts from the same;
- 8.2.2 that if an order for the foreclosure of the Mortgage is made or if the Lender sells the Charged Assets in exercise of its power of sale the Borrower will enter into a deed containing restrictive covenants so as to protect the Purchasers interest in the Charged Assets and Business in such form as the Lender may reasonably require and if the Borrower shall refuse or neglect to do so the Borrower hereby appoints the Lender irrevocably (but subject to redemption) to be his attorney and in his name and on his behalf to execute such deed;
- 8.2.3 not without the Lender's written consent to grant any mortgage, charge, bill of sale or other encumbrance over the Charged Assets;
- 8.2.4 not to sell any stock-in-trade of the Business otherwise than in the ordinary course of business;
- 8.2.5 that all machinery equipment and utensils employed in the Business will be kept in good and substantial repair and condition and in perfect working order;
- 8.2.6 not to sever or dispose of any fixtures or fittings now or at any time hereafter affixed to any premises in which the Business is from time to time being carried on otherwise than in the ordinary course of maintenance or replacement and (where so required as a condition of the Facility Letter) to complete all necessary formalities to enable the Lender to perfect the registration of a Bill of Sale over such fixtures and fittings;
- 8.2.7 that the Borrower or the Mortgagor (as the Lender may specify) will effect and maintain with such insurers and on such terms as the Lender may require or approve a mortgage instalment protection policy to cover (inter alia) the payment of the Monthly Payment in the event of the Business being closed due to an insured risk and such policy will be effected through brokers nominated by the lender;
- 8.2.8 that the Borrower will insure and keep insured through brokers nominated by the Lender the Business (including all machinery equipment and utensils employed therein and the stock-in-trade thereof) for such amounts against such risks with such insurers and in such manner as the Lender may from time to time require or approve;
- 8.2.9 that if the Borrower or the Mortgagor (as the case may be) fails to pay any premium due in respect of such insurance as is mentioned in paragraphs 08.2.7 and 08.2.8 above the Lender will be at liberty to pay the same on his behalf and any sum so paid will be immediately repayable to the Lender and until repaid will be added to the moneys secured by this Legal Charge and become a charge on the Mortgaged Property together with interest thereon;
- 8.2.10 that the Business will be kept open for trading during normal hours of business.
- 8.3 The Borrower and the Mortgagor (if other than the Borrower) further covenant with the Lender in relation to the insurances mentioned in paragraphs 08.2.7 and 0 8.2.8above in terms similar to Condition 1.4(d) 6.2.13(d)to 1.4(i)6.2.13(i).

9. Covenants by the Surety

If any person is named in this Legal Charge as a Surety then:

- 9.1 the Surety covenants with the Lender in the terms of all the covenants on the part of the Borrower herein contained and such covenants shall operate and take effect in all respects as if the same had been expressed to be entered into as joint and several covenants by the Borrower and the Surety with the Lender and the Surety shall not be released by the giving of time to the Borrower or by any other act or omission matter or thing whatsoever whereby the Surety as Surety only would have been so released and so that as between the Surety and the Lender the Surety shall be deemed a principal debtor under the said covenants;
- 9.2 the Surety further covenants with the Lender in relation to any property described in Section E of the Schedule to this Legal Charge (the Surety's Property) in the terms of the covenants contained in Condition 6 but so that references to the Property and references to the Borrower shall be construed respectively as references to the Surety's Property and the Surety;
- 9.3 the Surety hereby acknowledges that the Lender has powers to make further advances and will not at any time during the period that the loan is outstanding or thereafter make any claim whatsoever that any such further advance if so made was made without the express or implied knowledge or consent of the Surety;
- 9.4 the Surety hereby acknowledges that the Surety shall remain liable to the Lender for a period of [] years under this Legal Charge;
- 9.5 the Surety hereby acknowledges that the giving of time to the Borrower or the neglect or forbearance of the Lender is requiring or enforcing payment of the monies secured by this Legal Charge or any other variations of the provisions of this Legal Charge or other dealing between the Borrower and the Lender shall not affect the liability of the Surety.

10. The Lender's rights and remedies

- 10.1 In this Condition the Mortgagor means, in relation to any part of the Mortgaged Property, the mortgagor of that part (if other than the Borrower).10.2 For the purposes of the Law of Property Act 1925 the mortgage moneys secured by this Legal Charge shall become due on the first Payment Day after the date of this Legal Charge.
- 10.3 The statutory power of sale applies to this Legal Charge free from the restrictions imposed by Section 103 of the Law of Property Act 1925.
- 10.4 The Lender's power of sale will become exercisable:
 - 10.1 if any party to this Legal Charge (other than the Lender):
 - (a) defaults for a period of seven days in the payment of any moneys payable under these Conditions; or
 - (b) fails to observe or perform any covenant or obligation (other than for the payment of money) imposed on him by this Legal Charge or these Conditions;
 - 10.4.2 where the Borrower or the Surety is an individual:
 - (a) he enters into a voluntary arrangement or makes a proposal to do so; or
 - (b) an application is made for an Interim Order; or
 - (c) he enters into a Deed of Arrangement; or
 - (d) a Bankruptcy Petition is presented or a Bankruptcy Order is made; or

- (e) he dies;

10.4.3 where the Borrower or the Surety is a Company or other Corporate Body:

- (a) it enters into a voluntary arrangement or its Directors and Committee Members propose to do so; or
- (b) a Petition is presented for an Administration Order to be made or for it to be wound-up; or
- (c) a Resolution is passed for it to be wound-up or a meeting is convened to consider such a Resolution; or
- (d) a Receiver Manager or Administrative Receiver is appointed; or
- (e) it is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986; or
- (f) it ceases to carry on business;

10.4.4 if possession of any property described in Sections A B or E of the Schedule to this Legal Charge is taken by another mortgagee or if any such property is made the subject of a charging order or is compulsorily purchased or requisitioned;

10.4.5 if any chattels situate on any property described in Sections A, B or E of the Schedule to this Legal Charge or used in any business described in Section C of that Schedule are made the subject of any execution or are taken by way of distress; 10.4.6 if the Lender becomes aware of any material misstatement made by any party to this Legal Charge in connection with the facility letter, any sums drawn down thereunder or the making of any further advance.

10.5 Section 109 of the Law of Property Act 1925 (relating to the appointment etc of receivers) applies to this Legal Charge as if the words "not exceeding five per centum per annum on the gross amount of all moneys received" were omitted from sub-section (6) and as if sub-section (8)(iv) read: "in payment of the moneys (whether interest or otherwise) in arrear or accruing due under this Legal Charge".

10.6 At any time after the Lender's power of sale has become exercisable the Lender may without any previous notice to or concurrence on the part of the Borrower or Surety:

10.6.1 take possession of collect get in and retain receipts for all or any part of the Mortgaged Property and collect and give receipts for any income arising therefrom;

10.6.2 exercise its power to appoint a receiver (who may be an officer or employee of the Lender) in respect of the whole or any part of the Mortgaged Property;

10.6.3 grant any lease or tenancy of any land comprised in the Mortgaged Property at such rent (with or without payment of a premium) for such period and generally on such terms as the Lender may in its absolute discretion think fit;

10.6.4 accept surrenders of leases or tenancies affecting any land comprised in the Mortgaged Property on such terms as the Lender may in its absolute discretion think fit;

10.6.5 in the Borrower's name and on his behalf negotiate and agree with the landlord or (as the case may be) the tenant the amount of any rent falling to be reviewed under any lease under or subject to which any part of the Mortgaged Property is held;

10.6.6 exercise all the statutory powers conferred on mortgagees by the Law of Property Act 1925 with all the statutory incidents of such powers.

- 10.7 In addition to the powers conferred on him by statute any receiver appointed hereunder may as agent for the Borrower:
- 10.7.1 take possession of collect get in and give receipts for all or any part of the Mortgaged Property and collect and give receipts for any income arising therefrom;
- 10.7.2 in relation to any land comprised in the Mortgaged Property:
- (a) complete any buildings in course of erection thereon;
 - (b) grant in the name of the Borrower and on his behalf any lease or tenancy thereof at such rent (with or without payment of a premium) and for such period and generally on such terms as the receiver may in his absolute discretion think fit;
 - (c) accept surrenders of any leases or tenancies which affect the same on such terms as the receiver may in his absolute discretion think fit;
- 10.7.3 collect income which has accrued before his appointment as well as income which accrues thereafter;
- 10.7.4 carry out such repairs alterations renewals improvements and additions to the Mortgaged Property as he may think fit;
- 10.7.5 maintain or effect insurances of the Mortgaged Property;
- 10.7.6 in the name of the Borrower and on his behalf sell the Mortgaged Property or any part thereof in such manner and on such terms as the receiver may think fit;
- 10.7.7 in the Borrower's name and on his behalf negotiate and agree with the landlord or (as the case may be) the tenant the amount of any rent falling to be reviewed under any lease under or subject to which any part of the Mortgaged Property is held;
- 10.7.8 make any arrangement or compromise or enter into, abandon, cancel or disregard any contracts which he may think expedient;
- 10.7.9 at any time after taking possession of the mortgaged property or any time after the power of sale has arisen and is exercisable, the Lender may as agents for and at the expense of the Borrower remove, store, sell or otherwise dispose of or deal with any furniture, goods or other items of whatever nature ("the Contents") which the Borrower shall have failed and or refused to remove from the mortgaged property (whether or not the contents shall be the property of the Borrower or of any third party) and the Lender shall not be liable for any loss or damage thus occasioned to the Contents and the Borrower shall indemnify the Lender in respect of all claims concerning the contents howsoever arising.
- 10.8 The Borrower hereby appoints the Lender irrevocably (but subject to redemption) to be his attorney (with full power to appoint any person including any receiver appointed hereunder to be the Lender's substitute and to sub-delegate to such substitute all or any of the powers conferred on the Lender by this paragraph) and in the Borrower's name and on his behalf to execute any document or do any act or thing which the Borrower is obliged to execute or do hereunder or which the Lender (or its substitute) may find necessary to be executed or done in connection with the exercise of any of the powers hereby or by law conferred on the Lender or on any receiver appointed hereunder.

11. Consolidation

Except on such terms as the Lender may approve the Borrower may not:

- 11.1 redeem this Legal Charge without at the same time redeeming any other mortgage whereby any property stands charged to the Lender by way of security for any indebtedness outstanding from the Borrower;
- 11.2 redeem any other such mortgage without redeeming this Legal Charge.
- 11.3 the restriction on the right of consolidating securities which is contained in Section 93 of the Law of Property Act 1925 shall not apply to this legal charge.

12. Costs

All costs and expenses (including the costs of any legal proceedings and any administrative costs and expenses) incurred by the Lender in connection with this Legal Charge or the collection of any moneys due under it or the exercise of any powers conferred on the Lender by these Conditions will be payable by the Borrower on a basis of full indemnity and will be recoverable from him on demand and until payment will be a charge on the Mortgaged Property and will bear interest at the Interest Rate.

13. Notices

- 13.1 Any notice or other communication to be given or sent by the Lender under these Conditions will be sufficiently served if:
- 13.1.1 in the case of the Borrower, it is sent by ordinary prepaid post to the Borrower at the last address of the Borrower known to the Lender or at any property described in Section A or Section B of the Schedule to this Legal Charge;
- 13.1.2 in the case of a person named as mortgagor (other than the Borrower) in Section A of the Schedule to this Legal Charge, it is sent by ordinary prepaid post to that person at his last address known to the Lender or at the address of the property described in that Section of the Schedule;
- 13.1.3 in the case of a person named as mortgagor (other than the Borrower) in Section B of the Schedule to this Legal Charge, it is sent by ordinary prepaid post to that person at his last address known to the Lender or at the property described in that Section of the Schedule;
- 13.1.4 in the case of a person named as mortgagor (other than the Borrower) in Section C of the Schedule to this Legal Charge, if it is sent by ordinary prepaid post to that person at his last address known to the Lender or at the address of the business described in that Section of the Schedule;
- 13.1.5 in the case of a person named as mortgagor (other than the Borrower) in Section D of the Schedule to this Legal Charge, it is sent by ordinary prepaid post to that person at his last address known to the Lender;
- 13.1.6 in the case of the Surety, it is sent by ordinary prepaid post to the Surety at the last address of the Surety known to the Lender or at any property described in Section E of the Schedule to this Legal Charge.
- 13.2 Any notice or communication so sent will be deemed to have been served on the person to whom it is addressed at the expiration of 48 hours after the time of posting.

14. Receipt

The Borrower hereby acknowledges receipt of the Principal Sum.

15. The Charge on Property

- 15.1 The person named as Mortgagor in Section A of the Schedule to this Legal Charge (whether or not being also the Borrower) to the extent of his interest hereby with full title guarantee charges by way of a Legal Charge the property described in Section A subject to any prior charges which are there stated to affect such Property with payment of all monies payable to the Lender by the Borrower under these Conditions.
- 15.2 The person named as Mortgagor in Section B of the Schedule to this Legal Charge (whether or not being also the Borrower and/or the person named as Mortgagor in Section A of the Schedule) to the extent of his interest hereby with full title guarantee charges by way of a Legal Charge the property described in Section B subject to any prior charges which are there stated to affect such property with payment of all monies payable to the Lender by the Borrower under these Conditions.
- 15.3 The person named as Mortgagor in Section C of the Schedule to this Legal Charge (whether or not being also the Borrower and/or the person named as Mortgagor in Section A and/or section B of the Schedule) to the extent of his interest hereby with full title guarantee assigns to the Lender the goodwill and other assets described in Section C of the Schedule subject in each case to re-assignment on payment of all monies payable to the Lender by the Borrower under these Conditions.

16. Further advances

This Legal Charge is made for securing further advances but does not oblige the Lender to make further advances.

17. Registered land

Where any property hereby charged comprises registered land the chargor of that property hereby applies to the Chief Land Registrar to enter on the Register a restriction that (except under an order of the Registrar) no disposition by the registered proprietor of that property shall be registered without the consent of the Lender or other registered proprietor for the time being of this Legal Charge.

18. The Facility Letter

A copy of the Facility Letter of offer or other facility letter dated 22nd October 2015 is annexed hereto. In the event of any inconsistency between the contents thereof and these Conditions, the Facility Letter shall prevail.

19. The Consumer Credit Agreement

If there is any inconsistency between these Conditions and the Consumer Credit Agreement, then the Consumer Credit Agreement shall prevail.

20. Assignment

The Lender may at any time assign this Legal Charge. No other party may assign this Legal Charge or any of its other rights, duties obligations under this Legal Charge without the consent in writing of the Lender first had and obtained.

In witness whereof the Borrower, the Mortgagor and the Surety (if any) have executed this Legal Charge the day and year first above written.

The Schedule

Section A: Land Charged as a primary security:

Mortgagor: CCK Property Investments Ltd

Address of Mortgagor: 4 Imperial Place, Maxwell Road, Borehamwood, Hertfordshire WD6 1JN

Description of Property: ALL THAT Freehold property at 101-103 Barking Road, Canning Town, London E16 4HQ which is registered under Title Number EGL256523.

Prior charges (if any) affecting the property : None

Section B: Land Charged as additional security:

Mortgagor:

Address of Mortgagor:

Description of additional security:

Prior charges (if any) affecting the property :

Section C: Business Assets Charged:

Mortgagor:

Address of Mortgagor:

Description of business assets:

The business:

Address of the business premises

Section D: Life Policy charged:

Mortgagor:

Address of Mortgagor:

Details of life policy:

Section E: Details of Surety and land charged by Surety (if any):

Name:

Address:

Description of property:

Prior charged (if any affecting the property)

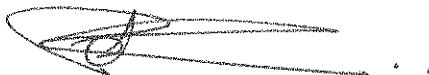
Executed as a Deed by the said
CCK Property Investments Ltd
acting by:

)
)
)

Director



Secretary/Director





FINANCE GROUP PLC

314 Regents Park Road, Finchley, London N3 2JX Telephone 020 8349 9090

Facsimile 020 8349 9898

Website: www.bmsamuels.com E-mail: info@bmsamuels.com

BMS/PB/CS/CCK.OFFER

22nd October 2015

CCK Property Investments Limited
4 Imperial Place
Maxwell Road
Borehamwood WD6 1JN
(Company Number 09795053)

Dear Sirs

With reference to your loan application submitted to us, we are pleased to confirm that we and/or jointly with others ("the Lender") are prepared to grant to you ("the Borrower"), a loan Facility of £840,000.00 ("the Facility") on the following terms and conditions:-

1. THE BORROWER

CCK Property Investments Limited ("the Borrower")

2. THE LENDER

B M Samuels Finance Group Plc and/or jointly with others ("the Lender").

3. THE GUARANTORS (JOINT AND SEVERAL)

Mr Spencer Howard Simons)
Mr Peter John Leuzzi) "the Guarantors"
Mr Ross Kemp)

4. PURPOSE

The Facility will be available to enable the Borrower to purchase 101-103 Barking Road, Canning Town, London E16 4HQ ("the Property") and to assist with the refurbishment of the ground floor and basement of the Property and the conversion of the first two floors of the Property into 4 studio flats and 2 one bedroom flats ("the Development").

Save where the Lender otherwise agrees in writing, the Facility must not be used or otherwise applied for any purpose whatsoever other than as stated above. If the Facility is used otherwise than in accordance with the stated purpose above, the Lender reserves the right to withdraw all facilities hereunder and take such further action as it considers appropriate to preserve or mitigate its position.

TERMS ACCEPTED (CCK Property Investments Limited).....*Shis*.....DATE 18/11/15

GUARANTEED BY (Spencer Howard Simons).....*Shis*.....DATE 18/11/15

GUARANTEED BY (Peter John Leuzzi).....*PJL*.....DATE 18/11/15

GUARANTEED BY (Ross Kemp).....*RKW*.....DATE 18/11/15



Directors: B.M. Samuels, T.V. Samuels, A.D. Samuels -1-
Registered Office: 302-308 Preston Road, Harrow, Middlesex HA3 0QP Registered No. 1055337 England

astl
member

5. SECURITY

The Facility shall be secured by:

- a) a first legal charge over the freehold interest in 101-103 Barking Road, Canning Town, London E16 4HQ ("the Property").
- b) a legal Debenture over the assets of the Borrower for the amount of the Facility and any variation thereof.
- c) The Personal (Joint and Several) guarantees of Mr Spencer Howard Simons, Mr Peter John Leuzzi and Mr Ross Kemp for the liability of the Borrower, limited to £300,000.00 (Three hundred thousand pounds).

This security together with any other security which is now held, or hereafter may be held by the Lender, will secure all monies and liabilities which will from time to time be due, owing or incurred to the Lender by the Borrower, whether actual or contingent. The Lender is therefore relying on its rights of consolidation.

All security documents ("the Security Documents") will be in a form acceptable to the Lender.

6. AMOUNT

The Facility will be for a maximum sum of £840,000.00 (Eight hundred and forty thousand pounds).

7. RETENTION

The Facility will be subject to a retention of £400,000.00, leaving an initial advance of £440,000.00 and the initial advance and retention will be advanced as herein after provided.

8. DRAWINGS

The Facility will be available for drawing as follows:

- a) Tranche A – Up to £440,000.00. Tranche A will be drawn in full on the purchase of the Property.
- b) Tranche B – Up to £400,000.00 to cover up to 100% of the building costs and professional fees in relation to the Development. Drawings for building costs will be released in stage payments against certificates provided by the Lender's quantity surveyor, in accordance with a schedule of works to be provided by the Borrower to be agreed in advance with the Lender/the Lender's quantity surveyor. Drawings for professional fees will be against invoices

TERMS ACCEPTED (CCK Property Investments Limited).....*Shi*.....DATE 18/11/15
 GUARANTEED BY (Spencer Howard Simons).....*Shi*.....DATE 18/11/15
 GUARANTEED BY (Peter John Leuzzi).....*[Signature]*.....DATE 18/11/15
 GUARANTEED BY (Ross Kemp).....*R. Kemp*.....DATE 18/11/15

8. DRAWINGS (CONT.)

- c) Amounts drawn under the Facility will be drawn on any day (a "Business Day") being a day on which the Lender is open for business, subject to the terms and conditions hereof.
- d) The date of the first drawing under the Facility is hereby referred to as the Initial Drawdown Date.
- e) Unless otherwise agreed between the Borrower and the Lender, the Borrower will give the Lender not less than two Business Days' notice of its intention to make a drawing under the Facility.

9. TERM

Although the Facility will be granted for a period of up to ONE year from the date of Initial Drawdown ("the Term"), any advances under the Facility will be repayable on demand.

10. INTEREST

- a) The rate of interest on the Facility will be 1.1% per month ("The Interest Rate") during the Term and thereafter, unless otherwise advised by the Lender (see Clause 10 e)).
- b) Interest will be payable monthly in arrears.
- c) Interest on the Facility will be added to the amount outstanding under the Facility as and when it falls due i.e. on the same day of each month following the Initial Drawdown Date as the date in the month in which the Initial Drawdown Date occurs ("the Instalment Date").

Example: Assuming the Initial Drawdown Date is the 15th November 2015, then the Instalment Date will be the 15th of each month thereafter.

This "rolled up" arrangement will be available for a maximum period of 12 months from the Initial Drawdown Date (up to a maximum of £90,000.00). At the end of the Term, the Lender will require the Borrower to pay all of the interest due under the Facility. The Lender reserves the right to end the "roll up" arrangement, if in its opinion, the Development has not been progressing at a satisfactory rate.

- d) Interest shall be charged on the full Drawdown amount of the Facility, or such other amounts as are from time to time drawn down and such interest shall accrue on the amount in question on a daily basis (as well after as before any Judgment) from the date or last date for payment thereof to the date of actual payment and such interest shall be compounded with monthly rests and shall be payable monthly in arrears in accordance with sub-clause b) hereof.

TERMS ACCEPTED (CCK Property Investments Limited).....DATE 18/11/15

GUARANTEED BY (Spencer Howard Simons).....DATE 18/11/15

GUARANTEED BY (Peter John Leuzzi).....DATE 18/11/15

GUARANTEED BY (Ross Kemp).....DATE 18/11/15

10. INTEREST (CONT.)

- e) Although the interest rate will be fixed at 1.1% per month for TWELVE months until the date on which the Facility is due for repayment ("the Termination Date"), if for whatever reason the Facility is not repaid in full by the Termination Date, in the event of the Bank of England having raised Base rates from any time after the Drawdown Date, the Lender reserves the right to increase the interest rate being levied in respect of the Facility after the Termination Date. This increase will be on a pro-rata basis.

11. DEVELOPMENT CONDITIONS

- a) The Borrower shall start the Development no later than one month from the Initial Drawdown Date, failing which the Lender reserves the right to withhold any further advances out of Tranche B.
- b) If the Development does not proceed to the satisfaction of the Lender or there are interest arrears on the Facility, the Lender reserves the right to withhold any further advances out of Tranche B.
- c) The Lender reserves the right to appoint an independent professional adviser to monitor the Development and the release of stage payments on its behalf.
- d) The Development is to be carried out under the supervision of a professional surveyor, who will be able to sign off practical completion when the works have been completed, in a form which will enable the flats to become mortgageable.
- e) The Borrower will ensure that the Development is carried out to a good standard of workmanship, using suitable materials and in compliance with current Building Regulations, as well as the Bylaws or Regulations laid down by statutory suppliers e.g. in relation to water, gas and electricity. The works are to be carried out in accordance with the plans deposited with the Local Authority, over which planning approval has been granted under reference: 15/01415/PRECUJ.
- f) The Lender will need to be satisfied with the proposed contractor to carry out the Development.
- g) The Lender's solicitor will need to be satisfied with the contract for the Development and that there are satisfactory "step-in" rights for the Lender.
- h) The Lender will require confirmation from the Lender's solicitor that the overage agreement over the Property does not affect the current planning status of the Property.

TERMS ACCEPTED (CCK Property Investments Limited).....*His*.....DATE 18/11/15

GUARANTEED BY (Spencer Howard Simons).....*His*.....DATE 18/11/15

GUARANTEED BY (Peter John Leuzzi).....*[Signature]*.....DATE 18/11/15

GUARANTEED BY (Ross Kemp).....*[Signature]*.....DATE 18/11/15

12. THE PROPERTY

a) Occupation

- i) The Lender requires confirmation that the Property is being purchased with vacant possession.
- ii) No tenancies are to be created on the Property either furnished or unfurnished without the Lender's prior consent.

b) Insurance

- i) The Lender shall require the Property to benefit from a fully comprehensive Index Linked building insurance policy.
- ii) The policy is to be in the joint names of the Borrower and the Lender, or with the interest of the Lender endorsed on the policy.

The solicitors acting on behalf of the Lender are to be satisfied with the terms and conditions of cover as well as the level of cover provided under the insurance policy. Confirmation is required that the policy covers all perils, including public liability. In addition, the Lender will require confirmation from the insurers that they will not allow the policy to lapse while the Lender retains a security interest in the Property.

- iii) The minimum level of cover required is £1,000,000.00 (One million pounds).
- iv) The Lender will also require confirmation that there is a Contractors'/Owners' insurance policy in place to cover the Development until practical completion of the Development, with the Lender's interest noted on the Policy, to the satisfaction of the Lender's solicitors.

c) Maintenance

- i) On completion of the Development, the Borrower will maintain the Property to a reasonable standard of repair and ensure that, subject to any repair or refurbishment programme agreed with the Lender, the Property is capable of occupation throughout at all times.
- ii) The Borrower will advise the Lender of any matters which might reasonably be expected to have a material bearing on the value, structure or condition of the Property.

TERMS ACCEPTED (CCK Property Investments Limited).....

DATE 18/11/15

GUARANTEED BY (Spencer Howard Simons).....

DATE 18/11/15

GUARANTEED BY (Peter John Leuzzi).....

DATE 18/11/15

GUARANTEED BY (Ross Kemp).....

DATE 18/11/15

13. PAYMENT AND EARLY REPAYMENT OF THE LOAN

- i) If the Borrower sells or refinances any part of the Property, e.g. one flat, this will be subject to the consent of the Lender. The Lender will require 100% of the net proceeds from the sale or refinance of any part of the Property to reduce the amount outstanding under the Facility. However, by concession the Lender may be prepared (but is not obliged) to reduce the amount required, depending on the status of the Facility and the residual value of the remainder of the Property.
- ii) The Facility is granted for a minimum period of THREE months from the Initial Drawdown Date and thereafter may be redeemed in part or in full at any time without prior notice, with interest calculated to the next Instalment Date.

Example: Assuming the Initial Drawdown Date is the 15th November 2015, then the Instalment Date will be the 15th of each month thereafter.

Amounts repaid or prepaid are not available for redrawing.

14. COUNTY COURT JUDGEMENTS

Any outstanding County Court Judgements against the Borrower or the Guarantors in their personal capacity are to be cleared from the proceeds of our advance at completion on the Initial Drawdown Date.

15. COSTS

The Borrower will on demand:

- a) Reimburse the Lender on a full indemnity basis, together with VAT thereon for all costs, expenses and outlays incurred by the Lender (including legal fees, valuation fees, quantity survey fees and value added tax) in connection with the creation, perfection, preservation, protection, enforcement and discharge of the Facility including the Lender's own fees in connection with the maintenance and discharge of the Facility and the performance of the Borrower's obligations hereunder, reporting on the title of the Property and procuring any necessary foreign legal opinions (if applicable), whether or not a drawing is made under the Facility.
- b) The Borrower will be responsible for the administrative and/or legal costs incurred by the Lender in performing any function in connection with this Facility and all such expenses and costs shall be payable on demand by the Borrower and until paid shall be a charge on the Property and bear interest at the contractual rate.

TERMS ACCEPTED (CCK Property Investments Limited).....*His*.....DATE *10/11/15*
 GUARANTEED BY (Spencer Howard Simons).....*His*.....DATE *18/11/15*
 GUARANTEED BY (Peter John Leuzzi).....*[Signature]*.....DATE *18/11/15*
 GUARANTEED BY (Ross Kemp).....*[Signature]*.....DATE *14/12/15*

16. WARRANTIES

By the Borrower's acceptance of the Facility, and by each drawing under the Facility, it warrants that:

- a) it is a limited liability company duly organised and validly existing under the laws of England;
- b) it has the full power and authority to enter into the Facility and perform its obligations under the Facility;
- c) the execution, delivery and performance by the Borrower of the Facility and the Security Documents do not and will not violate any mortgage, charge, deed, contract or other undertaking or instrument to which it is a party, or by which any of its property or assets are bound;
- d) to the best of its knowledge and belief there is no law, decree, charter or similar enactment binding on it, and no provision of any existing indenture, contract, licence, franchise, concession or agreement binding on it which would be contravened by its acceptance of the Facility on the terms hereof, or by its performance or observation of the obligations contained hereunder;
- e) it is not in default under any agreement to which it is a party or under which it may be bound;
- f) no material litigation or administrative proceeding before or of any Court or governmental authority is at present pending, or to the best of its knowledge and belief threatened against it, which might have a materially adverse effect on its business assets or conditions;
- g) that no company or person other than the Borrower and the Lender has, or will have any legal or equitable rights over the Property;
- h) that full disclosure has been made to the Lender prior to the date of this offer of all facts in relation to the Borrower and the security offered under the Facility.

17. SETTLEMENTS

- a) All payments, repayments and prepayments hereunder will be in Sterling and will be made to the Lender in cleared same day funds at Barclays Bank Plc, PO Box 48, 28 George Street, Luton, Beds. LU1 2AE, sort code 20-53-30, for the credit of B M Samuels Finance Group Plc, Clients Account, Account Number 50797170, or any other account details as provided by the Lender.
- b) All payments will be made by the Borrower without set-off or counter-claim and (except to the extent required by law) free from, clear of and without deduction for any taxes, duties, charges or fees.

TERMS ACCEPTED (CCK Property Investments Limited).....DATE 18/11/15

GUARANTEED BY (Spencer Howard Simons).....DATE 18/11/15

GUARANTEED BY (Peter John Leuzzi).....DATE 18/11/15

GUARANTEED BY (Ross Kemp).....DATE 18/11/15

17. SETTLEMENTS (CONT.)

If the Borrower is compelled by law to make any deduction or withholding on account of tax or otherwise from any payment made or due pursuant to drawings under this Facility, the sum due from it in respect of such payment will be increased to the extent necessary to ensure that, after the making of such deduction or withholding, the Lender receives a net sum equal to the sum which the Lender would have received had no deduction or withholding been required to be made.

18. GOVERNING LAW

The Facility will be governed by and construed in accordance with English law. The Borrower hereby agrees to submit to the exclusive jurisdiction of the English Courts.

19. WAIVERS, CUMULATIVE REMEDIES

No failure to exercise, and no delay on the Lender's part in exercising any right, power or privilege under the Facility will operate as waiver thereof, nor will any single or partial exercise of any right, power or privilege preclude any other or further exercise, or the exercise of any other power or right. The rights and remedies provided under this Clause 19 are cumulative and not exclusive of any rights and remedies provided by law.

20. ILLEGALITY

In the event that any law or regulation or change therein or in the interpretation thereof by any regulatory authority will make it unlawful for the Lender to comply with its obligations under the Facility, the Lender's obligations will terminate and all amounts due under the Facility will be repaid by the Borrower forthwith upon demand.

21. PARTIAL INVALIDITY

The Borrower and the Guarantors acknowledge that they have taken their own independent legal advice as to the terms and effects of this Facility. Accordingly, they acknowledge and declare that if any term or provision of the Facility will be determined to be illegal or unenforceable, all other terms and provisions of the Facility will nevertheless remain effective and will be enforceable to the fullest extent permitted by law.

22. DEFAULT

- a) If i) default shall be made in making any payment or payments hereunder on the date upon which it or they shall fall due, or ii) if the Lender is unsatisfied with the progress of the Development, or iii) if there is a material adverse change in the financial position of the Borrower, such as might reasonably be expected to cause the Borrower to become unable to perform its obligations under the Facility, or iv) if the Borrower defaults in relation to any indebtedness to any other Lender or debt provider, or v) if a petition is presented for an Administration Order, a winding up order, or the appointment of a Receiver, Administrative Receiver or Liquidator over the Borrower or vi) a petition for bankruptcy is made for any of the Guarantors then:-

TERMS ACCEPTED (CCK Property Investments Limited).....*His*.....DATE 18/11/15

GUARANTEED BY (Spencer Howard Simons).....*His*.....DATE 18/11/15

GUARANTEED BY (Peter John Leuzzi).....*[Signature]*.....DATE 18/11/15

GUARANTEED BY (Ross Kemp).....*R-Kemp*.....DATE 15/11/15

22. DEFAULT (CONT.)

- b) The Lender may at any time thereafter demand repayment of the Facility and all sums then due or thereafter to become due hereunder forthwith whereupon such sums shall immediately become due and payable.
- c) The Borrower shall immediately notify the Lender in writing of the occurrence of any event of default (more particularly set out in sub-paragraph a) above) and of the occurrence of any event which with the lapse of time will or may constitute such a default.

23. JOINTY AND SEVERAL LIABILITY

The liabilities of the Guarantors under the Facility will be joint and several.

24. GENERALLY

The Lender draws to the attention of the Borrower that if at any time prior to the repayment of the Facility, the Lender should be required for the protection or realisation of any of the Security (however so construed by the Lender) to make an additional advance of money to the Borrower or any third party for payment of expenditure (such as Building Insurance premiums) that such monies expended will be liable for a charge to interest at the rate applicable to the Facility and a further Facility fee of 1% on the amount expended.

25. CONDITIONS PRECEDENT/AVAILABILITY

Tranche A of the Facility will be made available for drawing subject to the terms and conditions of this letter, upon receipt by the Lender of the following in a form and substance acceptable to the Lender:

- a) the enclosed duplicate of this letter duly signed by the Borrower and the Guarantors;
- b) the duly completed and executed Security Documents, set out in Clause 5;
- c) a certified copy of the resolution of the Borrower's Board of Directors accepting the Facility on the terms hereof and authorising a specified person or persons to sign the copy of this letter confirming acceptance of it and to execute the Security Documents relating to Clause 5.
- d) a satisfactory independent valuation report on the Property (already received), it being expressly understood and agreed that
 - i) where at the date of issuing this Facility letter, the Lender is not in receipt of a valuation report, the Facility is offered subject to the Lender receiving and thereafter being satisfied with the contents of the formal report and;

TERMS ACCEPTED (CCK Property Investments Limited).....*Shi*.....DATE 18/11/15

GUARANTEED BY (Spencer Howard Simons).....*Shi*.....DATE 18/11/15

GUARANTEED BY (Peter John Leuzzi).....*[Signature]*.....DATE 18/11/15

GUARANTEED BY (Ross Kemp).....*12-10*.....DATE 15/11/15

25. CONDITIONS PRECEDENT/AVAILABILITY (CONT.)

- ii) any valuation or survey which has been undertaken is solely for the purposes of assessing the security offered. This is entirely for the Lender's own purposes and is confidential to the Lender and its advisers and;
- iii) a structural survey has not been undertaken by the Lender and neither this offer, nor the making of any advance subsequent hereto shall under any circumstances imply any warranty or representation by the Lender, its servants, agents or surveyors as to the structure, condition, suitability, value or purchase price of all or any of the security;
- e) satisfactory details of the insurance on the Property, in accordance with Clause 12 b);
- f) confirmation that the Property is being purchased with vacant possession;
- g) a satisfactory Report on Title on the Property provided by the Lender's solicitors, confirming good and marketable title;
- h) confirmation from the Lender's solicitor that the overage agreement over the Property does not affect the current planning status of the Property.
- i) certified true copies of the up to date Memorandum and Articles of Association of the Borrower and the Borrower's Certificate of Incorporation;
- j) a completed application form in the name of the Lender;
- k) compliance with current Anti Money Laundering Regulations, including satisfactory identification evidence on the Borrower, its shareholders and directors and on the Guarantors;
- l) confirmation that planning consent has been granted for the Development (already received);
- m) satisfactory replies to all references, enquiries and such other documents, matters or things as the Lender may reasonably require, as well as completion of the Lender's due diligence procedures necessary to establish evidence of the Borrower's capabilities and intentions of servicing any repayments required.
- n) such other documentation and/or information as the Lender may require.

Tranche B of the Facility will be made available for drawing subject to the terms and conditions of this letter, upon receipt by the Lender of the conditions precedent set out in Clause 25 a) - n) hereof, and in addition in form and substance acceptable to the Lender:

- o) a satisfactory schedule of works and costings and appraisal in relation to the Development;

TERMS ACCEPTED (CCK Property Investments Limited).....DATE 18/11/15

GUARANTEED BY (Spencer Howard Simons).....DATE 18/11/15

GUARANTEED BY (Peter John Leuzzi).....DATE 18/11/15

GUARANTEED BY (Ross Kemp).....DATE 18/11/15

25. CONDITIONS PRECEDENT/AVAILABILITY

- p) such confirmation as the Lender may require that the builders contracted to carry out the Development and any other parties involved are of sufficient professional competence;
- q) satisfactory step-in rights in favour of the Lender from the Borrower's contractors;
- r) a copy of the building contract for the Development;
- s) Confirmation from the Lender's solicitor that the overage agreement over the Property does not affect the current planning status of the Property and confirmation of what impact it would have if the Borrower applies for planning permission to increase the number of flats at the Property;
- t) confirmation that the Development will be supervised by a professional consultant, who will be able to sign off practical completion when the works have been completed, in a form which will enable the flats to become mortgageable.
- u) a valid application for Building Regulations Approval for the Development;
- v) such other documentation and/or information as the Lender may require.

Each individual drawing under Tranche B of the Facility, will be subject to the following additional requirements:

- a. a re-inspection of the Property by the Lender's quantity surveyor;
- b. confirmation from the Lender's quantity surveyor that the Development works have been carried out in accordance with the approved plans for the Development and to the satisfaction of the Local Authority District Surveyor;
- c. confirmation from the Lender's quantity surveyor that the Development works have been carried out to a high standard of workmanship and are in accordance with the schedule of works referred to in Clause 25 o);
- d. confirmation that there are no interest arrears under the Facility, or if any such arrears exist, a sum sufficient to discharge them will be deducted from the drawing.

26. NOTICES

Any notice, demand or other communication under this letter will be in writing and will be delivered personally or sent by post or facsimile to the addresses set out in this letter or to such other address as may be notified by one party to the other in writing. Proof of posting or despatch of any notice or communication will be deemed to be proof of receipt:

- a) in the case of a letter, on the next Business Day after having been posted;
- b) in the case of a facsimile, on the same Business Day as despatch, or if despatch is not on a Business Day on the next succeeding Business Day.

TERMS ACCEPTED (CCK Property Investments Limited).....DATE 18/11/15

GUARANTEED BY (Spencer Howard Simons).....DATE 18/11/15

GUARANTEED BY (Peter John Leuzzi).....DATE 18/11/15

GUARANTEED BY (Ross Kemp).....DATE 18/11/15

26. NOTICES (CONT.)

The addresses of the parties for the purpose of this Clause 26 are as follows:

- i) In the case of the Borrower: 4 Imperial Place, Maxwell Road, Borehamwood WD6 1JN.
- ii) In the case of the Guarantors;
 Spencer Simons – 131A Green Dragon Lane, London N21 1EU
 Peter Leuzzi – Stanmore, Wellpond Green, Standon, Hertfordshire SG11 1NN
 Ross Kemp – 66 Princess Road, Buckhurst Hill, Essex IG9 5DZ
- iii) In the case of the Lender: 314 Regents Park Road, Finchley, London N3 2JX.

27. VARIATION OR WITHDRAWAL

The Lender reserves the right to vary or withdraw this offer of a Facility at any time prior to the Initial Drawdown Date.

In the event of this offer being withdrawn under this, or any preceding clause, the Lender shall bear no responsibility for any losses, expenses or liabilities incurred or to be incurred by the Borrower or any Guarantor.

28. ACCEPTANCE AND DRAWDOWN

Acceptance of this offer must be received within TEN days from the date of issue. Furthermore, if the offer is not taken up within FOUR weeks from the date of acceptance it will be automatically withdrawn.

Please indicate the Borrower's and the Guarantors' acceptance of the terms and conditions of this Facility letter by signing and returning this letter, together with the appropriate board resolution.

Yours faithfully,

B. M. SAMUELS FINANCE GROUP PLC


PETER BLOOM

We confirm our agreement to the terms and conditions set out in this letter.

TERMS ACCEPTED (CCK Property Investments Limited).....

DATE.....

GUARANTEED BY (Spencer Howard Simons).....

DATE.....

GUARANTEED BY (Peter John Leuzzi).....

DATE.....

GUARANTEED BY (Ross Kemp).....

DATE.....



FINANCE GROUP PLC

314 Regents Park Road, Finchley, London N3 2JX Telephone 020 8349 9090

Facsimile 020 8349 9898

Website: www.bmsamuels.com E-mail: info@bmsamuels.com

ADDENDUM

BMS/PB/CS/CCK.ADD.

22nd October 2015

CCK Property Investments Limited
4 Imperial Place
Maxwell Road
Borehamwood WD6 1JN
(Company Number 09795053)

Dear Sirs

This addendum should be read in conjunction with the Facility letter attached herewith.

With reference to your application submitted to us, we are pleased to inform you that we and/or jointly with others (together "The Lender") are prepared to grant to you ("the Borrower"), a loan facility of £840,000.00 (eight hundred and forty thousand pounds) ("the Facility") on the terms and conditions as set out in the attached facility letter.

It has been agreed between the Lender and the Borrower that in addition to the interest charges detailed, the Lender is to also benefit from an arrangement fee of £8,400.00 (eight thousand four hundred pounds), of which £1,500.00 (One thousand five pounds) is to be paid on acceptance of the facility letter and £6,900.00 (six thousand nine hundred pounds) is to be paid on the Initial Drawdown Date; and a facility fee of £8,400.00 (eight thousand four hundred pounds), which is to be paid on the earlier of the date on which the Facility is repaid in full or 12 months from the Initial Drawdown Date.


Acceptance of this offer must be received within TEN days from the date of issue. Furthermore, if the offer of advance is not taken up within FOUR weeks from the date of acceptance it will be automatically withdrawn.

Yours faithfully,

B.M. SAMUELS FINANCE GROUP PLC


PETER BLOOM

We confirm our agreement to the terms and conditions set out in this letter.

TERMS ACCEPTED (CCK Property Investments Limited)  DATE 18/11/15

GUARANTEED BY (Spencer Howard Simons)  DATE 18/11/15

GUARANTEED BY (Peter John Leuzzi)  DATE 18/11/15

GUARANTEED BY (Ross Kemp)  DATE 18/11/15



Directors: B.M. Samuels, T.V. Samuels, A.D. Samuels

Registered Office: 302-308 Preston Road, Harrow, Middlesex HA3 0QP Registered No. 1055337 England

