



Registration of a Charge

Company name: **DELTASTAR LIMITED**

Company number: **09987642**



X822K26G

Received for Electronic Filing: **26/03/2019**

Details of Charge

Date of creation: **26/03/2019**

Charge code: **0998 7642 0003**

Persons entitled: **BY LOANS LTD**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS LAND ADJOINING 1 LOWER ROAD BRATTON WILTSHIRE BA13 4TG REGISTERED AT HM LAND REGISTRY UNDER TITLE NUMBER WT214911**

Contains fixed charge(s).

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

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

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

Certified by: **INCE GORDON DADDS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9987642

Charge code: 0998 7642 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 26th March 2019 and created by DELTASTAR LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th March 2019 .

Given at Companies House, Cardiff on 27th March 2019

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



Companies House



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

DATED 26 March 2019

DELTASTAR LIMITED
as Chargor

and


BY LOANS LTD
as Lender

DEBENTURE

INCE
GORDON DADDS | INTERNATIONAL
LAW FIRM

Aldgate Tower
2 Leman Street
London
E1 8QN
Tel: +44 (0)20 7481 0010

we hereby certify this to be a true copy of the original.

Signature 
Ince Gordon Dadds LLP *Chaspin 60005*
Aldgate Tower
2 Leman Street
London
E1 8QN
26/03/2019

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THIS DEED is dated *26 March* 2019 and is made between:

PARTIES

- (1) **DELTASTAR LIMITED** incorporated and registered in England and Wales with company number 09987642 whose registered office is at St Mary's House, Netherhampton, Salisbury, Wiltshire, SP2 8PU (**Chargor**)
- (2) **BY LOANS LTD** incorporated and registered in England and Wales with company number 11435875 whose registered office is at 57-58 Russell Square, London, England, WC1B 4HS (**Lender**)

IT IS AGREED as follows:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

Terms defined in the Facility Agreement (as defined below) shall, unless otherwise defined in this deed, have the same meaning in this deed. In addition, the following definitions apply in this deed.

Account Bank means a person with whom a Bank Account is maintained.

Act means the Law of Property Act 1925.

Bank Accounts means any bank accounts in the name of the Chargor.

Facility Agreement means the facility agreement made between the Chargor (as borrower) and the Lender (as lender) on or around the date of this deed.

Investments means:

- (a) all shares owned by the 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 the Chargor or held by any nominee or trustee on its behalf.

Lease Document means any agreement for lease or any lease relating to any Mortgaged Property.

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

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.

Rental Income means the aggregate of all amounts paid or payable to or for the account of the Chargor in connection with the letting, licence or grant of other rights of use or occupation of any part of any Mortgaged Property.

Security Asset means any asset of the Chargor which is, or is expressed to be, subject to any Security created by this deed.

Secured Liabilities means all monies, debts and liabilities of any nature from time to time due, owing or incurred by the Chargor to the Lender (including, without limitation, under or pursuant to the Facility Agreement or any other Finance Document).

Security Period means the period starting on the date of this deed and ending on the date on which the Lender is satisfied that all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full and no further Secured Liabilities are capable of being outstanding.

1.2 Interpretation

1.2.1 This deed is a Security Document.

1.2.2 The provisions of clauses 1.2 (*Interpretation*) and 1.3 (*Schedule*) of the Facility Agreement shall be deemed to be incorporated into this deed, save that references therein to this "agreement" shall be deemed to be references to this deed.

1.2.3 Unless a contrary indication appears, a reference in this deed to:

(a) 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;

(b) any share, stock, debenture, bond or other security or investment includes:

- (i) any dividend, interest or other distribution paid or payable; and
- (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

(c) the term **this Security** means any Security created by this deed.

1.2.4 Any covenant of the Chargor under this deed (other than a payment obligation which has been discharged) remains in force during the Security Period.

1.2.5 The terms of the other Finance Documents and of any other agreement or instrument between the Parties in relation to any Finance Document are incorporated into 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.

1.2.6 If the Lender considers that an amount paid to the Lender 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.

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

1.3 Third party rights

1.3.1 A person who is not a party shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 (CROTPA) to enforce, or enjoy the benefit of, any term of this deed. This does not affect any right or remedy of a third party which exists, or is available, apart from CROTPA.

1.3.2 The rights of the parties to rescind or agree any amendment or waiver under this deed are not subject to the consent of any other person.

1.3.3 Any Receiver may enforce and enjoy the benefit of any Clause which expressly confers rights on it.

2. CREATION OF SECURITY

2.1 General

2.1.1 The Chargor must pay or discharge the Secured Liabilities in the manner provided for.

2.1.2 All the security created under this deed:

- (a) is created in favour of the Lender;
- (b) is created over all the present and future assets of the Chargor;
- (c) is security for the payment of all the Secured Liabilities; and
- (d) is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.

2.2 Land

2.2.1 The Chargor charges:

- (a) by way of a first legal mortgage all estates or interests in any freehold or leasehold property now owned by it, including the real property specified in Schedule 1; and
- (b) (to the extent that they are not the subject of a mortgage under paragraph (a) above) by way of a first fixed charge all estates or interests in any freehold or leasehold property now or subsequently owned by it.

2.2.2 A reference in this Clause 2 to a mortgage or charge of any freehold or leasehold property includes:

- (a) all buildings, fixtures, fittings and fixed plant and machinery on that property; and

- (b) the benefit of any covenants for title given or entered into by any predecessor in title of the Chargor in respect of that property or any moneys paid or payable in respect of those covenants.

2.3 Investments

2.3.1 The Chargor:

- (a) mortgages by way of a first legal mortgage all shares 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, the Chargor charges by way of a first fixed charge all plant and machinery owned by the Chargor and its interest in any plant or machinery in its possession.

2.5 Credit balances

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

2.6 Book debts etc.

2.6.1 The Chargor charges by way of a first fixed charge:

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

2.7 Insurances

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

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

2.8 Other contracts

2.8.1 The Chargor assigns absolutely, subject to a proviso for reassignment on redemption, all of its rights:

- (a) under each Lease Document;
- (b) in respect of all Rental Income;
- (c) under any guarantee of Rental Income contained in or relating to any Lease Document; and

- (d) under any document, agreement or instrument to which it and any nominee or trustee is party in respect of an Investment.

2.8.2 The Chargor 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.

2.8.3 To the extent that they have not been effectively assigned under Clause 2.8.1, the Chargor charges by way of a first fixed charge all of its rights listed under Clause 2.8.1 above.

2.9 Miscellaneous

2.9.1 The Chargor charges by way of first fixed charge:

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

2.10 Floating charge

2.10.1 The 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.

2.10.2 Except as provided below, the Lender may by notice to the Chargor convert the floating charge created by this Clause 2.10 into a fixed charge as regards any of the Chargor's assets specified in that notice if:

- (a) an Event of Default occurs; or
- (b) the Lender 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.

2.10.3 The floating charge created by this Clause 2.10 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.

2.10.4 The floating charge created by this Clause 2.10 will (in addition to the circumstances when this may occur under the general law) automatically convert into a fixed charge over all of the Chargor's assets if an administrator is appointed or the Lender receives notice of an intention to appoint an administrator.

- 2.10.5 The floating charge created by this Clause 2.10 is a **qualifying floating charge** for the purpose of paragraph 14 of Schedule B1 to the Insolvency Act 1986.

3. RESTRICTIONS ON DEALINGS

3.1 Security

Except as expressly allowed under the Facility Agreement or this deed, the Chargor must not create or permit to subsist any Security on any Security Asset.

3.2 Disposals

Except as expressly allowed under the Facility Agreement or this deed, the Chargor must not enter into a single transaction or a series of transactions (whether related or not and whether voluntary or involuntary) to dispose of all or any part of any Security Asset.

4. LAND

4.1 Notices to tenants

- 4.1.1 The Chargor must immediately on request by the Lender:

- (a) serve a notice of assignment, in the form required by the Lender, on each tenant of the Mortgaged Property; and
- (b) use reasonable endeavours to ensure that each such tenant acknowledges that notice.

4.2 Acquisitions

- 4.2.1 If the Chargor acquires any freehold or leasehold property in England and Wales after the date of this deed it must:

- (a) notify the Lender immediately;
- (b) immediately on request by the Lender and at the cost of the Chargor, execute and deliver to the Lender a legal mortgage over that property in favour of the Lender in any form which the Lender may require;
- (c) if the title to that freehold or leasehold property is registered at HM Land Registry or required to be so registered, give HM Land Registry written notice of this Security; and
- (d) if applicable, ensure that this Security is correctly noted against that title in the title register at HM Land Registry.

4.3 Land Registry

The Chargor consents to a restriction in the following terms being entered into on the register of title relating to any Mortgaged Property registered at HM 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 [] referred to in the charges register or their conveyancer. (Standard Form P)".

4.4 Deposit of title deeds

4.4.1 The Chargor must immediately on request by the Lender:

- (a) deposit with the Lender all deeds and documents necessary to show good and marketable title to any property referred to in Clause 4.2 (the Title Documents);
- (b) procure that the Title Documents are held to the order of the Lender; or
- (c) procure that the Title Documents are held to the order of the Lender by a firm of solicitors approved by the Lender for that purpose.

5. INVESTMENTS

5.1 Deposit

5.1.1 The Chargor must immediately on request by the Lender:

- (a) deposit with the Lender, or as the Lender 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 Lender all share transfers and other documents which may be requested by the Lender in order to enable the Lender or its nominees to be registered as the owner of or otherwise obtain a legal title to its Investments.

5.2 Calls

5.2.1 The Chargor must pay all calls or other payments due and payable in respect of any of its Investments.

5.2.2 If the Chargor fails to do so, the Lender may pay the calls or other payments in respect of any of its Investments on behalf of the Chargor. The Chargor must immediately on request reimburse the Lender for any payment made by the Lender under this Clause 5.2.

5.3 Other obligations in respect of Investments

5.3.1 The Chargor must promptly send a copy to the Lender 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 Lender may elect to provide such information as it may have on behalf of the Chargor.

5.3.2 The Chargor must comply with all other conditions and obligations assumed by it in respect of any of its Investments.

5.3.3 The Lender is not obliged to:

- (a) perform any obligation of the Chargor;
- (b) make any payment;
- (c) make any enquiry as to the nature or sufficiency of any payment received by it or the 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 Before this Security becomes enforceable the voting rights, powers and other rights in respect of its Investments will be exercised:

- (a) by the Chargor; or
- (b) if exercisable by the Lender, in any manner which the Chargor may direct the Lender in writing.

5.4.2 The Chargor must indemnify the Lender against any loss or liability incurred by the Lender as a consequence of the Lender acting in respect of any of its Investments as permitted by this deed on the direction of the Chargor.

5.4.3 After this Security has become enforceable, the Lender may exercise (in the name of the Chargor and without any further consent or authority on the part of the Chargor) 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 Book debts and receipts

The Chargor must get in and realise its book and other debts and other moneys due and owing to it in the ordinary course of its business and hold the proceeds of the getting in and realisation on trust for the Lender.

6.2 Notices of charge

The Chargor must immediately on request by the Lender:

- (a) serve a notice of charge, in the form required by the Lender, on each Account Bank; and
- (b) use reasonable endeavours to ensure that each Account Bank acknowledges the notice.

7. INSURANCES

The Chargor must:

- (a) immediately serve a notice of assignment, substantially in the form of Part 1 of Schedule 2, on each counterparty to a contract or policy of insurance; and
- (b) use reasonable endeavours to ensure that each such counterparty acknowledges that notice, substantially in the form of Part 2 of Schedule 2.

8. WHEN SECURITY BECOMES ENFORCEABLE

8.1 Event of Default

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

8.2 Discretion

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

8.3 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.

9. ENFORCEMENT OF SECURITY

9.1 General

9.1.1 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.

9.1.2 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.

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

9.2 No liability as mortgagee in possession

Neither the Lender 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.

9.3 Privileges

The Lender 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.

9.4 Protection of third parties

9.4.1 No person (including a purchaser) dealing with the Lender 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 Lender or a Receiver is purporting to exercise has become exercisable or is being properly exercised;
- (c) whether any money remains due under the Facility Agreement; or
- (d) how any money paid to the Lender or to that Receiver is to be applied.

9.5 Redemption of prior mortgages

9.5.1 At any time after this Security has become enforceable, the Lender 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 Chargor.

9.5.2 The Chargor must pay to the Lender, immediately on demand, the costs and expenses incurred by the Lender in connection with any such redemption and/or transfer, including the payment of any principal or interest.

9.6 Contingencies

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

9.7 Financial collateral

9.7.1 To the extent that the Security Assets constitute "financial collateral" and this deed and the obligations of the Chargor 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 Lender 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.

9.7.2 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 Lender 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 credit will be given for the proportion of the value of the financial collateral appropriated to its use.

10. RECEIVER

10.1 Appointment of Receiver

10.1.1 Except as provided below, the Lender 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 Chargor so requests to the Lender at any time.

- 10.1.2 Any appointment under Clause 10.1.1 above may be by deed, under seal or in writing under its hand.
- 10.1.3 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.
- 10.1.4 The Lender 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.
- 10.1.5 The Lender may not appoint an administrative receiver (as defined in section 29(2) of the Insolvency Act 1986) over the Security Assets if the Lender 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.

10.2 Removal

The Lender 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.

10.3 Remuneration

The Lender 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.

10.4 Agent of the Chargor

- 10.4.1 A Receiver will be deemed to be the agent of the 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 Chargor alone is responsible for any contracts, engagements, acts, omissions, defaults and losses of a Receiver and for any liabilities incurred by a Receiver.
- 10.4.2 The Lender will not incur any liability (either to the Chargor or to any other person) by reason of the appointment of a Receiver or for any other reason.

10.5 Relationship with Lender

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 Lender in relation to any Security Asset without first appointing a Receiver and notwithstanding the appointment of a Receiver.

11. POWERS OF RECEIVER

11.1 General

- 11.1.1 A Receiver has all of the rights, powers and discretions set out below in this Clause 11 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.

- 11.1.2 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.

11.2 Possession

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

11.3 Carry on business

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

11.4 Employees

- 11.4.1 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.

- 11.4.2 A Receiver may discharge any person appointed by the Chargor.

11.5 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.

11.6 Sale of assets

- 11.6.1 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.

- 11.6.2 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.

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

11.7 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).

11.8 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 the Chargor or relating in any way to any Security Asset.

11.9 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.

11.10 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.

11.11 Subsidiaries

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

11.12 Delegation

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

11.13 Lending

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

11.14 Protection of assets

11.14.1 A Receiver may:

- (a) effect any repair or insurance and do any other act which the 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,
- (d) in each case as he/she thinks fit.

11.15 Other powers

11.15.1 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 the Chargor for any of the above purposes.

12. APPLICATION OF PROCEEDS

- 12.1** All amounts from time to time received or recovered by the Lender 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 Lender. This Clause 12:

- 12.1.1 is subject to the payment of any claims having priority over this Security; and
- 12.1.2 does not prejudice the right of the Lender to recover any shortfall from the Chargor.

13. EXPENSES AND INDEMNITY

13.1 The Chargor must:

- 13.1.1 immediately on demand pay to the Lender the amount of all costs and expenses (including legal fees) incurred by the Lender in connection with this deed including any arising from any actual or alleged breach by any person of any law or regulation; and
- 13.1.2 keep the Lender indemnified against any failure or delay in paying those costs or expenses.

14. DELEGATION

14.1 Power of Attorney

The Lender 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.

14.2 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 Lender or that Receiver (as the case may be) may, in its discretion, think fit in the interests of the Lender.

14.3 Liability

Neither the Lender 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.

15. FURTHER ASSURANCES

15.1 The Chargor must promptly, at its own expense, take whatever action the Lender or a Receiver may require for:

- 15.1.1 creating, perfecting or protecting any security over any Security Asset; or
- 15.1.2 facilitating the realisation of any Security Asset, or the exercise of any right, power or discretion exercisable, by the Lender or any Receiver or any of their respective delegates or sub-delegates in respect of any Security Asset.

15.2 The action that may be required under Clause 15.1 above includes:

- 15.2.1 the execution of any mortgage, charge, transfer, conveyance, assignment or assurance of any asset, whether to the Lender or to its nominees; or
- 15.2.2 the giving of any notice, order or direction and the making of any filing or registration, which, in any such case, the Lender may consider necessary or desirable.

16. POWER OF ATTORNEY

The Chargor, by way of security, irrevocably and severally appoints the Lender, each Receiver and any of their respective delegates or sub-delegates to be its attorney with the full power and authority of the Chargor 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 the Chargor under or pursuant to this deed or generally for enabling the Lender or any Receiver to exercise the respective powers conferred on them under this deed or by law. The Chargor ratifies and confirms whatever any attorney does or purports to do under its appointment under this Clause 16.

17. MISCELLANEOUS

17.1 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.

17.2 Tacking

The Lender must perform its obligations under the Facility Agreement (including any obligation to make available further advances).

17.3 New Accounts

17.3.1 If any subsequent charge or other interest affects any Security Asset, the Lender may open a new account with the Chargor.

17.3.2 If the Lender 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.

17.3.3 As from that time all payments made to the Lender will be credited or be treated as having been credited to the new account and will not operate to reduce any Secured Liability.

17.4 Time deposits

17.4.1 Without prejudice to any right of set-off the Lender may have under the Facility Agreement, any other Security Document or otherwise, if any time deposit matures on any account the Chargor has with the Lender 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 the Lender considers appropriate.

18. RELEASE

At the end of the Security Period, the Lender must, at the request and cost of the Chargor, take whatever action is necessary to release its Security Assets from this Security.

19. NOTICES

Clause 22 (*Notices*) of the Facility Agreement shall be deemed to be incorporated into this deed as if set out in full herein save that references to "the Borrower" shall be construed as references to the Chargor.

20. GOVERNING LAW

20.1 This deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with English law.

20.2 Each party irrevocably agrees that, subject as provided below, the courts of England shall have exclusive jurisdiction over any dispute or claim (including non-contractual disputes or claims) that arises out of, or in connection with this deed or its subject matter or formation. Nothing in this Clause 20 shall limit the right of the Lender to take proceedings against the Chargor in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

20.3 The Chargor irrevocably consents to any process in any legal action or proceedings under Clause 20.2 above being served on it in accordance with the provisions of the Facility Agreement relating to service of notices. Nothing contained in this agreement shall affect the right to serve process in any other manner permitted by law.

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

SCHEDULE 1 – REAL PROPERTY

The freehold property known as land adjoining 1 Lower Road, Bratton, Wiltshire, BA13 4TG registered at HM Land Registry under title number WT214911.

SCHEDULE 2
PART 1 – NOTICE TO INSURER

To: [Insurer]
Copy: [Lender]

Date:

Dear Sirs

Debenture made between [Chargor] and [Lender] dated [date] (the Debenture)

This letter constitutes a notice to you that under the Debenture we have assigned absolutely, subject to a proviso for reassignment on redemption, to the Lender all our rights in respect of [insert details of contract of insurance] (the Insurance).

We confirm that:

1. we will remain liable under the Insurance to perform all the obligations assumed by us under the Insurance; and
2. none of the Lender, 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), unless and until you receive notice from the Lender to the contrary stating that the security under the Debenture 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 Lender or as it directs (unless, and to the extent, otherwise expressly provided for in the Insurance or any insurer letter you may have issued to the Lender in respect of the Insurance).

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

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

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 Lender at [address] with a copy to us.

Yours faithfully

Director
[Chargor]

SCHEDULE 2
PART 2 – ACKNOWLEDGMENT OF INSURER

To: [Lender]
Copy: [Chargor]

Date:

Dear Sirs

Debenture made between [Chargor] and [Lender] dated [date] (the Debenture)

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

We confirm that we:

1. accept the instructions contained in the Notice and agree to comply with the Notice; and
2. 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]

Execution version

EXECUTION PAGE

DEBENTURE

The Chargor:

Executed as a deed by DELTASTAR LIMITED acting
by a director in the presence of

.....LBroom.....
Lavinia Broom
Director

.....V. Thorpe.....

Name of witness: VICTORIA THORPE

Address of witness: 4 Church Lane, Shaffesbury

Occupation of witness: Solicitor

The Lender:

Executed as a deed by BY LOANS LTD acting by its
attorney ALON DOMB under a power of attorney
dated 26 February 2019 in the presence of

.....
BY LOANS LTD by its attorney ALON
DOMB

.....
Name of witness: LISA SMITH

Address of witness: ALDGATE TOWER, 2 LEMAN STREET, LONDON E1 8QN

Occupation of witness: LEGAL SECRETARY

Execution version

EXECUTION PAGE

DEBENTURE

The Chargor:

Executed as a deed by DELTASTAR LIMITED acting
by a director in the presence of

.....
Lavinia Broom
Director

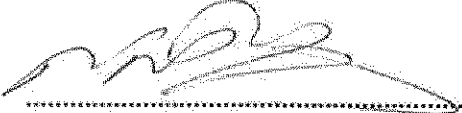
.....
Name of witness:

Address of witness:

Occupation of witness:

The Lender:

Executed as a deed by BY LOANS LTD acting by a
director in the presence of


.....
Nicholas Young
Director


.....
Name of witness: CASSIAN GROVES

Address of witness: ACDGATE TOWER 2 CEMAN STREET CONYON

Occupation of witness: SOLEFTROR