



Registration of a Charge

Company name: **STOR 141 LTD**

Company number: **10133490**

Received for Electronic Filing: **24/10/2016**



X5I9YGAY

Details of Charge

Date of creation: **14/10/2016**

Charge code: **1013 3490 0001**

Persons entitled: **BLACKMEAD INFRASTRUCTURE LIMITED**

Brief description:

Contains fixed charge(s).

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

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

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

**FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by:

SHAKESPEARE MARTINEAU LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10133490

Charge code: 1013 3490 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th October 2016 and created by STOR 141 LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 24th October 2016 .

Given at Companies House, Cardiff on 25th October 2016

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

14 October

2016

THE COMPANY LISTED IN SCHEDULE 1
(as the initial charging companies)

and

BLACKMEAD INFRASTRUCTURE LIMITED

COMPOSITE GUARANTEE AND DEBENTURE
(with accession for new charging companies)

 **SHAKESPEAREMARTINEAU**

Ref: KXP/380472.5

TABLE OF CONTENTS

1.	DEFINITIONS AND INTERPRETATION	1
2.	GUARANTEE	5
3.	COVENANT TO PAY	6
4.	CHARGES	6
5.	NEGATIVE PLEDGE	7
6.	CONVERSION OF FLOATING CHARGE AND AUTOMATIC CRYSTALLISATION	8
7.	FURTHER ASSURANCE	8
8.	DEBTS AND CREDIT BALANCES	9
9.	THE SECURITIES	9
10.	REPRESENTATIONS AND WARRANTIES	10
11.	COVENANTS	11
12.	RIGHT TO REMEDY CHARGING COMPANY'S DEFAULT	14
13.	GENERAL POWERS OF THE SECURITY TRUSTEE	15
14.	APPOINTMENT AND POWERS OF RECEIVER	15
15.	APPLICATION OF PROCEEDS; INSURANCE MONIES; PURCHASERS	17
16.	COSTS AND EXPENSES; LIABILITY; INDEMNITY	18
17.	CLAUSE DELIBERATELY NOT USED	19
18.	CLAUSE DELIBERATELY NOT USED	19
19.	POWER OF ATTORNEY	19
20.	CONTINUING SECURITY AND OTHER MATTERS	19
21.	CURRENCY CLAUSES	20
22.	TRANSFER	21
23.	THIRD PARTY RIGHTS	21
24.	MISCELLANEOUS	22
25.	NOTICES	22
26.	SECURITY TRUSTEE PROVISIONS	22
27.	LAW	23
	SCHEDULE 1	24
	SCHEDULE 2	27
	SCHEDULE 3	31
	SCHEDULE 4	32
	SCHEDULE 5	36

THIS GUARANTEE AND DEBENTURE is made on 14 October 2016

BETWEEN:

- (1) THE COMPANIES LISTED IN SCHEDULE 1 (the "Initial Charging Companies"); and
- (2) BLACKMEAD INFRASTRUCTURE LIMITED, a company registered in England and Wales with registration number 08928992, whose registered office is at c/o Foresight Group LLP, The Shard, 32 London Bridge, London SE1 9SG (as security trustee for the Security Beneficiaries) (the "Security Trustee").

IT IS AGREED as follows:

1. DEFINITIONS AND INTERPRETATION

- 1.1 In this Guarantee and Debenture, unless the context otherwise requires, the following words and expressions shall have the following meanings:

"Assigned Agreements" means the [Bid Application and Bond] and any other agreement which the Security Trustee may from time to time designate as such by notice in writing to the relevant Charging Company;

"Bid Application and Bond" means the rights, interest and entitlement of a Charging Company to a CM Credit Cover Release;

"Borrower" means STOR Power Ltd (a company registered in England and Wales with registration number 09923730, whose registered office is at 95 High Street, Somerset BA16 0EZ);

"Business Day" means any day (other than a Saturday, Sunday or public holiday) on which clearing banks are generally open for business in the City of London;

"Charging Companies" means the Initial Charging Companies and any person which accedes to the terms of this Guarantee and Debenture pursuant to the terms of a duly executed Deed of Accession (and each a "Charging Company");

"Charged Assets" means in respect of a Charging Company all the undertaking, goodwill, property, assets and rights of such Charging Company described in clauses 4.1 and 4.2;

"Collateral Instruments" means negotiable and non-negotiable instruments, guarantees, indemnities and other assurances against financial loss and any other documents or instruments which contain or evidence an obligation (with or without security) to pay, discharge or be responsible directly or indirectly for any liabilities of any person and including without limitation any document or instrument creating or evidencing an Encumbrance;

"Collections Account" has the meaning as defined in clause 8;

"Dangerous Substance" means any radioactive emissions and any natural or artificial substance (whether in solid or liquid form or in the form of a gas or vapour and whether alone or in combination with any other substance) capable (in each case) of causing harm to man or any other living organism or damaging the environment or public health or welfare, including (without limitation) any controlled, special, hazardous, toxic, radioactive or dangerous waste;

"this Guarantee and Debenture" means this Guarantee and Debenture;

"Deed of Accession" means a deed of accession to this Guarantee and Debenture in the form set out in Schedule 5;

"Default Rate" means 14 per cent. per annum accruing on a daily basis (as well after any judgment as before), from the due date to the date of actual payment, and the Borrower shall pay such interest accordingly;

"Encumbrance" means any mortgage, charge, assignment for the purpose of security, pledge, lien, right of set-off, arrangement for retention of title, or hypothecation or trust arrangement for the purpose of, or which has the effect of, granting security, or other security interest of any kind whatsoever and any agreement, whether expressed to be conditional or otherwise, to create any of the same or any agreement to sell or otherwise dispose of any asset on terms whereby such asset is or may be leased to or re-acquired or acquired by the person so agreeing or disposing;

"Enforcement Date" means the date on which:

- (a) the Security Trustee, following demand being made pursuant to the terms of the Facility Agreement, demands the payment or discharge of all or any part of the Secured Obligations; or
- (b) if earlier, an application for an administration order, notice of intention to appoint or notice of appointment of an administrator is presented or served in relation to any Charging Company;

"Environment" means all gases, air, water, vapour, controlled waters (including ground and surface water) soil (surface and sub-surface), flora and fauna and all other natural resources;

"Environmental Laws" means all laws, regulations, codes of practice, circulars, guidance notices and the like having legal effect whether or not in force at the date of this Guarantee and Debenture (whether in the United Kingdom or elsewhere) concerning the Environment, the protection of public health, the conditions of the work place or the control of Dangerous Substances;

"Facility Agreement" means the facility agreement dated on or around the date of this Guarantee and Debenture between the Borrower and the Security Trustee (as lender), as supplemented, amended, varied and restated from time to time;

"Floating Charge Assets" means those assets of any Charging Company from time to time subject to a floating charge pursuant to this Guarantee and Debenture;

"Generally Accepted Accounting Principles" means accounting principles, concepts, bases and policies generally adopted and accepted in England from time to time;

"Guarantee" means the guarantee given by each Charging Company in the terms of clause 2 subject to and with the benefit of the provisions set out in Schedule 2;

"Insurances" means all policies of insurance either now or in the future held by or written in favour of any Charging Company or in which any Charging Company is otherwise interested but excluding any third party liability or public liability insurance and any directors or officers insurance;

"Intercreditor Deed" means any intercreditor deed(s) entered into by any one or more Charging Companies in connection with the Facility Agreement or otherwise which the Security Trustee may from time to time designate as an Intercreditor Deed;

"Intellectual Property" means all present and future patents (including applications, improvements, prolongations, extensions and rights to apply for them in any part of the world) designs (whether registered or unregistered) copyrights, design rights, trade marks and service marks (whether registered or unregistered) utility models, trade names, business names, domain names and brand names, knowhow, formulae, confidential information, trade secrets, computer software programs and systems and any similar rights existing in any country (including the benefit of any licences or consents relating to

any of the above) and all fees, royalties or other rights derived from them or incidental to them in any part of the world;

"Legal Reservations" means:

- (a) the principle that equitable remedies may be granted or refused at the discretion of a court and the limitation of enforcement by laws relating to insolvency, reorganisation and other laws generally affecting the rights of creditors (including that a fixed charge may in certain circumstances be recharacterised as a floating charge);
- (b) the time barring of claims under the Limitation Acts, the possibility that an undertaking to assume liability for or indemnify a person against non-payment of UK stamp duty may be void and defences of set-off or counterclaim; and
- (c) similar principles, rights and defences under the laws of any Relevant Jurisdiction.

"Limitation Acts" means: the Limitation Act 1980 and the Foreign Limitation Periods Act 1984.

"Permitted Encumbrances" means:

- (a) any lien for taxes of any kind either not yet assessed or, if assessed, not yet due and payable or being contested in good faith by appropriate proceedings (and for the payment of which adequate reserves have been provided by the relevant Charging Company);
- (b) any lien arising in the ordinary course of business by statute or by operation of law, in any case in respect of any monies:
 - (i) which are not yet due and payable;
 - (ii) which have become due and payable, to the extent that the payment of such monies is the subject of a dispute which the relevant Charging Company is conducting in good faith, if necessary by appropriate proceedings;
- (c) any rights by way of reservation or retention of title which are required by the supplier of any property to the relevant Charging Company in the normal course of such supplier's business;
- (d) any security interest arising under the Finance Documents;
- (e) any Encumbrance permitted by the Facility Agreement;

"Properties" means the assets of the relevant Charging Company described in clause 4.1(a);

"Receivables" means in respect of each Charging Company:

- (a) all present and future book debts and other debts, rentals, royalties fees, VAT and monetary claims and all other amounts recoverable or receivable by the Charging Company from other persons or due or owing to the Charging Company (whether actual or contingent and whether arising under contract or in any other manner whatsoever) including without limitation, insurance proceeds, disposal proceeds and warranty claim proceeds;
- (b) the benefit of all rights and remedies relating to any of the items in (a) above including, without limitation, claims for damages and other remedies for non-payment of the same, all entitlements to interest, negotiable instruments,

guarantees, indemnities, Encumbrances, Collateral Instruments, reservations of property rights, rights of tracing and unpaid vendor's liens and similar associated rights; and

- (c) all proceeds of any of the items listed in (a) or rights and remedies in (b) above;

"Receiver" means any one or more receivers and/or managers appointed by the Security Trustee pursuant to this Guarantee and Debenture in respect of a Charging Company or over all or any of its Charged Assets;

"Secured Obligations" means all monies, obligations and liabilities now or at any time in the future due, owing or incurred to the Security Beneficiaries (or any of them) or to the Security Trustee from or by any Charging Company in respect of the Finance Documents when the same become due for payment or discharge, whether by acceleration or otherwise, and whether such monies obligations or liabilities are express or implied, present or future, actual or contingent, joint or several, incurred as principal or surety and whether originally owing to the Security Beneficiaries or any of them or to the Security Trustee or purchased or otherwise acquired by it or any of them and whether denominated in sterling or in any other currency, or incurred on any account or in any other manner whatsoever and all other amounts payable by any Charging Company under this Guarantee and Debenture (including, without limitation, pursuant to the Guarantee);

"Securities" means the assets of the relevant Charging Company described in clause 4.1(c);

"Security Beneficiaries" means Blackmead Infrastructure Limited and any assignees from time to time of the benefit of the Secured Obligations;

"Subsidiary" means a subsidiary undertaking as defined in Section 1162 Companies Act 2006;

"Town and Country Planning Acts" means the Town and Country Planning Act 1990 the Planning (Listed Buildings and Conservation Areas) Act 1990, the Planning (Consequential Provisions) Act 1990 and the Planning and Compensation Act 1991 and all regulations and orders made or confirmed under any of them.

- 1.2 The expressions **"Security Trustee"**, **"Security Beneficiaries"**, and **"Charging Company"** include, where the context admits, their respective successors and in the case of the Security Trustee its transferees and assignees whether immediate or derivative and any replacement, additional or substitute Security Trustee appointed in accordance with Schedule 4.
- 1.3 Clause headings and the Contents page (if any) are for ease of reference only and shall not affect the construction or the interpretation of this Guarantee and Debenture.
- 1.4 In this Guarantee and Debenture unless the context otherwise requires:
 - (a) words and expressions defined in the Facility Agreement and not otherwise defined in this Guarantee and Debenture shall have the meaning given to them in the Facility Agreement;
 - (b) references to clauses and Schedule(s) are to be construed as references to the clauses of, and the Schedule(s) to, this Guarantee and Debenture and references to this Guarantee and Debenture include its Schedule(s) and (without limitation) include the Guarantee;
 - (c) reference to (or to any specified provision of) this Guarantee and Debenture or any other document shall be construed as references to this Guarantee and Debenture, that provision, or that document as in force for the time being and as amended, restated, varied, extended, supplemented, novated or replaced in

accordance with the terms of such document or, as the case may be, with the agreement of the relevant parties (and including, without limitation, the incorporation of the provisions of any Deed of Accession entered into by any company from time to time) and (where such consent is by the terms of this Guarantee and Debenture or the relevant document required to be obtained as a condition to such amendment being permitted) the prior written consent of the Security Trustee;

- (d) words importing the plural shall include the singular and vice versa;
- (e) references to a person shall be construed as including references to that person's assigns, transferees or successors in title and shall include an individual, firm, company, corporation, unincorporated body of persons joint venture or any state or any agency of any state;
- (f) references to statutory provisions shall be construed as references to those provisions as replaced, amended or re-enacted from time to time and shall include any orders, regulations, instruments or other subordinate legislation made under the relevant statute;
- (g) the words "other" and "otherwise" shall not be construed ejusdem generis with any of the words preceding them where a wider construction is possible;
- (h) the words "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any of the words preceding them; and
- (i) references to "disposal" includes without limitation any sale, lease, sub-lease, assignment or transfer, the grant of an option or similar right, the grant of any easement right or privilege, the creation of a trust or other equitable interest in favour of a third party, a sharing or parting with possession or occupation whether by way of licence or otherwise and the granting of use of or access to any other person over any intellectual property and "dispose" and "disposition" shall be construed accordingly.

2. GUARANTEE

- 2.1 Each Charging Company irrevocably and unconditionally guarantees to the Security Trustee (as trustee for each of the Security Beneficiaries) the payment on demand of the Secured Obligations except any Secured Obligations in respect of which the relevant Charging Company is already primarily liable.
- 2.2 Each Charging Company as principal obligor and as a separate and independent obligation and liability from its liabilities under clause 2.1, irrevocably and unconditionally agrees to indemnify the Security Trustee (as trustee for each of the Security Beneficiaries) in full on demand against all losses, costs and expenses suffered or incurred by the Security Trustee or any Security Beneficiary arising from or in connection with the Secured Obligations or otherwise pursuant to any of the Finance Documents or entering into any of them and against all losses, costs and expenses suffered or incurred by the Security Trustee or any Security Beneficiary arising from or in connection with any failure by any Charging Company to pay or otherwise discharge the Secured Obligations when due.
- 2.3 The Guarantee is given subject to and with the benefit of the provisions set out in Schedule 2.
- 2.4 The liabilities of the Charging Companies under the Guarantee are joint and several.
- 2.5 The Guarantee and the covenants set out in this Guarantee and Debenture and expressed to be given to or for the benefit of the Security Beneficiaries (or any of them) are given to the Security Trustee as trustee for and on behalf of the Security Beneficiaries

(or any of them, as the case may be) and the Guarantee and any such covenants shall be read and construed accordingly.

3. COVENANT TO PAY

Each Charging Company covenants that it will pay to the Security Trustee as trustee for the Security Beneficiaries on demand the Secured Obligations (or that part then due to be paid and remaining unpaid) as and when the same or any part of them are due for payment or on such earlier date as this security becomes enforceable in accordance with the terms of this Guarantee and Debenture and the Security Trustee determines to enforce the security.

4. CHARGES

4.1 Each Charging Company with full title guarantee charges to the Security Trustee as trustee for the Security Beneficiaries by way of fixed charge (and as regards all those parts of the freehold and leasehold property in England and Wales now vested in such Charging Company by way of legal mortgage) as a continuing security for the payment and discharge of the Secured Obligations the following assets, both present and future, from time to time owned by the Charging Company or in which the Charging Company may from time to time have an interest:

- (a) all freehold and leasehold property of the Charging Company (including without limitation the property (if any) specified in Schedule 3) and all liens, charges, options, agreements, rights and interests in or over land or the proceeds of sale of land and all buildings fixtures (including trade fixtures) and fixed plant and machinery from time to time on such property or land together with all rights easements and privileges appurtenant to or benefiting the same;
- (b) all plant, machinery (other than that charged by clause (a)) vehicles, computers and office and other equipment and the benefit of all contracts and warranties relating to the same;
- (c) all present and future stocks, shares, bonds and securities of any kind whatsoever whether marketable or otherwise and all other interests (including but not limited to loan capital) in any person including all allotments, rights, benefits and advantages whatsoever at any time accruing offered or arising in respect of or incidental to the same and all money or property accruing or offered at any time by way of conversion, redemption, bonus, preference, option, dividend, distribution, interest or otherwise in respect of them;
- (d) (subject, in the case of any monies held in, or sums standing to the credit of, the Collections Account, to clause 8) the Receivables;
- (e) all its rights, title and interest in and to cash at bank and (if different) any amount from time to time standing to the credit of any bank or other account with any Security Beneficiary or the Security Trustee or with any other bank, financial institution or person (including, without limitation but subject to clause 8, the Collections Account);
- (f) the Insurances and all proceeds of the Insurances;
- (g) all uncalled capital and the goodwill of the Charging Company now or at any time in the future in existence;
- (h) to the extent that any Assigned Asset, as defined in 4.3 below, is not effectively assigned under clause 4.3, by way of first fixed charge such Assigned Asset; and
- (i) the Intellectual Property.

- 4.2 Each Charging Company with full title guarantee charges to the Security Trustee as trustee for the Security Beneficiaries by way of floating charge as a continuing security for the payment and discharge of the Secured Obligations its undertaking and all its property, assets and rights whatsoever and wheresoever, both present and future, but excluding any property or assets from time to time or for the time being effectively charged or mortgaged to the Security Trustee by way of fixed charge or legal mortgage pursuant to clause 4.1.
- 4.3 As further security for the payment of the Secured Obligations, each Charging Company assigns absolutely to the Security Trustee as trustee for the Security Beneficiaries all its right, title and interest in the Receivables (subject to clause 8) and the Assigned Agreements and Insurances, provided that on payment or discharge in full of the Secured Obligations the Security Trustee will at the request and cost of the relevant Charging Company reassign the Receivables, Assigned Agreements and Insurances (each an **Assigned Asset**) to such relevant Charging Company.
- 4.4 Each of the charges referred to in clause 4.1 shall be read and construed as, and deemed to be, separate charges over each of the items mentioned in sub-clauses 4.1(a) – (j) (inclusive), so that each item mentioned in each sub-clause and each item forming any constituent element of the Receivables, the Insurances and the Intellectual Property shall be deemed to be subject to a separate charge. Without prejudice to the generality of the previous sentence if any such item shall be found to be subject to a floating charge and not to a fixed charge, such finding shall not of itself result in any other such item being deemed to be subject to a floating charge (as opposed to a fixed charge).
- 4.5 Paragraph 14 of schedule B1 to the Insolvency Act 1986 applies to the floating charge created by clause 4.2 which floating charge is accordingly a qualifying floating charge for such purposes.
- 4.6 The charges created by clauses 4.1 and 4.2 shall be first charges.

5. **NEGATIVE PLEDGE**

- 5.1 Each Charging Company covenants that it will not without the prior consent in writing of the Security Trustee:
- (a) (save in relation to Receivables to the extent permitted or required pursuant to clause 8) dispose of, factor, discount, assign or in any other manner deal with, or create, or attempt to create, or permit to subsist or arise any Encumbrance (except a Permitted Encumbrance) on or over, the Receivables or any part of the Receivables, or release, set off or compound them;
 - (b) create or attempt to create or permit to subsist in favour of any person other than the Security Trustee any Encumbrance (except Permitted Encumbrances);
 - (c) Save for a Permitted Disposal, dispose of the Charged Assets or any part of them or attempt or agree so to do, except in relation to Receivables to the extent permitted pursuant to clause 8 and except for Floating Charge Assets which may (subject to the other provisions of this Guarantee and Debenture and in particular but without limitation subject to the provisions of clause 8) be sold on market value terms in the usual course of trading as now conducted and for the purpose of carrying on the relevant Charging Company's business.

6. CONVERSION OF FLOATING CHARGE AND AUTOMATIC CRYSTALLISATION

6.1 Notwithstanding anything expressed or implied in this Guarantee and Debenture the floating charge created by this deed by a Charging Company shall automatically and without notice be converted into a fixed charge in respect of the Floating Charge Assets of that Charging Company:

- (a) if the relevant Charging Company creates or attempts to create any Encumbrance (other than a Permitted Encumbrance) over all or any of the Floating Charge Assets without the prior consent in writing of the Security Trustee; or
- (b) if any person levies or attempts to levy any distress, execution, sequestration or other process against any of the Floating Charge Assets of that Charging Company.

6.2 If at any time an Event of Default shall take place or the Security Trustee believes that any assets of a Charging Company are in danger of being seized or sold under any form of distress execution or other similar process then, without prejudice to the provisions of clause 6.1 the Security Trustee shall be entitled at any time by giving notice in writing to that effect to such Charging Company to convert the floating charge over all or any part of the Floating Charge Assets of that Charging Company into a fixed charge as regards the assets specified in such notice.

7. FURTHER ASSURANCE

7.1 Each Charging Company consents to the application to Land Registry for the entry of a restriction in the following terms to be entered in the register against each of its registered titles if any specified in Schedule 3 (and against any title to any unregistered property specified in Schedule 3 which is or ought to be the subject of a first registration of title at Land Registry at the date of this Guarantee and Debenture):

'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 Guarantee and Debenture dated in favour of [Blackmead Infrastructure Limited] (as security trustee) referred to in the charges register.'

7.2 Each Charging Company shall at any time if and when required by the Security Trustee and at the cost and expense of such Charging Company execute such deeds and documents and take any action required by the Security Trustee to perfect and protect the security created (or intended to be created) by this Guarantee and Debenture or to facilitate the realisation of it or otherwise to enforce the same or exercise any rights of the Security Trustee under this Guarantee and Debenture. In addition each Charging Company shall execute such further charges and mortgages in favour of the Security Trustee as the Security Trustee shall from time to time require over all or any of the Charged Assets to secure the Secured Obligations. Such further charges and mortgages shall be prepared by or on behalf of the Security Trustee at the cost (reasonably incurred) of the relevant Charging Company and shall be in a form required by the Security Trustee (but containing terms and conditions, where directly comparable, no more onerous than those in this Guarantee and Debenture).

7.3 Without prejudice to the generality of the provisions of clause 7.2, each Charging Company shall execute as and when so required by the Security Trustee a legal mortgage, legal charge, standard security or other hypothecation (as appropriate) over any freehold, leasehold and heritable properties acquired by it after the date of this Guarantee and Debenture (including all or any of the Properties as and when the same are conveyed, transferred or let to it) and over any and all fixtures, trade fixtures and fixed plant and machinery at any time and from time to time situate on any such property.

8. **DEBTS AND CREDIT BALANCES**

8.1 Each Charging Company will (subject to clauses 8.3 and 8.4 below) upon the specific direction of the Security Trustee:

- (a) collect all Receivables in the ordinary course of trading as agent for the Security Trustee (itself as trustee for the Security Beneficiaries) and, immediately upon receipt, pay all monies which it may receive in respect of the Receivables into such specially designated account(s) with the Security Trustee or such other account(s) with such bank as the Security Trustee may from time to time direct (such account(s) together with all additions to or renewals or replacements of such accounts (in whatever currency) being the "Collections Accounts") and, pending such payment, hold all monies so received upon trust for the Security Trustee (itself as trustee for the Security Beneficiaries);
- (b) deal with the uncollected Receivables in accordance with any directions given in writing from time to time by the Security Trustee and, in default of and subject to such directions, in accordance with this Guarantee and Debenture; and
- (c) at any time after the security constituted by this Guarantee and Debenture has become enforceable, execute and deliver to the Security Trustee a legal assignment of the Receivables to the Security Trustee (to the extent that the Receivables have not already been assigned to the Security Trustee) on such terms as the Security Trustee may require and give notice of it to the debtors from whom the Receivables are due owing or incurred and take any other steps as the Security Trustee may require to perfect such legal assignment.

8.2 Each Charging Company will deliver to the Security Trustee such information as to the amount and nature of its Receivables as the Security Trustee may from time to time reasonably require.

8.3 Upon the security constituted by this Guarantee and Debenture being enforceable the Security Trustee (or a Receiver) may (subject to the payment of any claims having priority to this security) withdraw amounts standing to the credit of each Collections Account to meet any amount due and payable in respect of the Secured Obligations.

8.4 The Security Trustee or a Receiver shall not be responsible to any Charging Company for any non-payment of any liability of such Charging Company which could be paid out of monies standing to the credit of the relevant Collections Account, nor be liable to such Charging Company for any withdrawal wrongly made if made in good faith, except for gross negligence or wilful default.

8.5 The Security Trustee may delegate its powers of withdrawal under this clause to any receiver and/or manager appointed pursuant to this Guarantee and Debenture.

8.6 Prior to the floating charge constituted by clause 4.2 of this Guarantee and Debenture being converted into a fixed charge by operation of law or otherwise, any monies received by any Charging Company and paid into the Collections Account in respect of the Receivables shall upon payment stand released from the fixed charge contained in clauses 4.1(d) and 4.1(e) of this Guarantee and Debenture and shall stand subject to the floating charge contained in clause 4.2 of this Guarantee and Debenture, but such release shall in no respects derogate from the subsistence of the said fixed charge on all other Receivables for the time being outstanding.

9. **THE SECURITIES**

9.1 Until the occurrence of an Enforcement Date, unless the Security Trustee shall otherwise direct in accordance with clause 9.2, each Charging Company shall, for as long as it remains the registered owner of any of the Securities, continue to be entitled to exercise

the rights attaching to such shares as beneficial owner and to receive and retain any dividends or interest paid on them.

9.2 Each Charging Company will, if so requested by the Security Trustee, transfer all or any of the Securities to such nominees or agents as the Security Trustee may select, in which case:

- (a) until the Enforcement Date the Security Trustee will hold all dividends, interest and other monies paid on and received by it in respect of the Securities for the account of the relevant Charging Company and will, subject to any right of set-off, pay such dividends, interest and other monies to the relevant Charging Company upon request; and
- (b) until the Enforcement Date the Security Trustee will exercise all voting and other rights and powers attached to the Securities as the relevant Charging Company may from time to time in writing reasonably direct.

10. REPRESENTATIONS AND WARRANTIES

10.1 Each Charging Company represents and warrants to the Security Trustee that:

- (a) it is duly incorporated and validly existing under the laws of England and Wales and has power to carry on its business as it is now being conducted and to own its property and other assets;
- (b) it has power to execute, deliver and perform its obligations under this Guarantee and Debenture and all necessary corporate, shareholder and other action has been taken to authorise the execution, delivery and performance of the same and no limitation on its powers will be exceeded as a result of the execution and delivery of this Guarantee and Debenture or the performance of its obligations under this Guarantee and Debenture;
- (c) subject to the Legal Reservations and all due registrations to perfect security, this Guarantee and Debenture constitutes valid and legally binding obligations of it enforceable in accordance with its terms;
- (d) the execution and delivery of the performance of its obligations under and compliance with the provisions of this Guarantee and Debenture by such Charging Company will not:
 - (i) contravene any existing applicable law, statute, rule or regulation or any judgment or permit to which it is subject;
 - (ii) conflict with or result in any breach of any of the terms of or constitute a default under any agreement or other instrument to which it is a party or is subject or by which it or any of its property is bound;
 - (iii) contravene or conflict with any provision of its Memorandum and Articles of Association; or
 - (iv) result in the creation of or oblige such Charging Company to create an Encumbrance in favour of any person other than the Security Trustee.

10.2 The representations and warranties in clause 10.1 shall be deemed to be repeated by each Charging Company at the same times which the Borrower is in the Facility Agreement deemed to repeat the representations it makes in the Facility Agreement.

11. COVENANTS

11.1 Each Charging Company covenants with the Security Trustee that during the continuance of this security:

Documents of Title

- (a) it will deposit with the Security Trustee (to be held at the risk of such Charging Company):
 - (i) all deeds and documents of title relating to the Properties and to any subordinate interest in any of them and the insurance policies relating to them;
 - (ii) within 10 Business Days after the date of this Guarantee and Debenture, all certificates and documents of title relating to the Securities and such deeds of transfer in blank and other documents as the Security Trustee may from time to time require for perfecting the title of the Security Trustee to the Securities (duly executed by or signed on behalf of the registered holder) or for vesting or enabling it to vest the same in itself or its nominees or in any purchaser; and
 - (iii) all such other documents relating to the Charged Assets as the Security Trustee may from time to time require;

Securities

- (b) it will duly and promptly pay all calls, instalments or other monies which may from time to time become due in respect of any of the Securities, it being acknowledged by the Charging Company that the Security Trustee shall not in any circumstances incur any liability whatsoever in respect of any such calls, instalments or other monies;

Intellectual Property

- (c) it will preserve, maintain and renew as and when necessary all copyrights, licences, patents, trade marks, designs, business names and domain names, computer programmes and all other rights required in connection with its business and will use its reasonable endeavours to detect any infringement of the Intellectual Property and it will upon becoming aware of an infringement or potential infringement promptly take such action as may be required to remove such infringement or prevent the occurrence of such potential infringement;
- (d) it will preserve, maintain and renew as and when necessary all copyrights, licences, patents, trade marks, designs, business names and domain names, computer programmes and all other rights required in connection with its business and it will upon becoming aware of an infringement or potential infringement promptly take such action as it reasonably determines to be in its best interests to remove such infringement or prevent the occurrence of such potential infringement;

General Business

- (e) it will conduct and carry on its business and procure that each of its Subsidiaries conducts and carries on its business in a proper and efficient manner and keep or cause or procure to be kept proper books of account relating to such business and not make any material alteration in the nature or mode of conduct of any such business;

- (f) it will observe and perform all covenants, burdens, stipulations, requirements and obligations from time to time materially affecting the Charged Assets and/or the use ownership, occupation, possession, operation, repair, maintenance or other enjoyment or exploitation of the Charged Assets whether imposed by statute, contract, lease, licence, grant or otherwise carry out all registrations or renewals and generally do all other acts and things (including the taking of legal proceedings) necessary to maintain defend or preserve its right, title and interest to and in the Charged Assets without infringement by any third party and not without the prior consent in writing of the Security Trustee (such consent not to be unreasonable withheld or delayed) enter into any onerous or restrictive obligations affecting any of the same or agree any rent review relating to any interest in any of the Properties;
- (g) it will keep all its buildings, machinery, plant, fixtures, vehicles, computers and office and other equipment in good and substantial repair and in good working order and condition and permit the Security Trustee and its agents or representatives to enter and view their state and condition;
- (h) it will not do or cause or permit to be done anything which may in any way materially (in the reasonable opinion of the Security Trustee) depreciate jeopardise or otherwise prejudice the value to the Security Trustee of any of the Charged Assets;

Insurance

- (i) (subject to (l) below) it will insure and keep insured and procure that each of its Subsidiaries will insure and keep insured at its own expense to the full replacement or reinstatement value from time to time (including, where applicable, the cost of demolition and site clearance architects' surveyors' and other professional fees and incidental expenses in connection with reinstatement) all its assets of an insurable nature with insurers previously approved by the Security Trustee in writing against loss or damage, (including loss of rent and profits), by fire, storm, lightning, explosion, riot, civil commotion, malicious damage, impact, flood, burst pipes, aircraft and other aerial devices or articles dropped from them (other than war risk) third party and public liability and liability under the Defective Premises Act 1972 or will otherwise effect such insurances upon such risks and contingencies or upon such terms as shall be agreed by the Security Trustee, and such other risks and contingencies as the Security Trustee shall from time to time request such insurances to be effected with the interest of the Security Trustee noted on the policy as first loss payee and with the policy containing such provisions for the protection of the Security Trustee as the Security Trustee may reasonably require: in particular the Security Trustee may require the inclusion of a mortgagee's protection clause providing that such insurance shall not be invalidated as regards the Security Trustee by any act or neglect of the Charging Company nor by any misrepresentation or non-disclosure by the Charging Company, nor by enforcement of this Guarantee and Debenture;
- (j) it will maintain such other insurance policies (with the interest of the Security Trustee noted on the policies) containing like provisions for the protection of the Security Trustee as are normally maintained by prudent companies carrying on businesses similar to those of the Charging Company or as the case may be its Subsidiaries: in particular the Security Trustee may require the inclusion of a mortgagee's protection clause providing that such insurance shall not be invalidated as regards the Security Trustee by any act or neglect of the Charging Company nor by any misrepresentation or non disclosure by the Charging Company, nor by enforcement of this Guarantee and Debenture;
- (k) it will duly and promptly pay all premiums and other monies necessary for effecting and keeping up such insurances and on demand produce to the

Security Trustee the policies of such insurance and evidence of such payments and comply in all other respects with the terms and conditions of the relevant policies including without limitation any stipulations or restrictions as to the use and/or operation of any asset;

- (l) (in the case of any leasehold property where the Charging Company or any Subsidiary is prohibited by the terms of the relevant lease from complying with the obligations referred to in (i)) it will procure (where it is empowered to do so), or otherwise use all reasonable efforts to procure, the maintenance by the landlord (or other third party) of such insurance obligations in accordance with the provisions of the relevant lease;

Properties

- (m) it will not, without the prior written consent of the Security Trustee (such consent not to be unreasonably withheld or delayed), make any structural or material alteration to any of its Properties or do or permit to be done anything which is a "development" within the meaning of the Town and Country Planning Acts from time to time or any orders or regulations under such Acts or do or permit or omit to be done any act matter or thing as a consequence of which any provision of any statute, bye-law, order or regulation or any condition of any consent licence permission or approval (whether of a public or private nature) from time to time in force affecting any of the Properties;
- (n) it will punctually pay and indemnify the Security Trustee and any Receiver against all present and future rent, rates, taxes, duties, charges, assessments, impositions and outgoings whatsoever (whether imposed by agreement statute or otherwise) now or at any time during the continuance of this security payable in respect of the Properties or any part of them or by the owner or occupier of them;
- (o) it will, without prejudice to the generality of clause 5.1, not without the prior consent in writing of the Security Trustee (such consent not to be unreasonably withheld or delayed) grant any lease, part with possession or share occupation of the whole or any part of any of the Properties or confer any licence, right or interest to occupy or grant any licence or permission to assign, underlet or part with possession of the same or any part of them or permit any person:
 - (i) to be registered (jointly with the Charging Company or otherwise) as proprietor under the Land Registration Act 2002 of any of the Properties, nor create or permit to arise any unregistered interests falling within Schedules 1, 3 or 12 to that Act (as the case may be) or where relevant any interests falling within section 11(4)(c) of that Act affecting the same nor any overriding interests affecting the same; or
 - (ii) to become entitled to any right, easement, covenant, interest or other title encumbrance which might adversely affect the value or marketability of any of the Properties;
- (p) it will not without the prior consent in writing of the Security Trustee (such consent not to be unreasonably withheld or delayed) vary, surrender, cancel or dispose of or permit to be forfeit any leasehold interest in any of the Properties;
- (q) it will inform the Security Trustee immediately before contracting to purchase or acquire any estate or interest in freehold, leasehold or heritable property and supply the Security Trustee with such details of the purchase as the Security Trustee may from time to time request;
- (r) it will, and will procure (so far as it is able) that each Subsidiary will:

- (i) comply with all applicable Environmental Laws;
- (ii) promptly upon receipt of the same, notify the Security Trustee of any claim, notice or other communication served on it in respect of any alleged breach of any Environmental Law which might, if substantiated, have a material adverse effect; and
- (iii) indemnify the Security Trustee, any Receiver and their respective officers, employees, agents and delegates (together the "Indemnified Parties") against any cost or expense suffered or incurred by them which;
 - (A) (arises by virtue of any actual or alleged breach of any Environmental Law (whether by the Charging Company, an Indemnified Party or any other person);
 - (B) would not have arisen if this Guarantee and Debenture had not been executed; and
 - (C) was not caused by the negligence or wilful default of the relevant Indemnified Party.

Subsidiaries

- (s) Each Charging Company covenants that it will procure that any of its Subsidiaries from time to time shall enter into a Deed of Accession within seven days after notice in writing requiring the same from the Security Trustee to the Charging Company.

Subsidiary Obligations

- (t) Each Charging Company covenants that it will procure that each Subsidiary of it shall comply with all covenants and undertakings set out in clause 11 as if reference in the provisions of this clause 11 to the Charging Company were a reference to the Charging Company and separately to each Subsidiary of it.

12. RIGHT TO REMEDY CHARGING COMPANY'S DEFAULT

If a Charging Company at any time defaults in complying with any of its obligations contained in this Guarantee and Debenture the Security Trustee shall, without prejudice to any other rights arising as a consequence of such default, be entitled (but not bound) to make good such default and each Charging Company irrevocably authorises the Security Trustee and its employees and agents by way of security to do all such things (including, without limitation, entering the Charging Company's property) necessary or desirable in connection with such task. Any monies so expended by the Security Trustee shall be repayable by the relevant Charging Company to the Security Trustee on demand together with interest accruing daily at the Default Rate from the date of payment by the Security Trustee until such repayment both before and after judgment.

13. GENERAL POWERS OF THE SECURITY TRUSTEE

General

- 13.1 At any time on or after the Enforcement Date, or if requested by a Charging Company, the Security Trustee may, without further notice and without the restrictions contained in Section 103 of the Law of Property Act 1925 and whether or not a Receiver shall have been appointed, exercise all the powers conferred upon mortgagees by the Law of Property Act 1925 as varied or extended by this Guarantee and Debenture and all the powers and discretions conferred by this Guarantee and Debenture on a Receiver either expressly or by reference.
- 13.2 Section 93 of the Law of Property Act 1925 shall not apply to the security created by this Guarantee and Debenture or to any security given to the Security Trustee pursuant to this Guarantee and Debenture.

Leasing

- 13.3 During the continuance of this security the statutory and any other powers of leasing, letting, entering into agreements for leases or lettings and accepting or agreeing to accept surrenders of leases or tenancies shall not be exercisable by any Charging Company in relation to the Charged Assets or any part of them.
- 13.4 The Security Trustee shall, on or after the Enforcement Date, have the power to lease and make agreements for leases at a premium or otherwise to accept surrenders of leases and to grant options on such terms as the Security Trustee shall consider expedient and without the need to observe any of the provisions of Sections 99 and 100 of the Law of Property Act 1925.

Subsequent Encumbrance

- 13.5 If the Security Trustee or any of the Security Beneficiaries receives notice of any subsequent Encumbrance affecting the Charged Assets of a Charging Company or any part of the Charged Assets of a Charging Company the Security Trustee may open a new account for any Charging Company or Charging Companies. If it does not do so then, unless the Security Trustee gives express written notice to the contrary to the relevant Charging Company, it shall nevertheless be treated as if it had opened a new account at the time when it received such notice and as from that time all payments made by or on behalf of such Charging Company to the Security Trustee or such Security Beneficiary shall be credited or be treated as having been credited to the new account and shall not operate to reduce the amount due from such Charging Company to the Security Trustee or any Security Beneficiary at the time when it received such notice.

14. APPOINTMENT AND POWERS OF RECEIVER

- 14.1 At any time on or after the occurrence of an Enforcement Date or if requested by any Charging Company the Security Trustee may by deed or by instrument in writing under the hand of any director or other duly authorised officer appoint one or more persons to be (a) Receiver(s) of the Charged Assets of any or all of the Charging Companies or any part of such Charged Assets.
- 14.2 Where more than one Receiver is appointed each joint Receiver shall have power to act severally and independently of any other joint Receiver except to the extent that the Security Trustee may specify to the contrary in the appointment. The Security Trustee may (subject where relevant to Section 45 of the Insolvency Act 1986) remove any Receiver so appointed and appoint another in his place.
- 14.3 Subject to Section 45 of the Insolvency Act 1986, the Security Trustee may in respect of any Charging Company:

(a) remove any Receiver previously appointed under this Guarantee and Debenture; and

(b) appoint another person or other persons as Receiver or Receivers

either in the place of a Receiver so removed or who has otherwise ceased to act or to act jointly with a Receiver or Receivers previously appointed under this Guarantee and Debenture.

14.4 A Receiver shall (save as otherwise required or provided as a matter of law) be the agent of the Charging Company and the Charging Company shall be solely responsible for his acts or defaults and for his remuneration.

14.5 A Receiver shall have all the powers conferred from time to time on receivers by statute (in the case of powers conferred by the Law of Property Act 1925 without the restrictions contained in Section 103 of that Act) and power on behalf and at the cost of the Charging Company (notwithstanding liquidation of the Charging Company) to do or omit to do anything which the Charging Company could do or omit to do in relation to the Charged Assets or any part of them. In particular (but without limitation) a Receiver shall have power to do all or any of the following acts and things in respect of any Charging Company and the Charged Assets in respect of which he is appointed namely:

(a) take possession of, collect and get in all or any of the Charged Assets, exercise in respect of the Securities all voting or other powers or rights available to a registered holder of the Securities in such manner as he may think fit and bring, defend or discontinue any proceedings or submit to arbitration in the name of the Charging Company or otherwise as may seem expedient to him;

(b) carry on, manage, develop, reconstruct, amalgamate or diversify the business of the Charging Company or any part of it, or concur in so doing, lease or otherwise acquire and develop or improve properties or other assets without being responsible for loss or damage;

(c) raise or borrow any money from or incur any other liability to the Security Trustee or others on such terms, with or without security, as he may think fit and so that any such security may be or include a charge on the whole or any part of the Charged Assets ranking in priority to this Guarantee and Debenture or otherwise;

(d) without the restrictions imposed by Section 103 of the Law of Property Act 1925 or the need to observe any of the provisions of Sections 99 and 100 of such Act, sell by public auction or private contract, let, surrender or accept surrenders, grant licences or otherwise dispose of or deal with all or any of the Charged Assets or concur in so doing in such manner for such consideration and generally on such terms and conditions as he may think fit, with full power to convey, let, surrender, accept surrenders or otherwise transfer or deal with such Charged Assets in the name and on behalf of the Charging Company or otherwise and so that covenants and contractual obligations may be granted and assumed in the name of and so as to bind the Charging Company (or other estate owner if he shall consider it necessary or expedient so to do) and so that any such sale, lease or disposition may be for cash, Guarantee and Debentures or other obligations, shares, stock, securities or other valuable consideration and be payable immediately or by instalments spread over such period as he shall think fit, and so that any consideration received or receivable shall ipso facto forthwith be and become charged with the payment of all the Secured Obligations, plant, machinery and other fixtures may be severed and sold separately from the premises containing them and the Receiver may apportion any rent and the performance of any obligations affecting the premises sold without the consent of the Charging Company;

- (e) promote the formation of companies with a view to the same purchasing, leasing, licensing, or otherwise acquiring interests in all or any of the Charged Assets or otherwise arrange for such companies to trade or cease to trade and to purchase, lease, license or otherwise acquire all or any of the Charged Assets on such terms and conditions, whether or not including payment by instalments secured or unsecured as he may think fit;
- (f) make any arrangement or compromise or enter into or cancel any contracts which he shall think expedient;
- (g) make and effect such repairs, renewals and improvements to the Charged Assets or any part of them as he may think fit and maintain, renew, take out or increase insurances;
- (h) appoint managers, agents, officers and employees for any of such purposes or to guard or protect the Charged Assets at such salaries and commissions and for such periods and on such terms as he may determine and may dismiss the same;
- (i) make calls conditionally or unconditionally on the members of the Charging Company in respect of uncalled capital;
- (j) without any further consent by or notice to the Charging Company exercise for and on behalf of the Charging Company all the powers and provisions conferred on a landlord or a tenant by the Landlord and Tenant Acts, the Rents Acts, the Housing Acts or the Agricultural Holdings Act or any other legislation from time to time in force in any relevant jurisdiction relating to rents or agriculture in respect of any part of the Properties, but without any obligation to exercise any of such powers and without any liability in respect of powers so exercised or omitted to be exercised;
- (k) sign any document, execute any deed and do all such other acts and things as may be considered by him to be incidental or conducive to any of the above matters or powers or to the realisation of the security of the Security Trustee and to use the name of the Charging Company for all the above purposes;
- (l) do all the acts and things described in Schedule 1 to the Insolvency Act 1986 as if the words "he" and "him" referred to the Receiver and "company" referred to the Charging Company;
- (m) to exercise all the powers of the Security Trustee under this Guarantee and Debenture.

14.6 The Security Trustee may from time to time determine the remuneration of any Receiver without being limited to the maximum rate specified in Section 109(6) of the Law of Property Act 1925. A Receiver shall be entitled to remuneration appropriate to the work and responsibilities involved upon the basis of charging from time to time adopted by the Receiver in accordance with the current practice of his firm.

14.7 The Security Trustee may at any time after the occurrence of an Enforcement Date or if requested by any Charging Company appoint one or more persons to be (an) administrator(s) of any or all of the Charging Companies pursuant to the Insolvency Act 1986.

15. APPLICATION OF PROCEEDS; INSURANCE MONIES; PURCHASERS

15.1 All monies received by any Receiver appointed under this Guarantee and Debenture shall (subject to any requirement of law to the contrary) be applied in the following order:

- (a) in the payment of the costs, charges and expenses of and incidental to the Receiver's appointment and the payment of his remuneration;

- (b) in the payment and discharge of any outgoings paid and liabilities incurred by the Receiver in the exercise of any of the powers of the Receiver;
- (c) in providing for the matters (other than the remuneration of the Receiver) specified in the first three paragraphs of Section 109(8) of the Law of Property Act 1925;
- (d) in discharge of any charges ranking in priority to this Guarantee and Debenture;
- (e) in or towards payment of any debts or claims which are required by law to be paid in preference to the Secured Obligations but only to the extent to which such debts or claims have such preference;
- (f) in or towards the satisfaction of the Secured Obligations in such order as the Security Trustee may conclusively determine provided that the Security Trustee shall also at the same time discharge any charges ranking equally with the Guarantee and Debenture; and
- (g) any surplus shall be paid to the Charging Company or other person entitled to it.

The provisions of this clause shall take effect by way of variation and extension to the provisions of Section 109(8) of the Law of Property Act 1925 which provisions as so varied and extended shall be deemed incorporated in this clause.

15.2 All monies receivable by virtue of any Insurances on or after the Enforcement Date shall be paid to the Security Trustee (or if not paid by the insurers directly to the Security Trustee shall be held on trust for the Security Trustee) and shall at the option of the Security Trustee be applied in replacing, restoring or reinstating the property or assets destroyed, damaged or lost (any deficiency being made good by the Charging Company) or (except where the Charging Company is obliged (as landlord or tenant) to lay out such insurance monies under the provisions of any lease of any of the Charged Assets) in reduction of the Secured Obligations. Insurance monies received prior to the Enforcement Date shall be used by the relevant Charging Company in replacing, restoring or reinstating the property or assets destroyed, damaged or lost (any deficiency being made good by that Charging Company) unless it is required as landlord or tenant to apply such insurance monies in accordance with any lease of the relevant Charged Asset.

15.3 No purchaser or other person shall be bound or concerned to see or enquire whether the right of the Security Trustee or any Receiver to exercise any of the powers conferred by this Guarantee and Debenture has arisen or be concerned with notice to the contrary or with the propriety of the exercise or purported exercise of such powers.

15.4 Any moneys received, recovered or realised under the powers conferred under this Guarantee and Debenture may, at the discretion of the Security Trustee, be placed in a suspense account and kept there for so long as the Security Trustee thinks fit pending application from time to time (as the Security Trustee shall be entitled to do as it may think fit) of moneys in or towards discharge of the Secured Obligations.

16. COSTS AND EXPENSES; LIABILITY; INDEMNITY

16.1 Each Charging Company covenants with the Security Trustee to pay on demand all costs, charges and expenses incurred by the Security Trustee or by any Receiver in or about the enforcement, protection, preservation or attempted preservation of any of the security created by or pursuant to this Guarantee and Debenture or any of the Charged Assets on a full indemnity basis, together with interest accruing daily at the Default Rate from the date on which such costs charges or expenses are so incurred until the date of payment (both before and after judgment).

16.2 Neither the Security Trustee nor any Receiver shall be liable to account as mortgagee or heritable creditor in possession in respect of all or any of the Charged Assets or be liable for any loss upon realisation or for any neglect or default of any nature whatsoever for which a mortgagee or heritable creditor in possession may be liable as such.

16.3 Each Charging Company agrees to indemnify the Security Trustee and any Receiver on demand against all losses, actions, claims, expenses, demands or liabilities whether in contract, tort, delict or otherwise and whether arising at common law in equity or by statute which may be incurred by or made against any of them (or by or against any manager agent officer or employee for whose liability, act or omission any of them may be answerable) as a consequence of:

- (a) anything done or omitted in the exercise or purported exercise of the powers contained in this Guarantee and Debenture; or
- (b) any breach by the Charging Company of any of its obligations under this Guarantee and Debenture.
- (c) other than where there has been gross misconduct or wilful default on the part of the Security Trustee or the Receiver.

16.4 The Charging Company shall pay interest on the sum demanded under clause 16.3 above at the Default Rate in the same manner as is provided in clause 16.1 above.

17. **CLAUSE DELIBERATELY NOT USED**

18. **CLAUSE DELIBERATELY NOT USED**

19. **POWER OF ATTORNEY**

Each Charging Company by way of security irrevocably appoints:

19.1 the Security Trustee;

19.2 each person to whom the Security Trustee shall from time to time have delegated the exercise of the power of attorney conferred by this clause; and

19.3 any Receiver;

severally to be its attorney in its name and on its behalf:

- (a) to execute and complete any documents or instruments which the Security Trustee or such Receiver may require for perfecting the title of the Security Trustee to the Charged Assets or for vesting the same in the Security Trustee its nominees or any purchaser;
- (b) to sign, execute, seal and deliver and otherwise perfect any further security document referred to in clause 7; and
- (c) otherwise generally to sign, seal, execute and deliver all deeds, assurances agreements and documents and to do all acts and things which may be required for the full exercise of all or any of the powers conferred on the Security Trustee or a Receiver under this Guarantee and Debenture or which may be deemed necessary or expedient by the Security Trustee or a Receiver in connection with any disposition, realisation or getting in by the Security Trustee or such Receiver of the Charged Assets or any part of them or in connection with any other exercise of any power under this Guarantee and Debenture,

20. **CONTINUING SECURITY AND OTHER MATTERS**

- 20.1 This Guarantee and Debenture and the obligations of each Charging Company under this Guarantee and Debenture shall:

Continuing Security

- (a) secure the ultimate balance from time to time owing to the Security Trustee and the Security Beneficiaries (and any of them) by the Borrower and each Charging Company (and any of them) and shall be a continuing security notwithstanding any settlement of account or other matter whatsoever;
- (b) be in addition to and not prejudice or affect any present or future Collateral Instrument, Encumbrance, right or remedy held by or available to the Security Trustee or any Security Beneficiary; and
- (c) not merge with or be in any way prejudiced or affected by the existence of any such Collateral Instruments, Encumbrances, rights or remedies or by the same being or becoming wholly or in part void, voidable or unenforceable on any ground whatsoever or by the Security Trustee or any Security Beneficiary dealing with, exchanging, releasing, varying or failing to perfect or enforce any of the same or giving time for payment or indulgence or compounding with any other person liable.

Other Security

- 20.2 Neither the Security Trustee nor any Security Beneficiary shall be obliged to resort to any Collateral Instrument or other means of payment now or after the date of this Guarantee and Debenture held by or available to it before enforcing this Guarantee and Debenture, and no action taken or omitted by the Security Trustee or any in connection with any such Collateral Instrument or other means of payment shall discharge, reduce, prejudice or affect the liability of any Charging Company.

Release Conditional

- 20.3 Any release, discharge or settlement between any Charging Company and the Security Trustee shall be conditional upon no security, disposition or payment to the Security Trustee or any Security Beneficiary by any Charging Company or any other person being void, set aside or ordered to be refunded pursuant to any enactment or law relating to liquidation, administration or insolvency or for any other reason whatsoever and if such condition shall not be fulfilled the Security Trustee shall be entitled to enforce this Guarantee and Debenture subsequently as if such release discharge or settlement had not occurred and any such payment had not been made.

21. CURRENCY CLAUSES

- 21.1 All monies received or held by the Security Trustee or by a Receiver under this Guarantee and Debenture may from time to time be converted into such other currency as the Security Trustee or Receiver considers necessary or desirable to cover the Secured Obligations in that other currency at the market rate of exchange then offered to the Security Trustee (as conclusively determined by the Security Trustee) for purchasing that other currency with the existing currency.

- 21.2 If and to the extent that any Charging Company fails to pay any amount due on demand, the Security Trustee may, in its absolute discretion, without notice to such Charging Company, purchase at any time afterwards so much of any currency as the Security Trustee considers necessary or desirable to cover the Secured Obligations in such currency at the then prevailing spot rate of exchange of Lloyds Bank plc (as conclusively determined by the Security Trustee) for purchasing such currency with sterling and each Charging Company agrees to indemnify the Security Trustee against the full sterling cost (including all costs charges and expenses) paid.

- 21.3 No payment to the Security Trustee (whether under any judgment or court order or otherwise) shall discharge the obligation or liability of any Charging Company in respect of which it was made unless and until the Security Trustee shall have received payment in full in the currency in which such obligation or liability was incurred. To the extent that the amount of any such payment shall on actual conversion into such currency fall short of such obligation or liability expressed in that currency the Security Trustee shall have a further separate cause of action against the Charging Company and shall be entitled to enforce the charges created by this Guarantee and Debenture to recover the amount of the shortfall.

22. TRANSFER

- 22.1 This Guarantee and Debenture is freely assignable or transferable by the Security Trustee to an assignee or transferee under the Facility Agreement and, to the extent any Security Beneficiary is able to rely on or enforce the same, each Security Beneficiary.
- 22.2 The Security Trustee may disclose to any person related to the Security Trustee and/or any person to whom it is proposing to transfer or assign or has transferred or assigned this Guarantee and Debenture any information about any Charging Company.
- 22.3 No Charging Company may assign or transfer any of its rights or benefits under this Guarantee and Debenture.

23. THIRD PARTY RIGHTS

- 23.1 Subject to clauses 23.4, 23.5 and 23.6 below, the Receiver may rely upon and enforce the rights conferred upon it under this Guarantee and Debenture, including, without limitation, those set out in clauses 11.1(r)(iii) (indemnity), 14.1 (right for jointly appointed Receivers to act independently), 14.4 (payment by the Charging Company), 14.5 (Receivers powers), 14.6 (level of remuneration), 14.7 (application of proceeds), 16 (costs and expenses), 19 (power of attorney), 21.1 (conversion of currency) against each and any Charging Company.
- 23.2 Subject to clauses 23.4, 23.5 and 23.6 below, the indemnified parties may rely upon and enforce the rights conferred upon them under clause 11.1(r)(iii) (indemnity) of this Guarantee and Debenture.
- 23.3 Without limiting clause 22, if the Security Trustee or (to the extent required in clause 22.1) any Security Beneficiary assigns its rights under this Guarantee and Debenture to any person, such assignee may rely upon and enforce the undertakings given by a Charging Company in this Guarantee and Debenture against such Charging Company.
- 23.4 The third party rights referred to in clauses 23.1, 23.2 and 23.3 (any other terms of this Guarantee and Debenture which provide that a third party may in his own right enforce a term of this Guarantee and Debenture) may only be enforced by the relevant third party with the written consent of the Security Trustee and subject to and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999 (the "1999 Act") and all other relevant terms of this Guarantee and Debenture.
- 23.5 Notwithstanding any other provision of this Guarantee and Debenture (including, without limitation, clauses 23.1, 23.2 and 23.3), the Security Trustee and the Charging Companies may by agreement in writing rescind or vary any of the provisions in this Guarantee and Debenture in any way without the consent of any third party, and accordingly section 2(1) of the 1999 Act shall not apply.
- 23.6 Except as contemplated or provided in clauses 2, 13.5, 20, 21.3, 22, 23.1, 23.2, 23.3 and 27 (or insofar as this Guarantee and Debenture otherwise contemplates or expressly provides that a third party may in his own right enforce a term of this Guarantee and Debenture or where a provision is a covenant or agreement by a Charging Company with or for the benefit of a Security Beneficiary), a person who is not a party to this Guarantee and Debenture (save that any successor security trustee shall be entitled to exercise all

rights of the Security Trustee (in that capacity)) has no right under the 1999 Act to rely upon or enforce any term of this Guarantee and Debenture but this does not affect any right or remedy of a third party which exists or is available apart from that Act.

24. MISCELLANEOUS

24.1 The rights, powers and remedies provided in this Guarantee and Debenture are cumulative and are not, nor are they to be construed as, exclusive of any rights, powers or remedies provided by law or otherwise.

24.2 No failure or delay on the part of the Security Trustee to exercise any power, right or remedy shall operate as a waiver of it, nor shall any single or any partial exercise or waiver of any power, right or remedy preclude its further exercise or the exercise of any other power right or remedy.

24.3 Any liability or power which may be exercised or any determination which may be made under this Guarantee and Debenture by the Security Trustee may be exercised or made in its absolute and unfettered discretion and the Security Trustee shall not be obliged to give reasons.

24.4 Each of the provisions of this Guarantee and Debenture is severable and distinct from the others and if at any time one or more of such provisions is or becomes invalid, illegal or unenforceable the validity, legality and enforceability of the remaining provisions of this Guarantee and Debenture shall not in any way be affected or impaired by such event.

24.5 This Guarantee and Debenture shall remain in full force and effect notwithstanding any amendments or variations from time to time of the Finance Documents and all references to the Finance Documents in this Guarantee and Debenture shall be taken as referring to the Finance Documents as amended or varied from time to time (including, without limitation, any increase in the amount of the Secured Obligations).

24.6 For the purposes of the Law of Property (Miscellaneous Provisions) Act 1989 any provisions of the Finance Documents relating to any disposition of an interest in land shall be deemed to be incorporated in this Guarantee and Debenture.

24.7 This Guarantee and Debenture may be executed in any number of counterparts each of which shall be deemed to be an original, and which together shall constitute one and the same instrument.

25. NOTICES

Any notices required to be given under the provisions of this Guarantee and Debenture shall be in writing and shall be deemed to have been duly served if sent or delivered in accordance with the notices clause in the Facility Agreement as if such clause was set out in this Guarantee and Debenture mutatis mutandis, save that the relevant address for notices to be served in respect of a particular party shall be the registered office of that party and that any such notice must be by letter and not by fax.

26. SECURITY TRUSTEE PROVISIONS

26.1 The Security Trustee shall hold the security constituted by this Guarantee and Debenture and the Guarantee and the benefit of all related rights on trust for the Security Beneficiaries in accordance with their respective rights under the Finance Documents and the security trust provisions set out in Schedule 4 to this Guarantee and Debenture.

26.2 The Security Trustee shall, as against each Charging Company, be entitled to enforce, in its capacity as Security Trustee, any consent, undertaking or request given by any Charging Company to, or for the benefit of, the Security Beneficiaries or any of them under this Guarantee and Debenture, and no Charging Company shall be concerned as to the arrangements between the Security Trustee and all Security Beneficiaries (or any of them) in relation to it.

- 26.3 The Security Beneficiaries may by written notice to the Borrower (on behalf of all the Charging Companies) nominate a security trustee to act as such on behalf of all of the Security Beneficiaries in place of the security trustee then acting as such and all references to the Security Trustee (when acting in that capacity) shall include any such successor security trustee.
- 26.4 Upon being notified of the appointment of a successor to the Security Trustee, each Charging Company shall enter the name of that successor as the Security Trustee in its register of charges as the holder of this Guarantee and Debenture.
27. **LAW**
- 27.1 This Guarantee and Debenture, and any non-contractual rights or obligations arising out of or in connection with it, shall be governed by and shall be construed in accordance with English law.
- 27.2 Each Charging Company irrevocably agrees for the benefit of the Security Trustee and the Security Beneficiaries that the courts in England shall have jurisdiction to hear and determine any suit, action or proceeding and to settle any dispute which may arise out of or in connection with, this Guarantee and Debenture (including in relation to any non-contractual rights or obligations arising out of or in connection with this Guarantee and Debenture) and for such purposes irrevocably submits to the jurisdiction of such courts.
- 27.3 Nothing contained in this clause 27 shall limit the right of the Security Trustee to take proceedings against any Charging Company in any other court of competent jurisdiction, nor shall the taking of any such proceedings in one or more jurisdictions preclude the taking of proceedings in any other jurisdiction whether concurrently or not (unless prevented by applicable law).
- 27.4 Each Charging Company irrevocably waives any objection which it may have now or in the future to the courts of England being nominated for the purpose of this clause on the ground of venue or otherwise and agrees not to claim that any such court is not a convenient or appropriate forum.

EXECUTED as a DEED by the parties hereto and delivered the day and year first above written.

SCHEDULE 1

Details of the Initial Charging Companies

COMPANY NAME	COMPANY NUMBER	REGISTERED OFFICE
ECO NRG 11 LTD	9677524	95 High Street, Somerset, BA16 0EZ
ECO NRG 12 LTD	9677443	95 High Street, Somerset, BA16 0EZ
ECO NRG 13 LTD	9677479	95 High Street, Somerset, BA16 0EZ
ECO NRG 14 LTD	9677585	95 High Street, Somerset, BA16 0EZ
ECO NRG 15 LTD	9677517	95 High Street, Somerset, BA16 0EZ
ECO NRG 16 LTD	9677612	95 High Street, Somerset, BA16 0EZ
ECO NRG 17 LTD	9677617	95 High Street, Somerset, BA16 0EZ
ECO NRG 18 LTD	9678666	95 High Street, Somerset, BA16 0EZ
ECO NRG 19 LTD	9711704	95 High Street, Somerset, BA16 0EZ
ECO NRG 20 LTD	9711693	95 High Street, Somerset, BA16 0EZ
ECO NRG 21 LTD	9711695	95 High Street, Somerset, BA16 0EZ
ECO NRG 22 LTD	9711706	95 High Street, Somerset, BA16 0EZ
ECO NRG 23 LTD	9716132	95 High Street, Somerset, BA16 0EZ
ECO NRG 24 LTD	9711717	95 High Street, Somerset, BA16 0EZ
ECO NRG 25 LTD	9716188	95 High Street, Somerset, BA16 0EZ
ECO NRG 26 LTD	9716192	95 High Street, Somerset, BA16 0EZ
ECO NRG DEVELOPMENTS LTD	9864757	95 High Street, Somerset, BA16 0EZ
ECO NRG INSTALLATIONS LTD	9864683	95 High Street, Somerset, BA16 0EZ
ECO NRG LIGHTING LTD	9864686	95 High Street, Somerset, BA16 0EZ
ECO NRG OPERATIONS AND MAINTENANCE LTD	9501054	95 High Street, Somerset, BA16 0EZ
ECO NRG SOLUTIONS LIMITED	7125502	95 High Street, Somerset, BA16 0EZ
ECO NRG STORAGE LTD	9864653	95 High Street, Somerset, BA16 0EZ
NEW NRG 05 LTD	9411291	95 High Street, Somerset, BA16 0EZ

STOR 101 LTD	10132037	95 High Street, Somerset, BA16 0EZ
STOR 102 LTD	10131481	95 High Street, Somerset, BA16 0EZ
STOR 103 LTD	10132063	95 High Street, Somerset, BA16 0EZ
STOR 104 LTD	10131943	95 High Street, Somerset, BA16 0EZ
STOR 105 LTD	10132025	95 High Street, Somerset, BA16 0EZ
STOR 106 LTD	10132129	95 High Street, Somerset, BA16 0EZ
STOR 107 LTD	10132424	95 High Street, Somerset, BA16 0EZ
STOR 108 LTD	10132195	95 High Street, Somerset, BA16 0EZ
STOR 109 LTD	10132146	95 High Street, Somerset, BA16 0EZ
STOR 110 LTD	10132257	95 High Street, Somerset, BA16 0EZ
STOR 111 LTD	10132371	95 High Street, Somerset, BA16 0EZ
STOR 112 LTD	10132256	95 High Street, Somerset, BA16 0EZ
STOR 113 LTD	10132283	95 High Street, Somerset, BA16 0EZ
STOR 114 LTD	10132369	95 High Street, Somerset, BA16 0EZ
STOR 115 LTD	10132408	95 High Street, Somerset, BA16 0EZ
STOR 116 LTD	10132410	95 High Street, Somerset, BA16 0EZ
STOR 117 LTD	10132501	95 High Street, Somerset, BA16 0EZ
STOR 118 LTD	10132475	95 High Street, Somerset, BA16 0EZ
STOR 119 LTD	10132671	95 High Street, Somerset, BA16 0EZ
STOR 120 LTD	10132570	95 High Street, Somerset, BA16 0EZ
STOR 121 LTD	10132451	95 High Street, Somerset, BA16 0EZ
STOR 122 LTD	10132584	95 High Street, Somerset, BA16 0EZ
STOR 123 LTD	10132561	95 High Street, Somerset, BA16 0EZ
STOR 124 LTD	10132566	95 High Street, Somerset, BA16 0EZ
STOR 125 LTD	10132589	95 High Street, Somerset, BA16 0EZ
STOR 126 LTD	10132592	95 High Street, Somerset, BA16 0EZ
STOR 127 LTD	10132583	95 High Street, Somerset, BA16 0EZ
STOR 128 LTD	10132657	95 High Street, Somerset, BA16 0EZ
STOR 129 LTD	10132552	95 High Street, Somerset, BA16 0EZ
STOR 130 LTD	10132608	95 High Street, Somerset, BA16 0EZ

STOR 131 LTD	10132627	95 High Street, Somerset, BA16 0EZ
STOR 132 LTD	10133568	95 High Street, Somerset, BA16 0EZ
STOR 133 LTD	10132937	95 High Street, Somerset, BA16 0EZ
STOR 134 LTD	10132930	95 High Street, Somerset, BA16 0EZ
STOR 135 LTD	10132887	95 High Street, Somerset, BA16 0EZ
STOR 136 LTD	10132866	95 High Street, Somerset, BA16 0EZ
STOR 137 LTD	10133268	95 High Street, Somerset, BA16 0EZ
STOR 138 LTD	10132826	95 High Street, Somerset, BA16 0EZ
STOR 139 LTD	10132850	95 High Street, Somerset, BA16 0EZ
STOR 140 LTD	10133198	95 High Street, Somerset, BA16 0EZ
STOR 141 LTD	10133490	95 High Street, Somerset, BA16 0EZ
STOR 141 LTD	10133490	95 High Street, Somerset, BA16 0EZ
STOR 142 LTD	10133641	95 High Street, Somerset, BA16 0EZ
STOR 143 LTD	10133577	95 High Street, Somerset, BA16 0EZ
STOR 144 LTD	10133596	95 High Street, Somerset, BA16 0EZ
STOR 145 LTD	10133619	95 High Street, Somerset, BA16 0EZ
STOR 146 LTD	10133278	95 High Street, Somerset, BA16 0EZ
STOR 147 LTD	10133254	95 High Street, Somerset, BA16 0EZ
STOR 148 LTD	10133684	95 High Street, Somerset, BA16 0EZ
STOR 149 LTD	10133683	95 High Street, Somerset, BA16 0EZ
STOR 150 LTD	10133681	95 High Street, Somerset, BA16 0EZ
STOR POWER LTD	9923730	95 High Street, Somerset, BA16 0EZ

SCHEDULE 2

Guarantee Provisions Pursuant to Clause 2

1. This Guarantee is a continuing security and shall remain in full force and effect until all Secured Obligations have been paid, discharged or satisfied in full notwithstanding the liquidation or other incapacity or any change in the constitution of any Charging Company or in the name and style of any of them or any settlement of account or other matter whatsoever.
2. This Guarantee is in addition to and shall not merge with or otherwise prejudice or affect or be prejudiced by any other right, remedy, guarantee, indemnity or security and may be enforced without first having recourse to the same or any other bill, stock, mortgage, charge, pledge or lien now or after the date of this Guarantee and Debenture held by or available to the Security Trustee or any Security Beneficiary.
3. Notwithstanding that this Guarantee ceases to be continuing for any reason whatever, the Security Trustee and the Security Beneficiaries (or any of them) may continue any accounts of the Charging Companies or open one or more new accounts and the liability of the Charging Companies under this Guarantee and Debenture shall not in any manner be reduced or affected by any subsequent transactions or receipts or payments into or out of any such accounts.
4. If any purported obligation or liability of any Charging Company to the Security Beneficiaries or the Security Trustee (or any of them) which if valid would have been the subject of this Guarantee is not or ceases to be valid or enforceable against any Charging Company on any ground whatsoever whether or not known to the Security Trustee or any Security Beneficiary including but not limited to any defect in or want of powers of any Charging Company or irregular exercise of them or lack of authority by any person purporting to act on behalf of any Charging Company or any legal or other limitation (whether under the Limitation Acts or otherwise), disability, incapacity or any change in the constitution of or any amalgamation, reconstruction, liquidation or dissolution of any Charging Company, each Charging Company shall nevertheless be liable to the Security Trustee and each Security Beneficiary in respect of that purported obligation or liability as if the same were fully valid and enforceable and each Charging Company were the principal debtor in respect of it and the Charging Companies agree to keep the Security Trustee and each Security Beneficiary fully indemnified against all damages, loss, costs and expenses arising from any failure of any Charging Company to carry out any such purported obligation or liability.
5. The liability of the Charging Companies under this Guarantee shall not be reduced, discharged or otherwise adversely affected by:
 - 5.1 any variation, extension, compromise, discharge, dealing with, exchange or renewal of any right or remedy which the Security Trustee or any Security Beneficiary may now or after the date of this Guarantee and Debenture have against the Borrower, any other Charging Company or any other person in respect of the Secured Obligations;
 - 5.2 any act or omission by the Security Trustee or any Security Beneficiary or any other person in taking up, perfecting or enforcing or the non-enforcement of any security or guarantee from or against the Borrower, any other Charging Company or any other person;
 - 5.3 any termination, amendment, variation, novation or supplement of or to any of the Secured Obligations;
 - 5.4 any grant of time, indulgence, waiver or concession to the Borrower, any other Charging Company or any other person;

- 5.5 any incapacity or any change in the constitution, name and style of the Borrower, any other Charging Company or any other person;
- 5.6 any invalidity, illegality, unenforceability, irregularity, frustration or discharge by operation of law of any actual or purported liability of or any security held from, the Borrower, any other Charging Company or any other person in connection with the Secured Obligations;
- 5.7 any act or omission which would not have discharged or affected any of the liabilities of a Charging Company had it been the borrower instead of any other Charging Company; or
- 5.8 by anything which, but for this provision, might operate to exonerate or discharge the Borrower or any other Charging Company or otherwise reduce or extinguish any of its liabilities under this Guarantee.
6. Each Charging Company warrants to the Security Trustee that it has not taken or received and undertakes that it will not take or receive the benefit of any security from any other Charging Company or any other person in respect of any liability of or payment by a Charging Company under this Guarantee or otherwise in connection with this Guarantee.
7. Until all the Secured Obligations have been paid, discharged or satisfied in full (and notwithstanding payment of a dividend in any liquidation or bankruptcy or under any compromise or arrangement) each Charging Company agrees that, without the prior written consent of the Security Trustee, it will not:
- 7.1 exercise any right of subrogation, reimbursement or indemnity against any other Charging Company;
- 7.2 require any contribution, indemnity, reimbursement or accounting from any other Charging Company of any of the Secured Obligations or require the Security Trustee or any Security Beneficiary to effect or implement marshalling;
- 7.3 demand or accept repayment in whole or in part of any indebtedness now or after the date of this Guarantee and Debenture due to any Charging Company from any other Charging Company or from any other person liable or demand or accept any Collateral Instrument in respect of the same or dispose of the same;
- 7.4 take any step to enforce any right against any other Charging Company or any other person liable in respect of any Secured Obligations; or
- 7.5 claim any set-off, deduction or counterclaim against any other Charging Company or any other person liable or claim or prove in competition with the Security Trustee or any Security Beneficiary in the bankruptcy or liquidation of the Borrower, any other Charging Company or any other person liable or have the benefit of, or share in, any payment from or composition with, the Borrower, any other Charging Company or any other person liable or any other Collateral Instrument now or after the date of this Guarantee and Debenture held by the Security Trustee or any Security Beneficiary for any Secured Obligations or for the obligations or liabilities of any other person liable but so that, if so directed by the Security Trustee, it will prove for the whole or any part of its claim in the liquidation or bankruptcy of any other Charging Company on terms that the benefit of such proof and of all money received by it in respect of it shall be held on trust for the Security Trustee and applied in or towards discharge of the Secured Obligations in such manner as the Security Trustee shall deem appropriate.
8. If, contrary to paragraphs 6 and 7 of this Schedule, any Charging Company takes or receives the benefit of any security or receives or recovers any money or other property or exercises any rights mentioned in paragraph 6 against any other Charging Company, the Charging Company declares that such rights and such security, money or other property shall be held on trust by the Charging Company for the Security Trustee for application in or towards the discharge of the liabilities of the Charging Company to the Security Trustee or any Security Beneficiary under this Guarantee.

9. Each Charging Company agrees that all other rights and all monies from time to time held on trust by the Charging Company for the Security Trustee under or pursuant to paragraph 8 of this Schedule shall be transferred, assigned, delivered or, as the case may be, paid to the Security Trustee promptly following the Security Trustee's demand.
10. No Charging Company shall direct the appropriation by the Security Trustee or any Security Beneficiary of any sums received by the Security Trustee or any Security Beneficiary from a Charging Company under this Guarantee and Debenture (and any appropriation shall be as the Security Trustee and the Security Beneficiaries in their own discretion determine).
11. If this Guarantee ceases to be continuing for any reason whatsoever, then the Security Trustee and any Security Beneficiary may open a new account or accounts in the name of the Borrower. If the Security Trustee and any Security Beneficiary does not open a new account or accounts it shall nevertheless be treated as if it had done so at the time that this Guarantee ceases to be continuing (whether by determination, calling in, demand or otherwise) and, as from that time, all payments made to the Security Trustee or any Security Beneficiary by or on behalf of the Borrower shall be credited or be treated as having been credited to the new account or accounts and shall not operate to reduce the amount for which this Guarantee is available at that time nor shall the liability of the Borrower under this Guarantee be reduced or affected by any subsequent transactions, receipts or payments.
12. Neither the Security Trustee nor any Security Beneficiary shall be obliged before it takes steps to enforce this Guarantee against any Charging Company:
- 12.1 to take action or obtain judgment in any court against any other Charging Company or any other person; or
- 12.2 to make or file any claim in a bankruptcy or liquidation of any other Charging Company or any other person; or
- 12.3 to make, enforce or seek to enforce any claim against any other Charging Company or any other person under any security or other document, agreement or arrangement.
13. The provisions of the Facility Agreement relating to set-off or counterclaim, deductions or withholding shall apply mutatis mutandis as if set out in this Guarantee and Debenture.
14. Charging Company Intent
- Each Charging Company expressly confirms that it intends that this guarantee shall extend from time to time to any (however fundamental) variation, increase, extension or addition of or to any of the Finance Documents and/or any facility or amount made available under any of the Finance Documents for the purposes of or in connection with any of the following: acquisitions of any nature; increasing working capital; enabling investor distributions to be made; carrying out restructurings; refinancing existing facilities; refinancing any other indebtedness; making facilities available to new borrowers; any other variation or extension of the purposes for which any such facility or amount might be made available from time to time; and any fees, costs and/or expenses associated with any of the foregoing.
15. This Guarantee shall remain binding on the Charging Companies notwithstanding any change in the constitution of the Security Trustee or any Security Beneficiary or the absorption of such Security Trustee or Security Beneficiary in, or amalgamation with, or the acquisition of all or part of its undertakings or assets by, any other person, or any reconstruction or reorganisation of any kind, to the intent that this Guarantee shall remain valid and effective in all respects in favour of any assignee, transferee or other successor in title had been named in this Guarantee and Debenture as a party instead of, or in addition to, such Security Trustee or Security Beneficiary.
16. In this Schedule:

- 16.1 the liability of the Charging Companies under this Guarantee and Debenture shall include all such persons and shall be the joint and several liability of each of such persons; and
- 16.2 the Guarantee given by each Charging Company under this Guarantee and Debenture shall be construed as if it were a separate guarantee and indemnity by each Charging Company in respect of the obligations owed by each other Charging Company to the Security Trustee and the Security Beneficiaries.
17. Each of the Charging Companies agrees to be bound by this Guarantee and Debenture notwithstanding that any others of the Charging Companies which have intended to sign or to be bound may not do so or be effectually bound and notwithstanding that this Guarantee and Debenture may be determined or become invalid or unenforceable against any one or more of such persons whether or not the deficiency is known to the Security Trustee or any Security Beneficiary. The Security Trustee may release any one or more of the Guarantors from this Guarantee and Debenture and compound with or otherwise vary or agree to vary the liability of or to grant time or indulgence to or make other arrangements with any one or more of the Charging Companies or any other person without prejudicing or affecting the rights and remedies of the Security Trustee or any Security Beneficiary against the others of the Charging Companies.

SCHEDULE 3

Freehold and Leasehold Property

SCHEDULE 4

Trust Provisions

1. Declaration of Trust
 - 1.1 The Security Trustee declares itself to be the trustee for each of the Security Beneficiaries from time to time subject to the provisions of the Finance Documents and shall hold the security contributed by this Guarantee and Debenture and the benefit of all related rights on trust for the Security Beneficiaries in accordance with their respective rights under the Finance Documents and the provisions of this Guarantee and Debenture.
 - 1.2 As between the Security Trustee and the Security Beneficiaries, in the event of any inconsistency between the provisions of this Schedule and the provisions of the Finance Documents (or any other document governing the relation between such persons), the Security Trustee declares that the provisions of the Finance Documents (or such other document) shall prevail.
 - 1.3 The provisions of this Schedule are for the benefit of the Security Trustees and the Security Beneficiaries and the Charging Companies shall have no rights under or in respect of it.
2. Security Trustee's Discretions
 - 2.1 Unless otherwise provided in the Finance Documents, the Security Trustee shall have absolute discretion in the exercise or non-exercise of any rights, trusts, powers or authorities vested in it by this Guarantee and Debenture or by operation of law provided that such discretion is exercised in a manner which the Security Trustee considers (in its absolute discretion) to be in the best interests of the Secured Beneficiaries. The Security Trustee shall not be responsible to any Charging Company or to any Secured Beneficiary (except in the case of its gross negligence or wilful misconduct) for any loss, costs, damages or expenses that may result from such exercise or non-exercise.
3. Safekeeping
 - 3.1 The Security Trustee may deposit this Guarantee and Debenture and all deeds and other documents relating to it in such secure place which it considers appropriate for such purpose or with such bank or firm of lawyers as it shall select and shall not be liable for any loss resulting from such deposit (except in the case of its gross negligence or wilful default).
4. Further Rights and Duties
 - 4.1 By way of supplement to the Trustee Act 1925, it is expressly declared as follows:
 - (a) the Security Trustee may in relation to any of the provisions of this Guarantee and Debenture act or rely upon the opinion or advice of any information obtained from any lawyer, valuer, surveyor, broker, auctioneer, accountant or other expert, commissioned by the Security Trustee and the Security Trustee shall not be responsible for any loss occasioned by so acting or relying;
 - (b) any opinion, advice or information obtained pursuant to the preceding paragraph 4.1(a) may be sent or obtained by letter, telex message, facsimile transmission, cablegram, telephone or any other means and the Security Trustee shall not be liable for acting on any opinion, advice or information purporting to be so conveyed although the same shall contain some error or shall not be authentic;
 - (c) the Security Trustee shall be at liberty to accept as sufficient evidence a certificate signed by a director of any Charging Company to the effect that any

particular dealing, transaction, step or thing effected in relation to such Charging Company is, in the opinion of the said director, suitable or expedient or as to any other fact or matter upon which the Security Trustee may require to be satisfied and the Security Trustee shall be in no way bound to call for further evidence or to be responsible for any loss that may be occasioned by acting on any such certificate;

- (d) the Security Trustee may refrain from doing anything which would or might in its opinion be contrary to any law of any jurisdiction or any directive or regulation of any agency of any state or which would or might otherwise render it liable to any person and may do anything which is, in its opinion, necessary to comply with any such law, directive or regulation;
- (e) the Security Trustee shall not be liable for any failure, omission, or defect in perfecting the security constituted by this Guarantee and Debenture including (a) failure to obtain any licence, consent or other authority for the execution, delivery, validity, legality, adequacy, performance, enforceability or admissibility in evidence of this Guarantee and Debenture (b) failure to register the same in accordance with the provisions of any of the documents of title of any Charging Company to any of the Charged Assets and (c) failure to effect or procure registration of or otherwise protect any of the security constituted by this Guarantee and Debenture by registering under the Land Registration Act 2002 or any other applicable registration laws in any territory any notice or other entry prescribed by or pursuant to the provisions of the said Act or laws;
- (f) the Security Trustee and every attorney, agent or other person appointed under this Guarantee and Debenture may indemnify themselves out of the Charged Assets against all liabilities and expenses reasonably and properly incurred by them in the execution of any power, trust, authority or discretion vested in any of them by this Guarantee and Debenture and against all actions, proceedings, costs, claims and demands in respect of any matter or thing done or omitted to be done in any way relating to this Guarantee and Debenture;
- (g) the Security Trustee shall be at liberty to place all title deeds and other documents certifying, representing or constituting the title to any of the Charged Assets for the time being in its hands in any safe deposit, safe or receptacle selected by the Security Trustee or with any bankers or banking company or company whose business includes undertaking the safe custody of documents or solicitors or firm of solicitors and may make any such arrangements as it thinks fit for allowing any Charging Company or its lawyers or auditors access to or possession of such title deeds and other documents when necessary or convenient and the Security Trustee shall not be responsible for any loss incurred in connection with any such deposit, access or possession;
- (h) save as otherwise provided in this Guarantee and Debenture or the Finance Documents (as between the Security Beneficiaries), the Security Trustee shall have full power to determine all questions and doubts arising in relation to the interpretation or application of any of the provisions of this Guarantee and Debenture and every such determination (whether made upon a question actually raised or implied in the acts or proceedings of the Security Trustee) shall be conclusive and shall bind the Security Beneficiaries;
- (i) the Security Trustee may in the conduct of these trusts (otherwise than in relation to its right to make any declaration, determination or decision) instead of acting personally employ and pay an agent (whether being a lawyer or other person) to transact or concur in transacting any business and to do or concur in doing any acts required to be done by the Security Trustee (including the receipt and payment of money) and any agent being a lawyer, broker or other

person engaged in any profession or business shall be entitled to be paid all usual reasonable professional and other charges for business transacted and acts done by him or any partner or employee of his in connection with the trusts);

- (j) any investment of any part or all of the Charged Assets may, at the discretion of the Security Trustee, be made or retained in the names of any of its nominees;
- (k) the Security Trustee shall, upon receipt from a Security Beneficiary of a notice that a Security Beneficiary has assigned or transferred its rights or obligations under the Finance Documents to a person or that a person is a successor to such rights or obligations, be entitled to assume that such person is such an assignee, transferee or successor but until such a notice is given the Security Trustee shall be entitled to assume that a Security Beneficiary has not assigned or transferred any of its rights or obligations under this Guarantee and Debenture or the Finance Documents and has no successor in relation to either of them;
- (l) the Security Trustee shall not be bound to act upon any notice, discretion or request served on it by any person pursuant to this Guarantee and Debenture or to begin any legal action or proceeding arising out of this Guarantee and Debenture unless the Security Trustee shall first have been indemnified to its satisfaction against all costs, charges, expenses and liabilities which may be incurred in complying with such notice, direction or request; and
- (m) the Security Trustee (or any officer of the Security Trustee) shall not be precluded by reason of so acting from entering into any contract or financial or other transaction with or from engaging in any banking or other business with any Charging Company and shall not be liable to account for any profit made or payment received by the Security Trustee (or such officer) as a result of or in connection with it.

5. Appointment and Removal of Security Trustee

The Security Trustee may at any time, if it considers it necessary so to do, appoint any person (whether or not a trust corporation) to act either as a separate trustee or as a co trustee jointly with the Security Trustee, and may remove any person so appointed and the Security Trustee shall give prior written notice to each Charging Company and each of the Security Beneficiaries of such appointment or removal. Any such separate trustee or co-trustee shall be entitled to all rights, powers, authorities and discretions as are conferred upon him by the Security Trustee by the instrument of appointment. Such reasonable remuneration as the Security Trustee may pay to any person so appointed, and any costs, charges and expenses incurred by such person in performing his or its functions pursuant to such appointment, shall for the purpose of this Guarantee and Debenture be treated as expenses incurred by the Security Trustee.

6. Retirement and Replacement of the Security Trustee

The Security Trustee, if it so agrees with each of the Security Beneficiaries, may resign as the Security Trustee under this Guarantee and Debenture. Such resignation shall take effect when each Charging Company and the Security Beneficiaries have been notified and the proposed successor to the Security Trustee shall have executed all deeds and documents as are necessary to effects its appointment as the successor to the Security Trustee and the transfer of the Security Trustee's rights and obligations in respect of this Guarantee and Debenture in a legal, valid and binding manner. The resigning Security Trustee shall, from the time such appointment takes effect, be discharged from any further obligation under this Guarantee and Debenture and the replacement trustee, each of the Security Beneficiaries and each Charging Company shall have the same rights and obligations amongst themselves as if the replacement trustee had been an original party

to this Guarantee and Debenture as the Security Trustee. The Security Trustee shall not be responsible for the costs occasioned by such retirement.

SCHEDULE 5

Deed of Accession

THE SUPPLEMENTAL DEED is made on

20[]

BETWEEN:

- (1) THE COMPANIES LISTED IN SCHEDULE 1 (each an "Acceding Company", together the "Acceding Companies");
- (2) THE COMPANIES LISTED IN SCHEDULE 2 (together the "Existing Charging Companies"); and
- (3) BLACKMEAD INFRASTRUCTURE LIMITED (the "Security Trustee")

WHEREAS:

This Supplemental Deed is supplemental to a Composite Guarantee and Debenture dated and made between, *inter alia*, the Existing Charging Companies (1) and the Security Trustee (2) (the "Composite Guarantee and Debenture").

IT IS AGREED and declared as follows:

1. DEFINITIONS

- 1.1 Words or expressions defined (including by reference) in the Composite Guarantee and Debenture shall, unless otherwise defined in this Supplemental Deed, bear the same meaning in this Supplemental Deed (including the recital).
- 1.2 The principles of construction set out in clauses 1.2 to 1.4 of the Composite Guarantee and Debenture shall apply *mutatis mutandis* to this Supplemental Deed as if they were set out in full in this Supplemental Deed.

2. ACCESSION OF THE ACCEDING COMPANY

- 2.1 By its execution of this Supplemental Deed, each of the Acceding Companies unconditionally and irrevocably undertakes to and agrees with the Security Trustee to observe and be bound by the terms and provisions of the Composite Guarantee and Debenture as if it were an original party to it as one of the Charging Companies.
- 2.2 Without prejudice to the generality of clause 2.1 of this Supplemental Deed, each Acceding Company:
 - (a) (jointly and severally with the other Charging Companies) covenants and guarantees in the terms set out in clauses 2 and 3 of, and Schedule 2 to, the Composite Guarantee and Debenture; and
 - (b) with full title guarantee, charges and assigns to the Security Trustee for the payment and discharge of all monies and liabilities, or by the Composite Guarantee and Debenture, covenanted to be paid or discharged by it, all its property, assets and undertaking on the terms set out in clause 4 of the Composite Guarantee and Debenture.
- 2.3 The Existing Charging Companies consent to the accession of the Acceding Companies to the Composite Guarantee and Debenture on the terms of clauses 2.1 and 2.2 of this Supplemental Deed and agree that the Composite Guarantee and Debenture shall from now on be read and construed as if the Acceding Companies had been named in it as Charging Companies.

3. **INTERPRETATION**

This Supplemental Deed shall from now on be read as one with the Composite Guarantee and Debenture, so that all references in the Composite Guarantee and Debenture to "*this deed*", "*this Guarantee and Debenture*", "*this Guarantee*" and similar expressions shall include references to this Supplemental Deed.

4. **DELIVERY**

This Supplemental Deed shall be treated as having been executed and delivered as a deed only upon being dated.

5. **COUNTERPARTS**

This Supplemental Deed may be executed in any number of counterparts each of which shall be deemed to be an original, and which together shall constitute one and the same instrument.

6. **THIRD PARTY RIGHTS**

Without prejudice to clause 23 of the Composite Guarantee and Debenture to the extent applicable, a person who is not a party to this Supplemental Deed shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Supplemental Deed. This clause does not affect any right or remedy of any person which exists or is available otherwise than pursuant to that Act.

7. **GOVERNING LAW AND JURISDICTION**

7.1 This Supplemental Deed, and any non-contractual rights or obligations arising out of or in connection with it, shall be governed by and shall be construed in accordance with English law.

7.2 Each of the parties to this Supplemental Deed irrevocably agrees for the benefit of the Security Trustee that the courts in England shall have jurisdiction to hear and determine any suit, action or proceeding and to settle any dispute which may arise out of, or in connection with, this Supplemental Deed (including in relation to any non-contractual rights or obligations arising out of or in connection with this Supplemental Deed) and, for such purposes, the parties to this Supplemental Deed irrevocably submit to the jurisdiction of such courts.

EXECUTED as a DEED by the parties hereto and delivered the day and year first above written.

SCHEDULE 1

The Acceding Companies

Company Name	Registration Number

SCHEDULE 2

The Existing Charging Companies

Company Name	Registration Number

EXECUTED as a DEED by
BLACKMEAD INFRASTRUCTURE LIMITED
acting by a director
in the presence of:

.....

Witness' Signature:
Name:
Address:

Occupation

EXECUTED as a DEED by
ECO NRG 11 LTD
acting by a director
in the presence of:

.....

Witness' Signature:
Name:
Address:

Occupation

EXECUTED as a DEED by
ECO NRG 12 LTD
acting by a director
in the presence of:

.....

Witness' Signature:
Name:
Address:

Occupation

EXECUTED as a DEED by
ECO NRG 13 LTD
acting by a director
in the presence of:

.....

Witness' Signature:
Name:
Address:

Occupation

EXECUTED as a DEED by
ECO NRG 14 LTD
acting by a director
in the presence of:

.....

Witness' Signature:
Name:
Address:

Occupation

EXECUTED as a DEED by
ECO NRG 15 LTD
acting by a director
in the presence of:

.....

Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG 16 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG 17 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG 18 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG 19 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG 20 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG 21 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG 22 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG 23 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG 24 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG 25 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG 26 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG DEVELOPMENTS LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG INSTALLATIONS LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG LIGHTING LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG OPERATIONS AND MAINTENANCE LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG SOLUTIONS LIMITED
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
NEW NRG 05 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
ECO NRG STORAGE LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
STOR POWER LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
STOR 101 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Address:
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Occupation
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EXECUTED as a DEED by
STOR 102 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation
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EXECUTED as a DEED by
STOR 103 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation
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EXECUTED as a DEED by
STOR 104 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
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Occupation
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EXECUTED as a DEED by
STOR 105 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
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Occupation
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EXECUTED as a DEED by

STOR 106 LTD

acting by a director

in the presence of:

Witness' Signature:

Name:

Address:

Occupation

EXECUTED as a DEED by

STOR 107 LTD

acting by a director

in the presence of:

Witness' Signature:

Name:

Address:

Occupation

EXECUTED as a DEED by

STOR 108 LTD

acting by a director

in the presence of:

Witness' Signature:

Name:

Address:

Occupation

EXECUTED as a DEED by

STOR 109 LTD

acting by a director

in the presence of:

Witness' Signature:

Name:

Address:

Occupation

EXECUTED as a DEED by

STOR 110 LTD

acting by a director

in the presence of:

Witness' Signature:

Name:

Address:

Occupation

EXECUTED as a DEED by
STOR 111 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
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Occupation

EXECUTED as a DEED by
STOR 112 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 113 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 114 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 115 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

**EXECUTED as a DEED by
STOR 116 LTD**

acting by a director
in the presence of:

Witness' Signature:
Name:
Address:
Occupation

**EXECUTED as a DEED by
STOR 117 LTD**

acting by a director
in the presence of:

Witness' Signature:
Name:
Address:
Occupation

**EXECUTED as a DEED by
STOR 118 LTD**

acting by a director
in the presence of:

Witness' Signature:
Name:
Address:
Occupation

**EXECUTED as a DEED by
STOR 119 LTD**

acting by a director
in the presence of:

Witness' Signature:
Name:
Address:
Occupation

**EXECUTED as a DEED by
STOR 120 LTD**

acting by a director
in the presence of:

Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
STOR 121 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 122 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 123 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 124 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 125 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 126 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 127 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 128 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 129 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 130 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 131 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 132 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 133 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 134 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 135 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation

EXECUTED as a DEED by
STOR 136 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation
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EXECUTED as a DEED by
STOR 137 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation
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EXECUTED as a DEED by
STOR 138 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Occupation
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EXECUTED as a DEED by
STOR 139 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
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Occupation
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EXECUTED as a DEED by
STOR 140 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
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Occupation
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EXECUTED as a DEED by
STOR 141 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
STOR 142 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Address:
Occupation

EXECUTED as a DEED by
STOR 143 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Address:
Occupation

EXECUTED as a DEED by
STOR 144 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Address:
Occupation

EXECUTED as a DEED by
STOR 145 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Address:
Occupation

EXECUTED as a DEED by
STOR 146 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Address:
Occupation

EXECUTED as a DEED by
STOR 147 LTD
acting by a director
in the presence of:

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Witness' Signature:
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Address:
Occupation

EXECUTED as a DEED by
STOR 148 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
STOR 149 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
STOR 150 LTD
acting by a director
in the presence of:

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Witness' Signature:
Name:
Address:
Occupation

EXECUTED as a DEED by
BLACKMEAD INFRASTRUCTURE LIMITED
acting by a director
in the presence of:

.....

Witness' Signature:
Name:
Address:
Occupation