



Registration of a Charge

Company name: **MANCHESTER NEW SQUARE NOMINEE LIMITED**

Company number: **11185195**



X73NYGBV

Received for Electronic Filing: **11/04/2018**

Details of Charge

Date of creation: **04/04/2018**

Charge code: **1118 5195 0001**

Persons entitled: **TAMESIDE METROPOLITAN BOROUGH COUNCIL (AS ADMINISTERING
AUTHORITY FOR THE GREATER MANCHESTER PENSION FUND)
(LENDER)**

Brief description: **THE PROPERTY KNOWN AS THE LAND AND THE BUILDINGS ON THE
NORTH SIDE OF WHITWORTH STREET, MANCHESTER BEING A LEASE
OF THE WHOLE OF THE PROPERTY CURRENTLY REGISTERED AT THE
LAND REGISTRY UNDER FREEHOLD TITLE NUMBER LA38390.**

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: **ADDLESHAW GODDARD LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11185195

Charge code: 1118 5195 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 4th April 2018 and created by MANCHESTER NEW SQUARE NOMINEE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th April 2018 .

Given at Companies House, Cardiff on 13th April 2018

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

4 April

2018

THE COMPANIES NAMED IN THIS DEED AS CHARGORS

**TAMESIDE METROPOLITAN BOROUGH COUNCIL (AS ADMINISTERING
AUTHORITY FOR THE GREATER MANCHESTER PENSION FUND)
as Lender**

SECURITY AGREEMENT

This Security Agreement is subject to and has the benefit of an Intercreditor Agreement dated on or about the date hereof and made between, inter alia, (1) Manchester New Square Limited Partnership (acting by its general partner, Manchester New Square (General Partner) Limited, (2) The Council of the City of Manchester as senior creditor and (3) Tameside Metropolitan Borough Council (as administering authority for the Greater Manchester Pension Fund).

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This Security Agreement is made on

4 April

2018

Between:

- (1) **The Companies** listed in Schedule 1 (The Chargors) to this Deed (**Chargors**); and
- (2) **Tameside Metropolitan Borough Council** (as administering authority for the Greater Manchester Pension Fund) (**Lender**).

It is agreed:

1 Definitions and interpretation

1.1 Definitions

In this Deed:

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

Act means the Law of Property Act 1925

Account Bank means the bank with which an Account is held pursuant to clauses 17.2(b) and 17.2(c) of the Facility Agreement

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

Cash Collateral Accounts means each Account other than the General Account, including but not limited to the accounts (if any) specified as such in Part 3 (Charged Accounts) of Schedule 2

Charged Accounts means:

- (a) each Cash Collateral Account
- (b) the General Account
- (c) each Collection Account and
- (d) each other account charged by or pursuant to this Deed

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

Charged Securities means:

- (a) the securities specified in Part 2 (Charged Securities) of Schedule 2 and
- (b) all other stocks, shares, debentures, bonds, warrants, coupons, negotiable instruments, certificates of deposit or other securities or "*investments*" (as defined in part II of schedule II to the Financial Services and Markets Act 2000 as in force at the date of this Deed) now or in future owned (legally or beneficially) by a Chargor or held by a

nominee, trustee, fiduciary or clearance system on its behalf or in which such Chargor has an interest at any time

Collection Account has the meaning given to that term in clause 11.7(a) (Dealings with Receivables and operation of Collection Accounts)

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

Facility Agreement means the facility agreement dated on or about the date hereof and made between (1) Manchester New Square Limited Partnership (acting by its general partner, Manchester New Square (General Partner) Limited) as Borrower, (2) the Chargors as guarantors and (3) Tameside Metropolitan Borough Council (as administering authority for Greater Manchester Pension Fund) as Lender pursuant to which the Lender agreed to make a facility available to the Borrower

Insurances means all policies of insurance (and all cover notes) which are at any time held by or written in favour of a Chargor, or in which a Chargor from time to time has an interest (including, without limitation the policies of insurance (if any) specified in Part 5 (Insurances) of Schedule 2)

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

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

Intercreditor Agreement has the meaning given to it in the Facility Agreement

Party means a party to this Deed

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

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

now or in future belonging to any Chargor, or in which any Chargor has an interest at any time (including the registered and unregistered land (if any) in England and Wales specified in Part 1 (Real Property) of Schedule 2)

Receivables means all present and future book debts and other debts, royalties, fees, VAT and monetary claims and all other amounts at any time recoverable or receivable by, or due or owing

to, any Chargor (whether actual or contingent and whether arising under contract or in any other manner whatsoever), together with:

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

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

Related Rights means, in relation to any Charged Security:

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

Relevant Contract means:

- (a) each Development Document;
- (b) each agreement specified in Section A of Part 4 of Schedule 2 (*Details of Security Assets*); and
- (c) each agreement specified in Section B of Part 4 of Schedule 2 (*Details of Security Assets*),

together with each other agreement supplementing or amending or novating or replacing the same

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

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

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

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

Senior Discharge Date has the meaning given to it in the Intercreditor Agreement

1.2 Interpretation

- (a) Unless a contrary indication appears, in this Deed the provisions of clause 1.2 (*Construction*) of the Facility Agreement (other than clause 1.2(d)) apply to this Deed as though they were set out in full in this Deed, except that references to this **Agreement** will be construed as references to this Deed.
- (b) Unless a contrary indication appears, any reference in this Deed to:
 - (i) a **Chargor**, the **Lender** or any other **Secured Party** or any other person shall be construed so as to include its successors in title, permitted assigns and permitted transferees;
 - (ii) this **Deed**, the **Facility Agreement**, any other **Finance Document** or any other agreement or instrument is a reference to this Deed, the Facility Agreement, that other Finance Document or that other agreement or instrument as amended, supplemented, extended, restated, novated and/or replaced in any manner from time to time (however fundamentally and even if any of the same increases the obligations of any Transaction Obligor or provides for further advances);
 - (iii) **Secured Obligations** includes obligations and liabilities which would be treated as such but for the liquidation, administration or dissolution of or similar event affecting any Transaction Obligor;
 - (iv) **reasonable endeavours** includes payment by the relevant person of all its own and any relevant third party's reasonable costs, fees and expenses;
 - (v) **including** or **includes** means including or includes without limitation; and
 - (vi) **this Security** means the Security created or evidenced by or pursuant to this Deed.
- (c) Each undertaking of a Chargor (other than a payment obligation) contained in this Deed:
 - (i) must be complied with at all times during the Security Period; and
 - (ii) is given by such Chargor for the benefit of each Secured Party.
- (d) The terms of the other Finance Documents, and of any side letters between any of the parties to them in relation to any Finance Document, are incorporated in this Deed to the extent required to ensure that any disposition of the Real Property contained in this Deed is a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.
- (e) If the Lender reasonably considers that an amount paid by any Transaction Obligor to a Secured Party under a Finance Document is capable of being avoided or otherwise set aside on the liquidation or administration of such Transaction Obligor, then that amount shall not be considered to have been irrevocably paid for the purposes of this Deed.
- (f) The Parties intend that this document shall take effect as a deed notwithstanding the fact that a Party may only execute this document under hand.

- (g) This Deed and the Parties' rights and obligations under it are subject to the terms of the Intercreditor Agreement. To the extent that the terms of this Deed conflict with the terms of the Intercreditor Agreement, the Intercreditor Agreement shall prevail.

1.3 Joint and several

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

1.4 Inconsistency between this Deed and the Intercreditor Agreement

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

1.5 Third party rights

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

1.6 Delivery

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

2 Covenant to pay

2.1 Covenant to pay

Each Chargor, as principal obligor and not merely as surety, covenants in favour of the Lender that it will pay and discharge the Secured Obligations from time to time when they fall due.

2.2 Default interest

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

- (a) at the rate and in the manner agreed in the Finance Document under which such amount is payable; or
- (b) (in the absence of such agreement) at the Default Rate from time to time. In such a case default interest will accrue from day to day on a year of 365 days and will be compounded on each Interest Payment Date or at such longer intervals as the Lender considers appropriate.

3 Grant of security

3.1 Nature of security

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

- (a) in favour of the Lender;
- (b) with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994; and

- (c) as continuing security for payment of the Secured Obligations.

3.2 **Qualifying floating charge**

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

4 **Fixed security**

4.1 **Fixed charges**

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

- (a) by way of first legal mortgage:
 - (i) the Real Property specified in Part 1 (Real Property) of Schedule 2; and
 - (ii) all other Real Property (if any) at the date of this Deed vested in, or charged to, such Chargor (not charged by clause 4.1(a)(i));
- (b) by way of first fixed charge:
 - (i) all other Real Property and all interests in Real Property (not charged by clause 4.1(a));
 - (ii) all licences to enter upon or use land and the benefit of all other agreements relating to land;
 - (iii) the proceeds of sale of all Real Property; and
 - (iv) the benefit of any rental deposit given or charged to that Chargor by any occupier of any Real Property;
- (c) by way of first fixed charge all plant and machinery (not charged by clause 4.1(a) or 4.1(b)) and the benefit of all contracts, licences and warranties relating to the same;
- (d) by way of first fixed charge:
 - (i) all computers, vehicles, office equipment and other equipment (not charged by clause 4.1(c)); and
 - (ii) the benefit of all contracts, licences and warranties relating to the same;
- (e) by way of first fixed charge:
 - (i) the Charged Securities referred to in Part 2 (Charged Securities) of Schedule 2; and
 - (ii) all other Charged Securities (not charged by clause 4.1(e)(i)),

in each case, together with (A) all Related Rights from time to time accruing to those Charged Securities and (B) all rights which such Chargor may have at any time against

any clearance or settlement system or any custodian in respect of any Charged Investments;

- (f) by way of first fixed charge:
 - (i) the Cash Collateral Accounts and all monies at any time standing to the credit of the Cash Collateral Accounts;
 - (ii) the Collection Accounts and all monies at any time standing to the credit of the Collection Accounts;
 - (iii) all other accounts of such Chargor (other than the General Account) with any bank, financial institution or other person at any time (not charged by clause 4.1(f)(i) or 4.1(f)(ii)) and all monies at any time standing to the credit of such accounts,

In each case, together with all interest from time to time accrued or accruing on such monies, any investment made out of such monies or account and all rights to repayment of any of the foregoing;

- (g) by way of first fixed charge the Intellectual Property;
- (h) to the extent that any Assigned Asset is not effectively assigned under clause 4.2, by way of first fixed charge such Assigned Asset;
- (i) by way of first fixed charge (to the extent not otherwise charged or assigned in this Deed):
 - (i) the benefit of all licences, consents, agreements and Authorisations held or used in connection with the business of such Chargor or the use of any of its assets; and
 - (ii) all building contracts, appointments of professionals, collateral warranties and all rights in respect of any of them;
 - (iii) any letter of credit issued in favour of such Chargor and all bills of exchange and other negotiable instruments held by it;
 - (iv) the Relevant Contracts referred to in paragraph (c) of the definition of Relevant Contracts and specified in Section B of Part 4 of Schedule 2 (*Details of Security Assets*); and
- (j) by way of first fixed charge all of the goodwill and uncalled capital of such Chargor.

4.2 Security assignments

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

- (a) all Rental Income (to the extent not validly mortgaged or charged within any of clauses 4.1(a) or 4.1(b));
- (b) to the extent that such assignment does not constitute one of a finite number of permitted assignments as set out in any Relevant Contract itself, the Relevant Contracts (other than under paragraph (c) of the definition of Relevant Contract) and in respect of

documents specified in Section A of Part 4 of Schedule 2 (*Details of Security Assets*), all rights and remedies in connection with such Relevant Contracts and all proceeds and claims arising from them;

- (c) each of the following:
 - (i) all Insurances specified in Part 5 (Insurances) of Schedule 2; and
 - (ii) all other Insurances (not assigned by clause 4.2(c)(i)),
 and all claims under the Insurances and all proceeds of the Insurances; and
- (d) all other Receivables (not otherwise assigned under this clause 4.2).

To the extent that any Assigned Asset described in clause 4.2(c) is not assignable, the assignment which that clause purports to effect shall operate as an assignment of all present and future rights and claims of such Chargor to any proceeds of such Insurances.

4.3 Notice of assignment and/or charge - immediate notice

Immediately upon execution of this Deed (and immediately upon the obtaining of any Insurance or the execution of any Relevant Contract or the opening of any Charged Account after the date of this Deed) each Chargor shall:

- (a) in respect of each Charged Account deliver a duly completed notice to the Account Bank and use all reasonable endeavours to procure that the Account Bank executes and delivers to the Lender an acknowledgement, in each case in the respective forms set out in Schedule 3 (Form of Notice to and Acknowledgement from Account Bank);
- (b) in respect of each Relevant Contract, deliver a duly completed notice of assignment to each other party to that document, and use its reasonable endeavours to procure that each such party executes and delivers to the Lender an acknowledgement, in each case in the respective forms set out in Schedule 4 (Form of Notice to and Acknowledgement by Party to Relevant Contract); and
- (c) in respect of each of its Insurances, deliver a duly completed notice of assignment to each other party to that Insurance, and procure that each such party executes and delivers to the Lender an acknowledgement, in each case in the respective forms set out in Schedule 5 (Form of Notice to and Acknowledgement by Insurers),

or, in each case, in such other form as the Lender shall agree.

4.4 Notice of assignment and/or charge - tenants

Upon request by the Lender following an Event of Default that has occurred and is continuing, each Chargor shall in respect of each Lease specified by the Lender, deliver a duly completed notice to the tenant and each other party to that Lease and procure that such tenant or party executes and delivers to the Lender an acknowledgment, in each case in the respective forms set out in Schedule 6 (Form of Notice to and Acknowledgement by Tenant).

4.5 Assigned Assets

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

5 Floating charge

Each Chargor charges and agrees to charge by way of first floating charge all of its present and future assets and undertaking (wherever located) not otherwise effectively charged by way of fixed mortgage or charge or assigned pursuant to clause 4.1 (Fixed charges), clause 4.2 (Security assignments) or any other provision of this Deed.

6 Conversion of floating charge

6.1 Conversion by notice

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

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

6.2 Small companies

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

6.3 Automatic conversion

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

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

6.4 Partial conversion

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

7 Continuing security**7.1 Continuing security**

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

7.2 Additional and separate security

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

7.3 Right to enforce

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

8 Liability of Chargors relating to Security Assets

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

9 Accounts

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

10 Representations**10.1 General**

Each Chargor makes the representations and warranties set out in this clause 10 to each Secured Party.

10.2 Ownership of Security Assets

Each Chargor is the sole legal and beneficial owner of all of the Security Assets identified against its name in Schedule 2 (Details of Security Assets).

10.3 Charged Securities

The Charged Securities listed in Part 2 (Charged Securities) of Schedule 2 constitute the entire share capital owned by each Chargor in the relevant company and constitute the entire share capital of each such company at the date of this Deed.

10.4 Real Property

Part 1 (Real Property) of Schedule 2 identifies all freehold and leasehold Real Property which is beneficially owned by each Chargor at the date of this Deed.

10.5 Time when representations made

- (a) All the representations and warranties in this clause 10 are made by each Chargor on the date of this Deed and (except for those in clause 10.4) are also deemed to be made by each Chargor:
 - (i) on the date of each Utilisation Request and each Utilisation Date; and
 - (ii) on the first day of each Interest Period.
- (b) Each representation or warranty deemed to be made after the date of this Deed shall be deemed to be made by reference to the facts and circumstances existing at the date the representation or warranty is deemed to be made.

11 Undertakings by the Chargors**11.1 Negative pledge and disposals**

No Chargor shall do or agree to do any of the following without the prior written consent of the Lender:

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

11.2 Deposit of documents and notices

Each Chargor shall:

- (a) unless the Lender otherwise confirms in writing (and without prejudice to clause 11.9(a)), following the Senior Discharge Date, deposit with the Lender:
 - (i) all deeds and documents of title relating to the Security Assets; and
 - (ii) all local land charges, land charges and Land Registry search certificates and similar documents received by or on behalf of a Chargor,

(each of which the Lender may hold throughout the Security Period); and
- (b) promptly on request by the Lender, affix to any plant, machinery, fixtures, fittings, computers, vehicles, office equipment, other equipment and other asset for the time being owned by it (in a prominent position) a durable notice of this Deed (in any form required by the Lender (acting reasonably)).

11.3 Real Property

- (a) Each Chargor shall, in respect of any freehold or leasehold Real Property which is acquired by it after the date of this Deed, the title which is registered at the Land Registry or the title to which is required to be so registered:
 - (i) give the Land Registry written notice of this Deed; and
 - (ii) procure that notice of this Deed is clearly noted in the Register to each such title.
- (b) Each Chargor shall grant the Lender on written request all facilities within the power of such Chargor to enable the Lender (or its lawyers) to carry out investigations of title to the Real Property and to make all enquiries in relation to any part of the Real Property which a prudent mortgagee might carry out. Those investigations shall be carried out at the expense of such Chargor (provided that such expenses are reasonably and properly incurred).
- (c) As soon as reasonably possible following demand by the Lender, each Chargor shall (in respect of any newly acquired Real Property that has not been the subject of a report as to title previously provided to the Lender to the Lender's satisfaction) at its own expense provide the Lender with a report as to title of such Chargor to its Real Property (concerning those items which may properly be sought to be covered by a prudent mortgagee in a lawyer's report of this nature).

11.4 Insurance

- (a) Each Chargor shall at all times comply with its obligations as to insurance and the proceeds of insurance contained in the Facility Agreement (and in particular, clause 24.9 (*Insurances*) of the Facility Agreement).
- (b) Each Chargor shall notify the Lender if any claim arises or may be made under the Insurances with a value in excess of £10,000.
- (c) Each Chargor shall, subject to the rights of the Lender under clause 11.4(d), diligently pursue its rights under the Insurances.
- (d) In relation to the proceeds of Insurances:
 - (i) unless otherwise provided in the Facility Agreement, the Lender shall be first loss payee under any such claim and it shall have the sole right to:
 - (A) settle or sue for any such claim (but before a Default shall do so as agent for the relevant Chargor); and
 - (B) give any discharge for insurance monies where the relevant claim involves an amount in excess of £50,000; and
 - (ii) all claims and monies received or receivable under any Insurances shall (subject to the rights or claims of any lessor or landlord of any part of the Security Assets) be applied:
 - (A) in accordance with the Facility Agreement; or

- (B) after any notice has been given or rights exercised under clause 25.19 (*Acceleration*) of the Facility Agreement, in permanent reduction of the Secured Obligations in accordance with the Intercreditor Agreement.

11.5 Operation of Cash Collateral Accounts

No Chargor shall withdraw or attempt or be entitled to withdraw (or direct any transfer of) all or any part of the monies in any Cash Collateral Account unless expressly permitted to do so under the Facility Agreement or with the prior written consent of the Lender and the Lender shall be entitled (in its absolute discretion) to refuse to permit any such withdrawal or transfer.

11.6 Rental Income

Each Chargor shall

- (a) without prejudice to clause 11.1 (but in addition to the restrictions in that clause), not, without the prior written consent of the Lender, sell, assign, charge, factor or discount or in any other manner deal with any Rental Income; and
- (b) collect all Rental Income promptly and deal with it in accordance with the Facility Agreement.

11.7 Dealings with Receivables and operation of Collection Accounts

(a) Each Chargor shall:

- (i) without prejudice to clause 11.1 (but in addition to the restrictions in that clause), not, without the prior written consent of the Lender, sell, assign, charge, factor or discount or in any other manner deal with any Receivable;
- (ii) collect all Receivables promptly in the ordinary course of trading as agent for the Lender; and
- (iii) immediately upon receipt pay all monies which it receives in respect of the Receivables into:
 - (A) such specially designated account(s) with the Lender as the Lender may from time to time direct; or
 - (B) such other account(s) with such other bank as the Lender may from time to time direct,

(each such account(s) together with all additions to or renewals or replacements thereof (in whatever currency) being a **Collection Account**) and

- (iv) pending such payment, hold all monies so received upon trust for the Lender;

provided that clause 11.7(a)(ii) to 11.7(a)(iv) will not take effect:

- (A) in relation to the proceeds of any Insurances, if and for so long as the requirements of the Facility Agreement in relation to the Deposit Account are complied with;

- (B) in relation to any other Receivable unless and until the Lender gives a written notice to that effect, which notice may not be given until a Default has occurred and is continuing.
- (b) Subject to the terms of the Facility Agreement and clause 11.7(a), each Chargor shall deal with the Receivables (both collected and uncollected) and the Collection Accounts in accordance with any directions given in writing from time to time by the Lender and, in default of and subject to such directions, in accordance with this Deed.
- (c) No Chargor shall, unless expressly permitted to do so under the Facility Agreement, withdraw, attempt or be entitled to withdraw (or direct any transfer of) all or any part of the monies in any Collection Account without the prior written consent of the Lender and the Lender shall be entitled (in its absolute discretion) to refuse to permit any such withdrawal or transfer.
- (d) Each Chargor shall deliver to the Lender such information as to the amount and nature of its Receivables as the Lender may from time to time reasonably require (taking into account the requirements of the Finance Documents).

11.8 Account Bank and notices

- (a) The initial Account Bank is Bank of Scotland plc.
- (b) The Account Bank may only be changed to another bank or financial institution with the consent of the Lender.
- (c) Each Chargor shall take any action which the Lender reasonably requires to facilitate a change of Account Bank and any transfer of credit balances (including the execution of bank mandate forms) and irrevocably appoints the Lender as its attorney to take any such action if that Chargor should fail to do so.

11.9 Charged Investments - protection of security

- (a) On each of:
 - (i) the Senior Discharge Date; and
 - (ii) the date of acquisition by it of any Charged Securities at any time following the Senior Discharge Date by way of security for the Secured Obligations
 each Chargor shall:
 - (A) deposit, or (if appropriate, procure that the Senior Creditor (as such term is defined in the Intercreditor Agreement) shall deposit, with the Lender (or as the Lender may direct) all certificates and other documents of title or evidence of ownership to the Charged Securities and their Related Rights; and
 - (B) execute and deliver, or (if appropriate, procure that the Senior Creditor (as such term is defined in the Intercreditor Agreement) shall deliver, to the Lender:
 - 1) instruments of transfer in respect of the Charged Securities (executed in blank and left undated); and/or

- 2) such other documents as the Lender shall require to enable it (or its nominees) to be registered as the owner of or otherwise to acquire a legal title to the Charged Securities and their Related Rights (or to pass legal title to any purchaser).
- (b) Each Chargor shall:
- (i) promptly give notice to any custodian of any agreement with such Chargor in respect of any Charged Investment in a form the Lender may reasonably require; and
 - (ii) use its reasonable endeavours to ensure that the custodian acknowledges that notice in a form the Lender may reasonably require.
- (c) Each Chargor shall promptly pay all calls or other payments which may become due and payable in respect of its Charged Investments.
- (d) No Chargor shall nominate another person to enjoy or exercise all or any specified rights of that Chargor in relation to its Charged Investments, as contemplated by section 145 of the Companies Act 2006 or otherwise.
- (e) Without limiting its obligations under the Facility Agreement, each Chargor shall comply with all requests for information within its knowledge relating to the Charged Investments which are made under section 793 of the Companies Act 2006 and, if it fails to do so, the Lender may provide such information as it may have on behalf of such Chargor.

11.10 Rights of the Parties in respect of Charged Investments

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

- (ii) verify that the correct amounts are paid or received; or
- (iii) take any action in connection with the taking up of any (or any offer of any) Related Rights in respect of or in substitution for, any such Charged Security.

11.11 Security Assets generally

Each Chargor shall:

- (a) notify the Lender within 14 days of receipt of every material notice, order, application, requirement or proposal given or made in relation to the Security Assets by any competent authority, and (if required by the Lender):
 - (i) promptly and in any event within three Business Days provide it with a copy of the same; and
 - (ii) either (A) comply with such notice, order, application, requirement or proposal or (B) make such objections to the same as the Lender may require or approve (acting reasonably);
- (b) pay all rates, rents and other outgoings owed by it in respect of the Security Assets;
- (c) comply with:
 - (i) all obligations in relation to the Security Assets under any present or future regulation or requirement of any competent authority or any Authorisation; and
 - (ii) all covenants and obligations affecting any Security Asset (or its manner of use),

where failure to do so has or is reasonably likely to have a Material Adverse Effect;
- (d) maintain in good and substantial working order and condition (ordinary wear and tear excepted) all of the Security Assets necessary for the conduct of its business;
- (e) not, except with the prior written consent of the Lender, enter into any onerous or restrictive obligation affecting any of the Security Assets (except as expressly permitted under the Facility Agreement);
- (f) provide the Lender with all information which it may reasonably request in relation to the Security Assets; and
- (g) not do, cause or permit to be done anything which may to a material extent depreciate, jeopardise or otherwise prejudice the value or marketability of any Security Asset (or make any omission which has such an effect) and results in an adverse effect on the validity or enforceability of, or the effectiveness or ranking of the Security granted under this Deed or a material adverse effect on the business, operations, property or financial condition of any of the Chargors.

11.12 Access

Each Chargor shall permit the Lender and any person nominated by it at all reasonable times with reasonable notice to enter any part of the Real Property and view the state of it (subject to the terms of the Facility Agreement).

12 Power to remedy**12.1 Power to remedy**

If at any time a Chargor does not comply with any of its obligations under the Finance Documents, the Lender (without prejudice to any other rights arising as a consequence of such non-compliance) shall be entitled (but not bound) to rectify that default. The relevant Chargor irrevocably authorises the Lender and its employees and agents by way of security to do all such things (including entering the property of such Chargor) which are necessary or desirable to rectify that default.

12.2 Mortgagee in possession

The exercise of the powers of the Lender under this clause 12 shall not render it, or any other Secured Party, liable as a mortgagee in possession.

12.3 Monies expended

The relevant Chargor shall pay to the Lender as soon as is practicable and in any event within three Business Days of written demand any monies which are reasonably and properly expended by the Lender in exercising its powers under this clause 12, together with interest at the Default Rate from the date on which those monies were expended by the Lender (both before and after judgment) and otherwise in accordance with clause 2.2 (Default interest),

13 When security becomes enforceable**13.1 When enforceable**

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

13.2 Statutory powers

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

13.3 Enforcement

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

14 Enforcement of security**14.1 General**

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

14.2 Powers of leasing

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

14.3 Powers of Lender

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

14.4 Redemption of prior mortgages

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

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

All principal, interest, costs, charges and expenses of and incidental to any such redemption and/or transfer shall be paid by the relevant Chargor to the Lender on demand as soon as practicable and in any event within three Business Days of written demand.

14.5 Privileges

- (a) Each Receiver and the Lender is entitled to all the rights, powers, privileges and immunities conferred by the Act on mortgagees and receivers when such receivers have been duly appointed under the Act, except that section 103 of the Act does not apply.
- (b) To the extent that the Security Assets constitute "*financial collateral*" and this Deed and the obligations of the Chargors under this Deed constitute a "*security financial collateral arrangement*" (in each case for the purpose of and as defined in the Financial Collateral Arrangements (No. 2) Regulations 2003) (SI 2003 No 3226) each Receiver and the

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

- (c) For the purpose of clause 14.5(b), the value of the financial collateral appropriated shall be such amount as the Receiver or Lender reasonably determines having taken into account advice obtained by it from an independent investment or accountancy firm of national standing selected by it.

14.6 No liability

- (a) Neither the Lender, any other Secured Party nor any Receiver shall be liable (A) in respect of all or any part of the Security Assets or (B) for any loss or damage which arises out of the exercise or the attempted or purported exercise of, or the failure to exercise any of, its or his respective powers (unless such loss or damage is caused by its or his gross negligence or wilful misconduct).
- (b) Without prejudice to the generality of clause 14.6(a), neither the Lender, any other Secured Party nor any Receiver shall be liable, by reason of entering into possession of a Security Asset, to account as mortgagee in possession or for any loss on realisation or for any default or omission for which a mortgagee in possession might be liable.

14.7 Protection of third parties

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

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

15 Receiver

15.1 Removal and replacement

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

15.2 Multiple Receivers

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

15.3 Remuneration

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

15.4 Payment by Receiver

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

15.5 Agent of Chargors

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

16 Powers of Receiver**16.1 General powers**

Any Receiver shall have:

- (a) all the powers which are conferred on the Lender by clause 14.3 (Powers of Lender);
- (b) all the powers which are conferred by the Act on mortgagees in possession and receivers appointed under the Act;
- (c) (whether or not he is an administrative receiver) all the powers which are listed in schedule 1 of the Insolvency Act 1986; and
- (d) all powers which are conferred by any other law conferring power on receivers.

16.2 Additional powers

In addition to the powers referred to in clause 16.1, a Receiver shall have the following powers:

- (a) to take possession of, collect and get in all or any part of the Security Assets and/or Income in respect of which he was appointed;
- (b) to manage the Security Assets and the business of any Chargor as he thinks fit;
- (c) to redeem any Security and to borrow or raise any money and secure the payment of any money in priority to the Secured Obligations for the purpose of the exercise of his powers and/or defraying any costs or liabilities incurred by him in such exercise;
- (d) to sell or concur in selling, leasing or otherwise disposing of all or any part of the Security Assets in respect of which he was appointed without the need to observe the restrictions imposed by section 103 of the Act, and, without limitation;
 - (i) fixtures may be severed and sold separately from the Real Property containing them, without the consent of any Chargor;
 - (ii) the consideration for any such transaction may consist of cash, debentures or other obligations, shares, stock or other valuable consideration (and the amount of such consideration may be dependent upon profit or turnover or be determined by a third party); and

- (iii) any such consideration may be payable in a lump sum or by instalments spread over such period as he thinks fit;
- (e) to alter, improve, develop, complete, construct, modify, refurbish or repair any building or land and to complete or undertake or concur in the completion or undertaking (with or without modification) of any project in which any Chargor was concerned or interested before his appointment (being a project for the alteration, improvement, development, completion, construction, modification, refurbishment or repair of any building or land);
- (f) to carry out any sale, lease or other disposal of all or any part of the Security Assets by conveying, transferring, assigning or leasing the same in the name of the relevant Chargor and, for that purpose, to enter into covenants and other contractual obligations in the name of, and so as to bind, such Chargor;
- (g) to take any such proceedings (in the name of any of the relevant Chargors or otherwise) as he shall think fit in respect of the Security Assets and/or Income in respect of which he was appointed (including proceedings for recovery of rent or other monies in arrears at the date of his appointment);
- (h) to enter into or make any such agreement, arrangement or compromise as he shall think fit;
- (i) to insure, and to renew any insurances in respect of, the Security Assets as he shall think fit (or as the Lender shall direct);
- (j) to appoint and employ such managers, officers and workmen and engage such professional advisers as he shall think fit (including, without prejudice to the generality of the foregoing power, to employ his partners and firm);
- (k) to form one or more Subsidiaries of any Chargor and to transfer to any such Subsidiary all or any part of the Security Assets;
- (l) to operate any rent review clause in respect of any Real Property in respect of which he was appointed (or any part thereof) and to apply for any new or extended lease; and
- (m) to:
 - (i) give valid receipts for all monies and to do all such other things as may seem to him to be incidental or conducive to any other power vested in him or necessary or desirable for the realisation of any Security Asset;
 - (ii) exercise in relation to each Security Asset all such powers and rights as he would be capable of exercising if he were the absolute beneficial owner of the Security Assets; and
 - (iii) use the name of any Chargor for any of the above purposes.

17 Application of proceeds

17.1 Application

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

- (a) **first**, in satisfaction of, or provision for, any sums owing to the Lender, any Receiver or any Delegate;
- (b) **secondly**, in satisfaction of, or provision for, all costs, charges and expenses incurred by the Lender or any other Secured Party in connection with any realisation or enforcement of this Security taken in accordance with the terms of any Finance Document;
- (c) **thirdly**, in or towards satisfaction of the remaining Secured Obligations in accordance with clause 17.3; and
- (d) **fourthly**, in payment of any surplus to any Chargor or other person entitled to it.

17.2 Contingencies

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

17.3 Appropriation and suspense account

- (a) Subject to clause 17.1, the Lender shall apply all payments received in respect of the Secured Obligations in reduction of any part of the Secured Obligations in any order or manner which it may determine.
- (b) Any such appropriation shall override any appropriation by any Chargor.
- (c) All monies received, recovered or realised by the Lender under or in connection with this Deed may at the discretion of the Lender be credited to a separate interest-bearing suspense account for so long as the Lender determines (with interest accruing thereon at such rate (if any) as the Lender may determine without the Lender having any obligation to apply such monies and interest or any part of it in or towards the discharge of any of the Secured Obligations unless such monies would clear all Secured Obligations in full.

18 Set-off

18.1 Set-off rights

- (a) Each Secured Party may (but shall not be obliged to) set off any obligation which is due and payable by any Chargor and unpaid (whether under the Finance Documents or which has been assigned to the Secured Party by any other Chargor) against any obligation (whether or not matured) owed by the Lender or such other Secured Party to such Chargor, regardless of the place of payment, booking branch or currency of either obligation.

- (b) At any time after this Security has become enforceable (and in addition to its rights under clause 18.1(a)), each Secured Party may (but shall not be obliged to) set-off any contingent liability owed by a Chargor under any Finance Document against any obligation (whether or not matured) owed by the Secured Party to such Chargor, regardless of the place of payment, booking branch or currency of either obligation.
- (c) If the obligations are in different currencies, the Secured Party may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the set-off.
- (d) If either obligation is unliquidated or unascertained, the Secured Party may set off in an amount estimated by it in good faith to be the amount of that obligation.

18.2 Time deposits

Without prejudice to clause 18.1, if any time deposit matures on any account which any Chargor has with any Secured Party at a time within the Security Period when:

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

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

19 Delegation

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

20 Further assurances

20.1 Further action

Each Chargor shall (and the Company shall procure that each other Chargor shall) at its own expense, promptly but in any event within five Business Days, do all acts and execute all documents as the Lender or a Receiver may reasonably specify in writing (and in such form as the Lender or a Receiver may reasonably require) for:

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

and Wales equivalent or similar to the Security intended to be created by or pursuant to this Deed or any other Security Document.

This includes:

- (i) the re-execution of this Deed or such Security Document;
- (ii) the execution of any legal mortgage, charge, transfer, conveyance, assignment, assignation or assurance of any property, whether to the Lender or to its nominee; and
- (iii) the giving of any notice, order or direction and the making of any filing or registration,

which, in any such case, the Lender may think necessary.

20.2 Finance Documents

Each Chargor shall (and the Company shall procure that each other Chargor shall) take all such action as is available to it (including making all filings and registrations) as may be necessary for the purpose of the creation, perfection, protection or maintenance of any Security conferred or intended to be conferred on the Lender or the Secured Parties by or pursuant to the Finance Documents.

20.3 Specific security

Without prejudice to the generality of clause 20.1, each Chargor will promptly but in any event within five Business Days upon request by the Lender execute any document contemplated by that clause over any Security Asset which is subject to or intended to be subject to any fixed security under this Deed (including any fixed security arising or intended to arise pursuant to clause 6 (Conversion of floating charge)).

21 Power of attorney

Each Chargor, by way of security, irrevocably and severally appoints the Lender, each Receiver and any Delegate to be its attorney to take any action whilst an Event of Default is continuing or enforcement of this Security has occurred which such Chargor is obliged to take under this Deed, including under clause 20 (Further assurances). Each Chargor ratifies and confirms any lawful act any attorney does or purports to do pursuant to its appointment under this clause.

22 Currency conversion

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

23 Changes to the parties

23.1 Chargors

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

23.2 Lender

The Lender may assign or transfer all or any part of its rights under this Deed in accordance with the Facility Agreement. Each Chargor shall promptly (and in any event within five Business Days) upon being requested to do so by the Lender, enter into such documents as may be necessary to effect such assignment or transfer.

24 Miscellaneous**24.1 New accounts**

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

24.2 Tacking

- (a) The Lender shall perform its obligations under the Facility Agreement (including any obligation to make available further advances).
- (b) This Deed secures advances already made and further advances to be made.

24.3 Land Registry

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

"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated ♦ in favour of Tameside Metropolitan Borough Council (as administering authority for the Greater Manchester Pension Fund) referred to in the charges register or if appropriate, signed on such proprietor's behalf by its duly authorised officer."

- (b) Each Chargor:
 - (i) authorises the Lender to make any application which the Lender deems appropriate for the designation of this Deed, the Facility Agreement or any other Finance Document as an exempt information document under rule 136 of the Land Registration Rules 2003;
 - (ii) shall use its best endeavours to assist with any such application made by or on behalf of the Lender; and

- (iii) shall notify the Lender in writing as soon as it receives notice of any person's application under rule 137 of the Land Registration Rules 2003 for the disclosure of this Deed, the Facility Agreement or any other Finance Document following its designation as an exempt information document.
- (c) No Chargor shall make any application under rule 138 of the Land Registration Rules 2003 for the removal of the designation of any such document as an exempt information document.
- (d) Each Chargor shall promptly make all applications to and filings with the Land Registry which are necessary or desirable under the Land Registration Rules 2003 to protect this Security.

24.4 Protective clauses

- (a) Each Chargor is deemed to be a principal debtor in relation to this Deed. The obligations of each Chargor under, and the security intended to be created by, this Deed shall not be impaired by any forbearance, neglect, indulgence, extension or time, release, surrender or loss of securities, dealing, amendment or arrangement by any Secured Party which would otherwise have reduced, released or prejudiced this Security or any surety liability of a Chargor (whether or not known to it or to any Secured Party).
- (b) Clause 18 of the Facility Agreement (*Guarantee and indemnity*) applies in relation to this Deed as if references to the obligations referred to in such clause respectively were references to the obligations of each Chargor under this Deed.

25 Notices

25.1 Facility Agreement

Subject to clause 25.2:

- (a) clause 33 of the Facility Agreement (*Notices*) (other than clause 30.3(c) and 32.5 (*Electronic communication*)) is incorporated into this Deed as if fully set out in this Deed; and
- (b) the address and fax numbers of each Party for all communications or documents given under or in connection with this Deed are those identified with its name in the execution pages to this Deed or subsequently notified from time to time by the relevant Party for the purposes of the Facility Agreement or this Deed.

25.2 Notices through the Borrower

- (a) All communications and documents from the Chargors shall be sent through the Borrower and all communications and documents to the Chargors may be sent through the Borrower.
- (b) Any communication or document made or delivered to the Borrower in accordance with this clause 25 will be deemed to have been made or delivered to each of the Chargors.

26 Calculations and certificates

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

27 Partial invalidity

All the provisions of this Deed are severable and distinct from one another and if at any time any provision is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of any of the remaining provisions nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired.

28 Remedies and waivers

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

29 Amendments and waivers

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

30 Counterparts

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

31 Release**31.1 Release**

Upon the expiry of the Security Period (but not otherwise) the Lender shall, at the request and cost of the Chargors, take whatever action is necessary to release or re-assign (without recourse or warranty) the Security Assets from the Security.

31.2 Reinstatement

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

32 Governing law

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

33 Enforcement**33.1 Jurisdiction**

- (a) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute relating to the existence, validity or termination of this Deed or any non-contractual obligation arising out of or in connection with this Deed) (**Dispute**).
- (b) The Parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no Party will argue to the contrary.
- (c) This clause 33.1 is for the benefit of the Lender only. As a result, the Lender shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Lender may take concurrent proceedings in any number of jurisdictions.

Schedule 1**The Chargors**

Name	Registered number	Registered office
Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited (company number 11082473)	England, LP 18963	50 New Bond Street, London W1S 1BJ
Urban&Civic Princess Street Limited	England, 05000023	50 New Bond Street, London W1S 1BJ
Urban&Civic (Manchester New Square) Limited	England, 10820409	50 New Bond Street, London, United Kingdom W1S 1BJ
Manchester New Square (General Partner) Limited	England, 11082473	50 New Bond Street, London, United Kingdom W1S 1BJ
Manchester New Square Nominee Limited	England, 11185195	50 New Bond Street, London, United Kingdom W1S 1BJ

Schedule 2

Details of Security Assets

Part 1 - Real Property

Chargor(s)	Real Property	Description
<p>Manchester New Square Limited Partnership (registered number ELP 18963) acting via its general partner Manchester New Square (General Partner) Limited</p> <p>Manchester New Square (General Partner) Limited</p> <p>Manchester New Square Nominee Limited</p>	Head Lease	<p>A lease dated on or around the date of this Deed made between (1) The Council of the City of Manchester and (2) Urban&Civic Princess Street Limited ("Headlease") being a lease of the whole of the property known as the land and buildings on the north side of Whitworth Street, Manchester being a lease of the whole of the property currently registered under freehold title number LA38390 ("Property") (such Headlease to be allocated a new title number upon completion of registration and which Headlease has today been transferred to Manchester New Square (General Partner) Limited and Manchester New Square Nominee Limited on behalf of Manchester New Square Limited Partnership (acting via its general partner Manchester New Square (General Partner) Limited))</p>
<p>Urban&Civic Princess Street Limited</p> <p>Urban&Civic (Manchester New Square) Limited</p>	Underlease of Building 1	<p>An underlease dated on or around the date of this Deed made between (1) Urban&Civic Princess Street Limited and (2) Urban&Civic Princess Street Limited and Urban&Civic (Manchester New Square) Limited being an underlease of leasehold property known as Building 1 forming part of the Property and being part of the demised premises under the Headlease (as defined at paragraph 1 above) and as more particularly shown edged red on Plan A annexed at schedule 7 to this Deed and marked Building 1.</p>
<p>Urban&Civic Princess Street Limited</p> <p>Urban&Civic (Manchester New Square) Limited</p>	Underlease of Building 2	<p>An underlease dated on or around the date of this Deed made between (1) Urban&Civic Princess Street Limited and (2) Urban&Civic Princess Street Limited and Urban&Civic (Manchester New Square) Limited being an underlease of leasehold property known as Building 2 forming part of the Property and being part of the demised premises under the Headlease (as defined at paragraph 1 above) and as more particularly shown edged red on Plan A, annexed at schedule 7 to this Deed and marked Building 2.</p>

Chargor(s)	Real Property	Description
Urban&Civic Princess Street Limited Urban&Civic (Manchester New Square) Limited	Underlease of Building 3	An underlease dated on or around the date of this Deed made between (1) Urban&Civic Princess Street Limited and (2) Urban&Civic Princess Street Limited and Urban&Civic (Manchester New Square) Limited being an underlease of leasehold property known as Building 3 forming part of the Property and being part of the demised premises under the Headlease (as defined at paragraph 1 above) and as more particularly shown edged red on Plan A, annexed at schedule 7 to this Deed and marked Building 3.

Part 2 - Charged Securities

Chargor	Name of company in which shares are held	Class of shares held	Number of shares held	Issued share capital
Manchester New Square (General Partner) Limited	Manchester New Square Nominee Limited	Ordinary £1	1	1 ordinary £1 share

Part 3 - Charged Accounts

General Account			
Account holder	Account number	Account Bank	Account bank branch address and sort code
Manchester New Square Limited Partnership	1 [REDACTED]	Bank of Scotland plc	Sort Code: 1 [REDACTED] Address: Bank of Scotland plc, Threadneedle Street London
Cash Collateral Account			
Account holder	Account number	Account Bank	Account bank branch address and sort code
Manchester New Square Limited Partnership	1 [REDACTED]	Bank of Scotland plc	Sort Code: 1 [REDACTED] Address: Bank of Scotland plc, Threadneedle Street London

Part 4 - Relevant Contracts

Section A – Assigned Contracts

Chargor	Date of Relevant Contract	Parties	Details of Relevant Contract
Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited		(1) Urban&Civic Projects Limited (2) Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited	Deed of Appointment of Development Manager as novated to the Chargor
Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited		(1) Curtins Consulting Limited (2) Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited	Deed of Appointment of Highways Consultant as novated to the Chargor
Urban&Civic Princess Street Limited		(1) Lendlease Construction (Europe) Limited (2) Urban&Civic Princess Street Limited	JCT Management Building Contract 2011 dated 4 July 2017 between Lendlease Construction (Europe) Limited and (2) Urban&Civic Princess Street Limited relating to the early works.
Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited		(1) Urban&Civic Projects Limited (2) Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited	Deed of Appointment of Project Manager/Employer's Agent as novated to the Chargor
Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited	15 September 2017	(1) Coffey Geotechnics Limited (2) Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited	Instruction relating to the review of a geotechnical assessment report dated 15 September 2017 as novated to the Chargor

Section B – Charged Contracts

Chargor	Date of Relevant Contract	Parties	Details of Relevant Contract
Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited		(1) Lendlease Construction (Europe) Limited (2) Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited	JCT Design and Build Contract 2016 between Lendlease Construction (Europe) Limited and (2) Urban&Civic Princess Street Limited relating to the main works as novated to the Chargor
Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited		(1) ROCP Limited (2) Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited	Deed of Appointment of Civil and Structural Engineer relating to basement validation services as novated to the Chargor.
Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited		(1) Sandy Brown Associates LLP (2) Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited	Deed of Appointment of Acoustic Consultant as novated to the Chargor
Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited		(1) Ramboll UK Limited (2) Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited	Deed of Appointment of M&E Engineer/Façade Consultant/Vertical Transportation as novated to the Chargor
Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited		(1) Faithful+Gould Limited (2) Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited	Deed of Appointment of Costs Consultant as novated to the Chargor

Chargor	Date of Relevant Contract	Parties	Details of Relevant Contract
Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited		(1) Lendlease Construction (Europe) Limited (2) AIG Europe Limited (3) Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited	Performance bond, guarantee bond number 30028206

Part 5 - Insurances

Chargor	Insurance	Insurer	Policy number
Manchester New Square Limited Partnership acting via its general partner Manchester New Square (General Partner) Limited	Construction All Risks/Delay in Start Up	QBE Insurance Europe Limited (40%); Starr International (Europe) Limited (30%); StarStone Insurance SE (30%)	050920012017
	Inherent defects	Building LifePlans Limited and Allianz Global Corporate & Specialty SE (50%); Castel Underwriting Agencies Limited on behalf of SCOR UK Company Limited (50%)	GBE000017180080
Urban & Civic Princess Street Limited	All Risks/Delay in Start Up	QBE Insurance Europe Limited (40%); Starr International (Europe) Limited (30%); StarStone Insurance SE (30%)	050920012017
	Inherent Defects	Building LifePlans Limited and Allianz Global Corporate & Specialty SE (50%); Castel Underwriting Agencies Limited on behalf of SCOR UK Company Limited (50%)	GBE000017180080

Schedule 3

Form of Notice to and Acknowledgement from Account Bank

To: *[insert name and address of Account Bank]*

Dated: ♦ 20♦

Dear Sirs

Re: **Account holder[s]: ♦ [(Chargor[s])]**

1 We give notice that, by a security agreement dated ♦ 20♦ (the **Security Agreement**), we have charged to Tameside Metropolitan Borough Council (as administering authority for Greater Manchester Pension Fund) (**Lender**) all our present and future right, title and interest in and to:

- (a) the Cash Collateral Accounts (as defined in the schedule to this letter), all monies standing to the credit of the Cash Collateral Accounts and all additions to or renewals or replacements thereof (in whatever currency);
- (b) the General Account (as defined in the schedule to this letter), all monies standing to the credit of the General Account and all additions to or renewals or replacements thereof (in whatever currency); and
- (c) **[In respect of Collection Accounts]** - the Collection Accounts (as defined in the schedule to this letter), all monies from time to time standing to the credit of the Collection Accounts and all additions to or renewals or replacements thereof (in whatever currency); and]
- (d) all other accounts from time to time maintained with you by each Chargor and all monies at any time standing to the credit of such accounts,

(together the **Charged Accounts**) and to all interest from time to time accrued or accruing on the Charged Accounts, any investment made out of any such monies or account and all rights to repayment of any of the foregoing by you.

2 We advise you that, under the terms of the Security Agreement, we are not entitled to withdraw any monies from:

- (a) the Cash Collateral Accounts without first having obtained the prior written consent of the Lender;
- (b) **[In respect of Collection Accounts]** - the Collection Accounts without first having obtained the prior written consent of the Lender];
- (c) the General Account without first having obtained the prior written consent of the Lender except to the extent that such consent is given in this notice; or
- (d) any other Charged Account without first having obtained the prior written consent of the Lender.

3 The Lender, by its countersignature of this notice, agrees that the [relevant] Chargor may continue to withdraw monies from the General Account, until you receive notice from the Lender that it or you may no longer do so. The Lender may by notice to you at any time amend or withdraw this consent.

- 4 We irrevocably authorise and instruct you from time to time:
- (a) unless the Lender so authorises you in writing, not to permit withdrawals from:
 - (i) the Cash Collateral Accounts;
 - (ii) the General Account; or
 - (iii) [the Collection Accounts],
 or any other Charged Account except to the extent that any withdrawal is expressly permitted by this notice and such permission has not been withdrawn;
 - (b) to hold all monies from time to time standing to the credit of the Charged Accounts (other than the General Account until you receive written notice from the Lender to that effect) to the order of the Lender;
 - (c) to pay all or any part of the monies standing to the credit of the Charged Accounts to the Lender (or as it may direct) promptly following receipt of written instructions from the Lender to that effect; and
 - (d) to disclose to the Lender such information relating to the Chargor[s] and the Charged Accounts as the Lender may from time to time request you to provide.
- 5 We agree that you are not bound to enquire whether the right of the Lender to withdraw any monies from any Charged Account has arisen or be concerned with (a) the propriety or regularity of the exercise of that right or (b) notice to the contrary or (c) to be responsible for the application of any monies received by the Lender.
- 6 This notice may only be revoked or amended with the prior written consent of the Lender.
- 7 Please confirm by completing the enclosed copy of this notice and returning it to the Lender (with a copy to [each][the] Chargor) that you agree to the above and that:
- (a) you accept the authorisations and instructions contained in this notice and you undertake to comply with this notice;
 - (b) you have not, at the date this notice is returned to the Lender, received notice of any assignment or charge of or claim to the monies standing to the credit of any Charged Account or the grant of any security or other interest over those monies or any Charged Account in favour of any third party and you will notify the Lender promptly if you should do so in the future; and
 - (c) you do not at the date of this notice and will not [except as expressly permitted by this notice,] in the future exercise any right to combine accounts or any rights of set-off or lien or any similar rights in relation to the monies standing to the credit of the Charged Accounts.
- 8 This notice, and any acknowledgement in connection with it, and any non-contractual obligations arising out of or in connection with any of them, shall be governed by English law.

Yours faithfully

.....
for and on behalf of
[*name of chargor*]

Name:

Title:

.....
for and on behalf of
[*name of chargor*]

Name:

Title:

.....
for and on behalf of
[*name of chargor*]

Name:

Title:

Countersigned by

.....
for and on behalf of
[*name of lender*]

Name:

Title:

Schedule

Cash Collateral Accounts (each a Cash Collateral Account)		
Account holder	Cash Collateral Account number and designation	Account Bank branch address and sort code
◆	◆ Deposit Account	◆
◆	◆ Disposals Account	◆
◆	◆ VAT Account	◆
General Account		
Account holder	General Account number	Account Bank branch address and sort code
◆	◆	◆
[The Collection Accounts (each a Collection Account)]		
Account holder	Collection Account number	Account Bank branch address and sort code
◆	◆	◆

[On copy]

To: ♦ (Lender)

Copy to: ♦ [name of each chargor]

We acknowledge receipt of the above notice. We confirm and agree:

- (a) that the matters referred to in it do not conflict with the terms which apply to any Charged Account;
and
- (b) the matters set out in paragraph [7] of the above notice.

.....
for and on behalf of
[name of account bank]

Dated: ♦ 20♦

Schedule 4

Form of Notice to and Acknowledgement by Party to Relevant Contract

To: *[Insert name and address of relevant party]*

Dated: ♦ 20♦

Dear Sirs

Re: *[describe Relevant Contract]* dated ♦ 20♦ between (1) you and (2) ♦ (Chargor)

- 1 We give notice that, by a security agreement dated ♦ 20♦ (**Security Agreement**), we have assigned to Tameside Metropolitan Borough Council (as administering authority for Greater Manchester Pension Fund) (**Lender**) all our present and future right, title and interest in and to *[insert details of Relevant Contract]* together with any other agreement supplementing or amending the same (together, the **Agreement**) including all rights and remedies in connection with the Agreement and all proceeds and claims arising from the Agreement.
- 2 We irrevocably authorise and instruct you from time to time:
 - (a) to disclose to the Lender at our expense (without any reference to or further authority from us and without any enquiry by you as to the justification for such disclosure), such information relating to the Agreement as the Lender may from time to time request;
 - (b) to hold all sums from time to time due and payable by you to us under the Agreement to the order of the Lender;
 - (c) to pay or release all or any part of the sums from time to time due and payable by you to us under the Agreement only in accordance with the written instructions given to you by the Lender from time to time;
 - (d) to comply with any written notice or instructions in any way relating to, or purporting to relate to, the Security Agreement or the Agreement or the debts represented thereby which you receive at any time from the Lender without any reference to or further authority from us and without any enquiry by you as to the justification for or validity of such notice or instruction; and
 - (e) to send copies of all notices and other information given or received under the Agreement to the Lender.
- 3 We are not permitted to receive from you, otherwise than through the Lender, any amount in respect of or on account of the sums payable to us from time to time under the Agreement or to agree any amendment or supplement to, or waive any obligation under, the Agreement without the prior written consent of the Lender.
- 4 This notice may only be revoked or amended with the prior written consent of the Lender.
- 5 Please confirm by completing the enclosed copy of this notice and returning it to the Lender (with a copy to us) that you agree to the above and that:
 - (a) you accept the instructions and authorisations contained in this notice and you undertake to comply with this notice;

- (b) you have not, at the date this notice is returned to the Lender, received notice of the assignment or charge, the grant of any security or the existence of any other interest of any third party in or to the Agreement or any proceeds of it and you will notify the Lender promptly if you should do so in future;
- (c) you will not permit any sums to be paid to us or any other person (other than the Lender) under or pursuant to the Agreement without the prior written consent of the Lender; and
- (d) you will not exercise any right to terminate the Agreement or take any action to amend or supplement the Agreement without the prior written consent of the Lender.

6 This notice, and any acknowledgement in connection with it, and any non-contractual obligations arising out of or in connection with any of them, shall be governed by English law.

Yours faithfully

.....
for and on behalf of
[*name of chargor*]

[*On copy*]

To: ♦ (Lender)

Copy to: ♦ [*name of chargor*]

We acknowledge receipt of the above notice and consent and agree to its terms. We confirm and agree to the matters set out in paragraph [5] of the above notice.

.....
for and on behalf of

♦

Dated: ♦

Schedule 5

Form of Notice to and Acknowledgement by Insurers

To: *[Insert name and address of insurer]*

Dated: ♦ 20♦

Dear Sirs

[describe insurance policies] dated ♦ 20♦ between (1) you and (2) ♦ (Chargor)

- 1 We give notice that, by a security agreement dated ♦ 20♦ (**Security Agreement**), we have [assigned] to Tameside Metropolitan Borough Council (as administering authority for Greater Manchester Pension Fund) (**Lender**) all our present and future right, title and interest in and to the policies described above (together with any other agreement supplementing or amending the same, the **Policies**) including all rights and remedies in connection with the Policies and all proceeds and claims arising from the Policies.
- 2 We irrevocably authorise and instruct you from time to time:
 - (a) to disclose to the Lender at our expense (without any reference to or further authority from us and without any enquiry by you as to the justification for such disclosure) such information relating to the Policies as the Lender may from time to time request;
 - (b) to hold all sums from time to time due and payable by you to us under the Policies to the order of the Lender;
 - (c) to pay or release all or any part of the sums from time to time due and payable by you to us under the Policies only in accordance with the written instructions given to you by the Lender from time to time;
 - (d) to comply with any written notice or instructions in any way relating to (or purporting to relate to) the Security Agreement, the sums payable to us from time to time under the Policies or the debts represented by them which you may receive from the Lender (without any reference to or further authority from us and without any enquiry by you as to the justification for or validity of such notice or instruction); and
 - (e) to send copies of all notices and other information given or received under the Policies to the Lender.
- 3 We irrevocably instruct you, with effect from the date of this notice, to note on the relevant Policies the Lender's interest as first loss payee in respect of any monies paid out in excess of £50,000 and as first priority assignee of the Policies and the rights, remedies, proceeds and claims referred to above.
- 4 We are not permitted to receive from you, otherwise than through the Lender, any amount in respect of or on account of the sums payable to us from time to time under the Policies in excess of £10,000 or to agree any amendment or supplement to, or waive any obligation under, the Policies without the prior written consent of the Lender.
- 5 This notice may only be revoked or amended with the prior written consent of the Lender.
- 6 Please confirm by completing the enclosed copy of this notice and returning it to the Lender (with a copy to us) that you agree to the above and that:

- (a) you accept the instructions and authorisations contained in this notice and you undertake to comply with this notice;
- (b) you have not, at the date this notice is returned to the Lender, received notice of the assignment or charge, the grant of any security or the existence of any other interest of any third party in or to the Policies or any proceeds of them or any breach of the terms of any Policy and you will notify the Lender promptly if you should do so in future;
- (c) you will not permit any sums to be paid to us or any other person under or pursuant to the Policies without the prior written consent of the Lender; and
- (d) you will not exercise any right to terminate, cancel, vary or waive the Policies or take any action to amend or supplement the Policies without the prior written consent of the Lender.

7 This notice, and any acknowledgement in connection with it, and any non-contractual obligations arising out of or in connection with any of them, shall be governed by English law.

Yours faithfully

.....
for and on behalf of
[*name of chargor*]

[*On copy*]

To: ♦ (Lender)

Copy to: ♦ [*name of chargor*]

Dear Sirs

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

.....
for and on behalf of

♦

Dated: ♦ 20♦

Schedule 6

Form of Notice to and Acknowledgement by Tenant

To: *[Insert name and address of relevant party]*

Dated: ♦ 20♦

Dear Sirs

Re: *[describe lease]* dated ♦ 20♦ between (1) you and (2) ♦ Lease)

- 1 We give notice that, by a debenture dated ♦ 20♦ (**Debenture**), we have granted a security interest in favour of Tameside Metropolitan Borough Council (as administering authority for Greater Manchester Pension Fund) (**Lender**) over all our present and future right, title and interest in and to the Lease including all rights and remedies in connection with the Lease and all monies from time to time due to us arising under the Lease.
- 2 All monies payable by you to us pursuant to, under or in connection with the Lease shall be paid into our account entitled "*Rent Account*" with the Lender, *[name of branch]* (account number ♦ and sort code ♦), unless and until you receive written notice from the Lender to the contrary, in which event you should make all future payments as then directed by the Lender. This authority and instruction is irrevocable without the prior written consent of the Lender.
- 3 We irrevocably authorise and instruct you from time to time:
 - (a) to disclose to the Lender at our expense (without any reference to or further authority from us and without any enquiry by you as to the justification for such disclosure), such information relating to the Lease as the Lender may from time to time request;
 - (b) to pay or release all or any part of the sums from time to time due and payable by you to us under the Lease only in accordance with this notice or the written instructions given to you by the Lender from time to time;
 - (c) to comply with any written notice or instructions in any way relating to, or purporting to relate to, the Debenture or the Lease which you receive at any time from the Lender without any reference to or further authority from us and without any enquiry by you as to the justification for or validity of such notice or instruction; and
 - (d) to send copies of all notices and other information given or received under the Lease to the Lender.
- 4 We are not permitted to receive from you, otherwise than through the Lender, any amount in respect of or on account of the sums payable to us from time to time under the Lease or to agree any amendment or supplement to, or waive any obligation under, the Lease without the prior written consent of the Lender.
- 5 We will remain liable to you to perform the obligations of the landlord under the Lease. Neither the Lender nor any receiver, delegate or sub-delegate appointed by it shall at any time be under any obligation or liability to you under or in respect of the Lease.
- 6 This notice may only be revoked or amended with the prior written consent of the Lender.
- 7 Please confirm by completing the enclosed copy of this notice and returning it to the Lender (with a copy to us) that you agree to the above and that:

- (a) you accept the instructions and authorisations contained in this notice and you undertake to comply with this notice;
- (b) you have not, at the date this notice is returned to the Lender, received notice of the assignment or charge, the grant of any security or the existence of any other interest of any third party in or to the Lease and you will notify the Lender promptly if you should do so in future;
- (c) you have made all necessary arrangements for all future payments under the Lease to be made to the account specified in paragraph 2 of this notice; and
- (d) you will not exercise any right to terminate the Lease or take any action to amend or supplement the Lease without the prior written consent of the Lender.

8 This notice, and any acknowledgement in connection with it, and any non-contractual obligations arising out of or in connection with any of them, shall be governed by English law.

Yours faithfully

.....
for and on behalf of
[*name of chargor*]

[*On copy*]

To: ♦ (Lender)

Copy to: ♦ [*name of chargor*]

Dear Sirs

We acknowledge receipt of the above notice and consent and agree to its terms. We confirm and agree to the matters set out in paragraph [7] in the above notice.

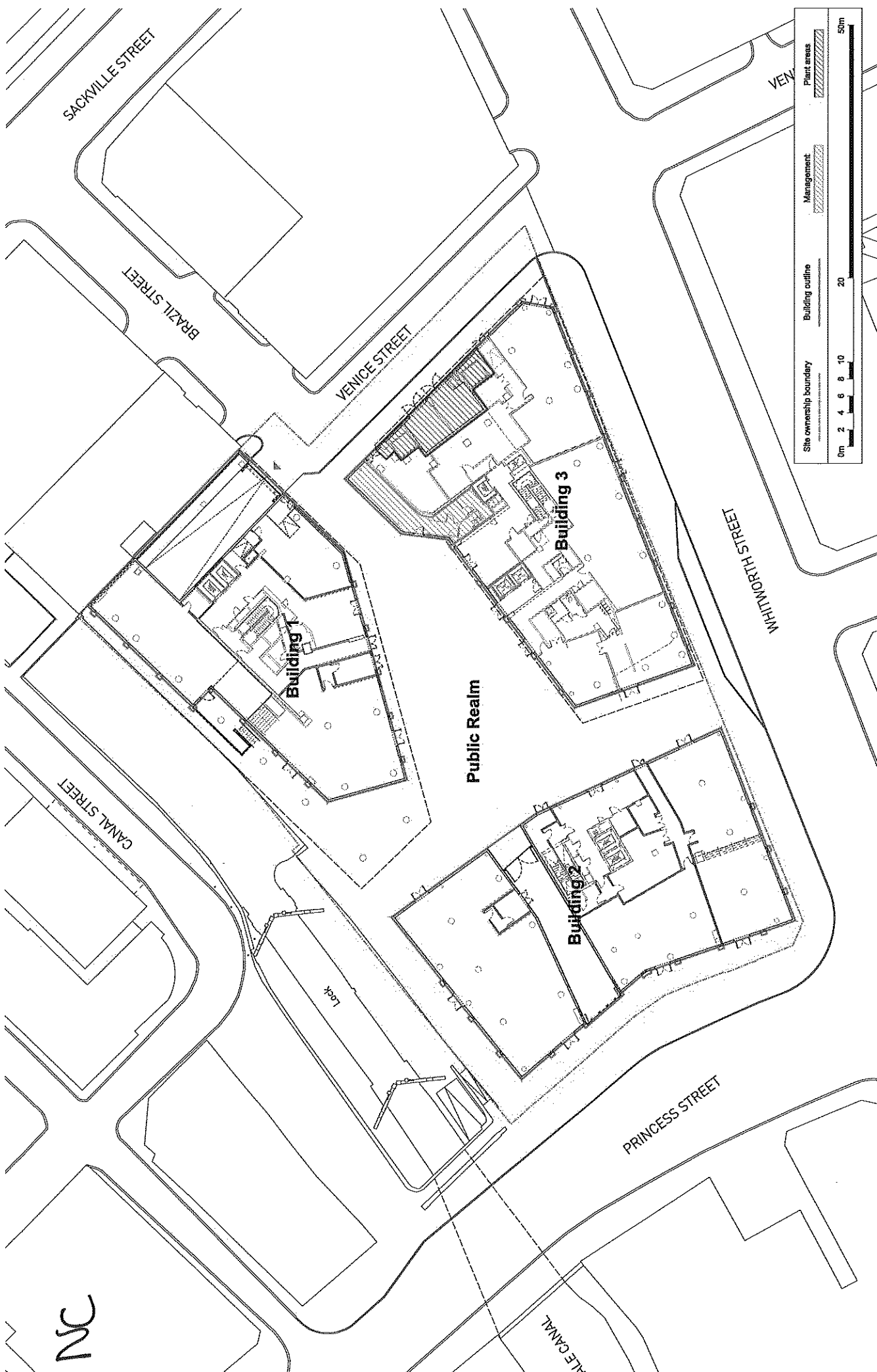
.....
for and on behalf of

♦

Dated: ♦ 20♦

Schedule 7

Plan A



<p>Information</p> <p>Project Name: JUNCTION OF PRINCESS STREET / MANCHESTER ST MANCHESTER M1 3PE</p> <p>Project Number: 10011</p> <p>Project Date: 1200 @ A1</p> <p>Project Status: MAR 2017</p> <p>Project Manager: C1</p>		<p>Client</p> <p>SimpsonHaugh AND PARTNERS</p>	
		<p>Project Details</p> <p>Project Title: SPACE ANALYSIS GROUND FLOOR LEVEL</p> <p>Project Number: 10011</p> <p>Project Date: 1200 @ A1</p> <p>Project Status: MAR 2017</p> <p>Project Manager: C1</p>	

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EXECUTION PAGES

The Chargors

Executed as a deed by)
Manchester New Square Limited Partnership)
acting by its general partner **Manchester New**) Director
Square (General Partner) Limited
acting by two directors

Director

Executed as a deed by)
Urban & Civic Princess Street Limited)
acting by a director in the presence of) Director

Signature of witness

Name *FEROUS JONES*

Address
CLYDE & CO LLP
THE ST BOTOLPH BUILDING
138 HOUNDSDITCH
LONDON EC3A 7AR
DX 160030 LIME STREET 5

Executed as a deed by)
Urban & Civic (Manchester New Square))
Limited acting by a director in the presence of) Director

Signature of witness

Name FERGUS JONES

Address
CLYDE & CO LLP
THE ST BOTOLPH BUILDING
138 HOUNDSDITCH
LONDON EC3A 7AR
DX 160030 LIME STREET 5

Executed as a deed by)
Manchester New Square (General Partner))
Limited acting by two directors) Director

Director

Executed as a deed by)
Manchester New Square Nominee Limited)
acting by a director in the presence of) Director

Signature of witness

Name FERGUS JONES

Address
CLYDE & CO LLP
THE ST BOTOLPH BUILDING
138 HOUNDSDITCH
LONDON EC3A 7AR
DX 160030 LIME STREET 5

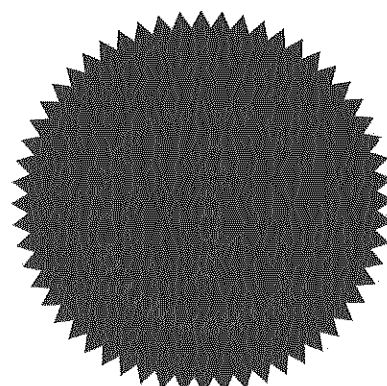
The Lender

The common seal of)
Tameside Metropolitan Borough Council (as)
administering authority for the Greater)
Manchester Pension Fund) was affixed to this
deed in the presence of



Authorised Signatory

(Head of Pension
Fund Legal)



82916

Name

NEIL CHARNOCK

Address

Guardsman Tony Downes House,
5 Manchester Road,
Droylsden
M43 6SF

Fax

0161 301 7001

Attention

Neil Charnock