



**Registration of a Charge**

Company Name: **MREF V STORAGE HOLDINGS LIMITED**

Company Number: **13910489**



Received for filing in Electronic Format on the: **04/04/2022**

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**Details of Charge**

Date of creation: **22/03/2022**

Charge code: **1391 0489 0001**

Persons entitled: **MOUNT STREET MORTGAGE SERVICING LIMITED**

Brief description:

**Contains fixed charge(s).**

**Contains negative pledge.**

**Authentication of Form**

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

**Authentication of Instrument**

Certification statement: **I CERTIFY THAT 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: **POLLY LOCKHART**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 13910489

Charge code: 1391 0489 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 22nd March 2022 and created by MREF V STORAGE HOLDINGS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th April 2022 .

Given at Companies House, Cardiff on 8th April 2022

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



**Companies House**



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

## SHAREHOLDER'S SECURITY AGREEMENT

DATED 22 March 2022

MREF V STORAGE HOLDINGS LIMITED

STOR AGE INTERNATIONAL (PTY) LIMITED

and

MOUNT STREET MORTGAGE SERVICING LIMITED

relating to  
SHARES IN SK JV BIDCO LIMITED

We certify this document as a true copy of the original  
save for the material redacted pursuant to section 859G  
Companies Act 2006

*Eversheds Sutherland (International) LLP*

.....  
Eversheds Sutherland (International) LLP

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THIS DEED is dated 22 March 2022 and is made

**BETWEEN:**

- (1) **MREF V STORAGE HOLDINGS LIMITED**, a limited company, incorporated and registered in England and Wales, with registered number 13910489 (the **First Chargor**);
- (2) **STOR AGE INTERNATIONAL (PTY) LIMITED**, a company incorporated in South Africa with registration number 2017/356027/07 (the **Second Chargor**); and
- (3) **MOUNT STREET MORTGAGE SERVICING LIMITED** (the **Security Agent**) as security trustee for the Secured Parties (as defined in the Facility Agreement defined below).

**BACKGROUND:**

- (A) Each Chargor enters into this Deed in connection with the Facility Agreement (as defined below).
- (B) It is intended that this document takes effect as a deed notwithstanding the fact that a party may only execute this document under hand.

**IT IS AGREED** as follows:

**1. INTERPRETATION**

**1.1 Definitions**

In this Deed:

**Act** means the Law of Property Act 1925.

**Borrower** means SK JV Bidco Limited a company registered in England whose registered office is at 127a High Street, Ruislip, Middlesex, United Kingdom, HA4 8JN with registered number 13950011.

**Chargor** means the First Chargor and the Second Chargor.

**Facility Agreement** means the £30,800,000 facility agreement dated on or around the date of this Deed between (among others) the Borrower and the Security Agent.

**Group Member** means a member of the Group.

**Party** means a party to this Deed.

**Permitted Share Transfer** has the meaning ascribed to 'Permitted Share Transfer' in the Facility Agreement.

**Receiver** means a receiver or receiver and manager or administrative receiver, in each case, appointed under this Deed.

**Related Rights** means:

- (a) any dividend or interest paid or payable in relation to any Shares; and

- (b) any right, money or property accruing or offered at any time in relation to any Shares by way of redemption, substitution, exchange, bonus or preference, under option rights or otherwise.

**Security Assets** means the Shares, the Related Rights and the Subordinated Debt, the subject of any security created by this Deed.

**Security Period** means the period beginning on the date of this Deed and ending on the date on which all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full.

**Shares** means all of the shares in the share capital of the Borrower, whether owned at the date of this Deed or issued in future.

**Subordinated Document** has the meaning given to it in the Subordination Agreement.

**Subordination Agreement** means the Subordination Agreement entered into between, amongst others, the Chargors, the Borrower and the Security Agent.

## 1.2 Construction

- (a) Capitalised terms defined in the Facility Agreement have, unless expressly defined in this Deed, the same meaning in this Deed.
- (b) The provisions of Clause 1.2 (Construction) of the Facility Agreement apply to this Deed as though they were set out in full in this Deed except that references to the Facility Agreement will be construed as references to this Deed.
- (c) A Security Document or other agreement or instrument includes (without prejudice to any prohibition on amendments) any amendment to that Security Document or other agreement or instrument, including any change in the purpose of, any extension of or any increase in the amount of a facility or any additional facility.
- (d) The term this Security means any security created by this Deed.
- (e) A reference to any asset shall be a reference to the Shares, the Related Rights and the Subordinated Debt only.
- (f) Any covenant of a Chargor under this Deed (other than a payment obligation) remains in force during the Security Period.
- (g) If the Security Agent considers that an amount paid to a Secured Party under a Security Document is capable of being avoided or otherwise set aside on the liquidation or administration of the payer or otherwise, then that amount will not be considered to have been irrevocably paid for the purposes of this Deed.
- (h) Unless the context otherwise requires, a reference to a Security Asset includes the proceeds of sale of that Security Asset.

## 2. CREATION OF SECURITY

### 2.1 General

- (a) All the security created under this Deed:

- (i) is created in favour of the Security Agent;
- (ii) is created over the Security Assets;
- (iii) is security for the payment and satisfaction of all the Secured Liabilities; and
- (iv) is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.

(b) The Security Agent holds the benefit of this Deed on trust for the Secured Parties.

## **2.2 Shares**

Each Chargor charges by way of a first fixed charge:

- (a) all the Shares owned by it or held by any nominee on its behalf; and
- (b) all Related Rights.

## **2.3 Subordinated Debt**

Each Chargor assigns absolutely, subject to a proviso for re-assignment on redemption, all of its rights:

- (a) in respect of the Subordinated Debt; and
- (b) under each Subordinated Document.

## **3. REPRESENTATIONS**

### **3.1 Representations**

Each Chargor makes the representations and warranties set out in this Clause to each Secured Party with respect to itself.

### **3.2 Status**

- (a) The First Chargor is a limited liability company duly incorporated and validly existing under the laws of the jurisdiction of England and Wales.
- (b) The Second Chargor is a limited liability company duly incorporated and validly existing under the laws of the jurisdiction of South Africa.
- (c) It has the power to own its assets and carry on its business as it is being conducted.

### **3.3 Binding obligations**

- (a) The obligations expressed to be assumed by it in this Deed are, subject to the Legal Reservations, legal, valid, binding and enforceable obligations.
- (b) This Deed is in the proper form for its enforcement in the jurisdiction of its incorporation.

### **3.4 Non-conflict with other obligations**

The entry into and performance by it of, and the transactions contemplated by, this Deed do not and will not conflict with:

- (a) any law or regulation applicable to it;
- (b) its constitutional documents; or
- (c) any agreement or instrument which is binding upon it or any of its assets.

### **3.5 Powers and authority**

- (a) It has the power to enter into and perform, and has taken all necessary action to authorise its entry into and performance of, this Deed and the transactions contemplated by this Deed.
- (b) No limit on its powers will be exceeded as a result of the borrowing, grant of security or giving of guarantees or indemnities contemplated by this Deed.

### **3.6 Validity and admissibility in evidence**

All Authorisations required or desirable:

- (a) to enable it lawfully to enter into, exercise its rights and comply with its obligations under this Deed; and
- (b) to make this Deed admissible in evidence in its jurisdictions of incorporation,

have been obtained or effected and are in full force and effect except for any Authorisation referred to in Clause 3.11 (No filing or stamp taxes), which Authorisations will be promptly obtained or effected after the date of this Deed.

### **3.7 Nature of security**

This Deed creates the Security it purports to create and is not liable to be avoided or otherwise set aside on its liquidation or administration or otherwise.

### **3.8 Shares**

- (a) Its Shares are fully paid.
- (b) The Shares represent the whole of the issued share capital of the Borrower.
- (c) It is the sole legal and beneficial owner of its Shares.

### **3.9 Subordinated Debt**

- (a) The relevant Chargor is the sole legal and beneficial owner of the Subordinated Debt.
- (b) The Subordinated Debt is free of any Security (except those created by or under this Deed) and any other rights or interests in favour of third parties.
- (c) All payments to it by any other party to a Subordinated Document are not subject to any right of set-off or similar right.

- (d) Each Subordinated Document is its legally binding, valid, and enforceable obligation.
- (e) Neither it nor (so far as it is aware) any other party to a Subordinated Document is in default of any of its material obligations under that Subordinated Document.
- (f) There is no prohibition on assignment in respect of any of the Subordinated Debt or its rights under any Subordinated Document.

### **3.10 Governing law and enforcement**

- (a) Its:
  - (i) irrevocable submission under this Deed to the jurisdiction of the courts of England;
  - (ii) agreement that this Deed is governed by English law; and,
  - (iii) agreement not to claim any immunity to which it or its assets may be entitled, are legal, valid and binding under the laws of its Relevant Jurisdiction.
- (b) Any judgment obtained in England in relation to this Deed will be recognised and be enforceable by the courts of its Relevant Jurisdictions.

### **3.11 No filing or stamp taxes**

Under the laws of its Relevant Jurisdiction it is not necessary or desirable that this Deed be registered, filed, recorded or enrolled with any court or other authority in that jurisdiction or that any stamp, registration or similar tax be paid on or in relation to this Deed or the transactions contemplated by this Deed except registration of particulars of this Deed at the Companies Registration Office under the Companies Act 2006 and payment of associated fees, which registration and fees will be made and paid promptly after the date of this Deed.

### **3.12 Immunity**

- (a) The entry into by it of this Deed constitutes, and the exercise by it of its rights and performance of its obligations under this Deed will constitute, private and commercial acts performed for private and commercial purposes.
- (b) It will not be entitled to claim immunity from suit, execution, attachment or other legal process in any proceedings taken in its jurisdiction of incorporation in relation to this Deed.

### **3.13 No adverse consequences**

- (a) It is not necessary under the laws of its jurisdiction of original incorporation:
  - (i) in order to enable any Finance Party to enforce its rights under this Deed; or
  - (ii) by reason of the entry into of any Finance Document or the performance by it of its obligations under this Deed,that any Finance Party should be licensed, qualified or otherwise entitled to carry on business in that jurisdiction.

- (b) No Finance Party is or will be deemed to be resident, domiciled or carrying on business in that jurisdiction by reason only of the entry into, performance and/or enforcement of this Deed.

### **3.14 Times for making representations**

- (a) The representations and warranties set out in this Deed are made by it with respect to itself on the date of this Deed.
- (b) Each representation or warranty under this Deed is deemed to be repeated by each Chargor with respect to itself on the date of the Utilisation Request, the Utilisation Date and the first day of each Interest Period.
- (c) When a representation or warranty is repeated, it is applied to the circumstances existing at the time of repetition.

## **4. RESTRICTIONS ON DEALINGS**

Each Chargor must not:

- (a) create or allow to subsist any Security (other than this Deed) on any Security Asset; or
- (b) sell, transfer, licence, lease or otherwise dispose of any Security Asset other than in the case of a Permitted Share Transfer.

## **5. SHARES**

### **5.1 Deposit**

Each Chargor must:

- (a) immediately deposit with the Security Agent, or as the Security Agent may direct, all certificates and other documents of title or evidence of ownership in relation to any Security Asset; and
- (b) promptly execute and deliver to the Security Agent all share transfers and other documents which may be requested by the Security Agent in order to enable the Security Agent or its nominees to be registered as the owner or otherwise obtain a legal title to any Security Asset.

### **5.2 Changes to rights**

Each Chargor must not take or allow the taking of any action on its behalf which may result in the rights attaching to any Security Asset being altered or further shares in the Borrower being issued.

### **5.3 Calls**

- (a) The relevant Chargor must pay all calls or other payments due and payable in respect of any Security Asset.
- (b) If a Chargor fails to do so, the Security Agent may pay the calls or other payments on behalf of that Chargor. Each Chargor must immediately on request reimburse the Security Agent for any payment made by the Security Agent under this Clause.

#### **5.4 Other obligations in respect of Security Assets**

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

in respect of any Security Asset.

#### **5.5 Financial Collateral**

- (a) To the extent that the Security Assets mortgaged or charged under this Deed constitute "financial collateral" and this Deed and the obligations of each Chargor under this Deed constitute a "security financial collateral arrangement" (in each case for the purpose of and as defined in the Financial Collateral Arrangements (No. 2) Regulations 2003 (SI 2003 No. 3226)) the Security Agent will have the right after this Security has become enforceable to appropriate all or any part of that financial collateral in or towards the satisfaction of the Secured Liabilities.
- (b) Where any financial collateral is appropriated:
  - (i) if the financial collateral is listed or traded on a recognised exchange its value will be taken as the value at which it could have been sold on the exchange on the date of appropriation; or
  - (ii) in any other case, the value of the financial collateral will be such amount as the Agent reasonably determines having taken into account advice obtained by it from an independent commercial property adviser, investment bank or accountancy firm of national standing selected by it,

and each Secured Party will give credit for the proportion of the value of the financial collateral appropriated to its use.

#### **5.6 Voting rights**

- (a) Before this Security becomes enforceable:

- (i) each Chargor may retain and apply for its own use of all dividends, interest and other monies paid or payable in respect of the Investments provided that it do so for a purpose not inconsistent with any Finance Document;
- (ii) each Chargor may exercise all voting and other rights and powers in respect of the Security Assets or, if any of the same are exercisable by the Security Agent or any of its nominees, to direct in writing the exercise of those voting and other rights and powers provided that:
  - (I) it shall not do so in any way that would breach any provision of the Facility Agreement or this Deed or for any purpose inconsistent with the Facility Agreement or this deed; and
  - (II) the exercise of, or the failure to exercise, those voting rights or other rights and powers would not, in the Security Agent's opinion, have an adverse effect on the value of the Security Assets or otherwise prejudice the Security Agent's Security under this deed.
- (b) A Chargor must indemnify the Security Agent against any loss or liability incurred by the Security Agent as a consequence of the Security Agent acting in respect of the Security Assets held by that Chargor on the direction of that Chargor.
- (c) After this Security has become enforceable, the Security Agent may exercise (in the name of any Chargor and without any further consent or authority on the part of a Chargor) any voting rights and any powers or rights which may be exercised by the legal or beneficial owner of any Security Asset, any person who is the holder of any Security Asset or otherwise.

## 6. SUBORDINATED DOCUMENTS

- (a) Each Chargor must:
  - (i) subject to the terms of the Subordination Agreement, duly and promptly perform its obligations under each Subordinated Document; and
  - (ii) supply the Security Agent and any Receiver with copies of each Subordinated Document and any information and documentation relating to any Subordinated Document requested by the Security Agent or any Receiver.
- (b) After this Security has become enforceable, the Security Agent may exercise, without any further consent or authority on the part of a Chargor and irrespective of any direction given by a Chargor, any of the Chargors' rights under any Subordinated Document.

## 7. WHEN SECURITY BECOMES ENFORCEABLE

### 7.1 Event of Default

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

## **7.2 Discretion**

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

## **7.3 Statutory powers**

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

# **8. ENFORCEMENT OF SECURITY**

## **8.1 General**

- (a) For the purposes of all powers implied by statute, the Secured Liabilities are deemed to have become due and payable on the date of this Deed.
- (b) Section 103 of the Act (restricting the power of sale) and section 93 of the Act (restricting the right of consolidation) do not apply to this Security.

## **8.2 No liability as mortgagee in possession**

Neither the Security Agent nor any Receiver will be liable, by reason of entering into possession of a Security Asset, to account as mortgagee in possession or for any loss on realisation or for any default or omission for which a mortgagee in possession might be liable.

## **8.3 Privileges**

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

## **8.4 Protection of third parties**

No person (including a purchaser) dealing with the Security Agent or a Receiver or its or his agents will be concerned to enquire:

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

## **8.5 Redemption of prior mortgages**

- (a) At any time after this Security has become enforceable, the Security Agent may:
  - (i) redeem any prior Security against any Security Asset; and/or
  - (ii) procure the transfer of that Security to itself; and/or

- (iii) settle and pass the accounts of the prior mortgagee, chargee or encumbrancer; any accounts so settled and passed will be, in the absence of manifest error, conclusive and binding on each Chargor.
- (b) The Chargors must pay to the Security Agent, immediately on demand, the costs and expenses incurred by the Security Agent in connection with any such redemption and/or transfer, including the payment of any principal or interest.

## **8.6 Contingencies**

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

## **9. RECEIVER**

### **9.1 Appointment of Receiver**

- (a) Except as provided below, the Security Agent may appoint any one or more persons to be a Receiver of all or any part of the Security Assets if:
  - (i) this Security has become enforceable; or
  - (ii) a Chargor so requests the Security Agent in writing at any time.
- (b) Any appointment under paragraph (a) above may be by deed, under seal or in writing under its hand.
- (c) Except as provided below, any restriction imposed by law on the right of a mortgagee to appoint a Receiver (including under section 109(1) of the Act) does not apply to this Deed.
- (d) The Security Agent is not entitled to appoint a Receiver solely as a result of the obtaining of a moratorium (or anything done with a view to obtaining a moratorium) under section 1A of the Insolvency Act 1986.

### **9.2 Removal**

The Security Agent may by writing under its hand remove any Receiver appointed by it and may, whenever it thinks fit, appoint a new Receiver in the place of any Receiver whose appointment may for any reason have terminated.

### **9.3 Remuneration**

The Security Agent may fix the remuneration of any Receiver appointed by it and the maximum rate specified in section 109(6) of the Act will not apply.

### **9.4 Agent of the Chargors**

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

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

## **9.5 Relationship with Security Agent**

To the fullest extent allowed by law, any right, power or discretion conferred by this Deed (either expressly or impliedly) or by law on a Receiver may after this Security becomes enforceable be exercised by the Security Agent in relation to any Security Asset without first appointing a Receiver and notwithstanding the appointment of a Receiver.

## **10. POWERS OF RECEIVER**

### **10.1 General**

- (a) A Receiver has all of the rights, powers and discretions set out below in this Clause in addition to those conferred on it by any law, this includes all the rights, powers and discretions conferred on a receiver (or a receiver and manager) under the Act and the Insolvency Act 1986.
- (b) If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing him states otherwise) exercise all of the powers conferred on a Receiver under this Deed individually and to the exclusion of any other Receiver.

### **10.2 Possession**

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

### **10.3 Sale of assets**

- (a) A Receiver may sell, exchange, convert into money and realise any Security Asset by public auction or private contract and generally in any manner and on any terms which he thinks fit.
- (b) The consideration for any such transaction may consist of cash, debentures or other obligations, shares, stock or other valuable consideration and any such consideration may be payable in a lump sum or by instalments spread over any period which he thinks fit.

### **10.4 Compromise**

A Receiver may settle, adjust, refer to arbitration, compromise and arrange any claim, account, dispute, question or demand with or by any person who is or claims to be a creditor of a Chargor or relating in any way to any Security Asset.

### **10.5 Legal actions**

A Receiver may bring, prosecute, enforce, defend and abandon any action, suit or proceedings in relation to any Security Asset which he thinks fit.

### **10.6 Receipts**

A Receiver may give a valid receipt for any moneys and execute any assurance or thing which may be proper or desirable for realising any Security Asset.

## **10.7 Delegation**

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

## **10.8 Other powers**

A Receiver may:

- (a) do all other acts and things which he may consider desirable or necessary for realising any Security Asset or incidental or conducive to any of the rights, powers or discretions conferred on a Receiver under or by virtue of this Deed or law;
- (b) exercise in relation to any Security Asset all the powers, authorities and things which he would be capable of exercising if he were the absolute beneficial owner of that Security Asset; and
- (c) use the name of any Chargor for any of the above purposes.

## **11. APPLICATION OF PROCEEDS**

All amounts from time to time received or recovered by the Security Agent or any Receiver pursuant to the terms of this Deed or in connection with the realisation or enforcement of all or part of this Deed will be held and applied in the following order of priority:

- (a) in or towards payments or provision for all costs and expenses incurred by the Security Agent or Receiver under or in connection with this Deed and all remuneration due to any Receiver under or in connection with this Deed;
- (b) in or towards payment of the Secured Liabilities in such order as the Secured Parties may in their absolute discretion decide; and
- (c) in payment of the surplus (if any) to any Chargor or other person entitled to it.

This Clause is subject to the payment of any claims having priority over this Security. This Clause does not prejudice the right of any Secured Party to recover any shortfall from any Chargor.

## **12. EXPENSES AND INDEMNITY**

Each Chargor must:

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

## **13. DELEGATION**

### **13.1 Power of Attorney**

The Security Agent or any Receiver may delegate by power of attorney or in any other manner to any person any right, power or discretion exercisable by it under this Deed.

**13.2 Terms**

Any such delegation may be made upon any terms (including power to sub-delegate) which the Security Agent or any Receiver may think fit.

**13.3 Liability**

Neither the Security Agent nor any Receiver will be in any way liable or responsible to the relevant Chargor for any loss or liability arising from any act, default, omission or misconduct on the part of any delegate or sub-delegate.

**14. FURTHER ASSURANCES**

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

- (a) creating, perfecting or protecting any security intended to be created by this Deed; or
- (b) facilitating the realisation of any Security Asset, or the exercise of any right, power or discretion exercisable, by the Security Agent or any Receiver or any of its delegates or sub-delegates in respect of any Security Asset.

This includes:

- (i) the execution of any transfer, conveyance, assignment or assurance of any property, whether to the Security Agent or to its nominee; or
- (ii) the giving of any notice, order or direction and the making of any registration,

which, in any such case, the Security Agent may think expedient.

**15. POWER OF ATTORNEY**

Each Chargor, by way of this Security, irrevocably and severally appoints the Security Agent, each Receiver and any of its delegates or sub-delegates to be its attorney to take any action which the relevant Chargor is obliged to take under this Deed. Each Chargor ratifies and confirms whatever any attorney does or purports to do under its appointment under this Clause.

**16. PRESERVATION OF SECURITY****16.1 Continuing security**

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

**16.2 Reinstatement**

If any discharge, release or arrangement (whether in respect of the obligations of the Borrower or any Group Member or any security for those obligations or otherwise) is made in whole or in part on the basis of any payment, security or other disposition which is avoided or must be restored in insolvency, liquidation, administration or otherwise, without limitation, the liability of a Chargor under this Deed will continue or be reinstated as if the discharge, release or arrangement had not occurred.

### 16.3 Waiver of defences

The obligations of each Chargor under this Deed will not be affected by any act, omission, matter or thing which, but for this Clause would reduce, release or prejudice any of its obligations under this Deed including (without limitation and whether or not known to it, a Group Member or any Secured Party):

- (a) any time, waiver or consent granted to, or composition with, the Borrower, any Group Member or other person;
- (b) the release of the Borrower, any other Group Member or any other person under the terms of any composition or arrangement with any creditor;
- (c) the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or security over assets of, the Borrower, any Group Member or any other person;
- (d) any non-presentation or non-observance of any formality or other requirement in respect of any instruments or any failure to realise the full value of any security;
- (e) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of the Borrower, a Group Member or any other person;
- (f) any amendment of any Security Document or any other document or security including without limitation any change in the purpose of, any extension of or any increase in any facility or the addition of any new facility under any Security Document or other document or security;
- (g) any unenforceability, illegality, invalidity or non-provability of any obligation of any person under any Security Document or any other document or security; or
- (h) any insolvency or similar proceedings.

### 16.4 Chargor Intent

Without prejudice to the generality of Clause 16.3 (Waiver of defences), each Chargor expressly confirms that it intends that this Security shall extend from time to time to any (however fundamental) variation, increase, extension or addition of or to any of the Security Documents and/or any facility or amount made available under any of the Security Documents for the purposes of or in connection with any of the following: acquisitions of any nature; increasing working capital; enabling decisions to be made; carrying out restructurings; refinancing existing facilities; refinancing any other indebtedness; making facilities available to new borrowers; any other variation or extension of the purposes for which any facility or amount might be made available from time to time; and any fees, costs and/or expenses associated with any of the foregoing.

### 16.5 Immediate recourse

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

## 16.6 Appropriations

Each Secured Party (or any trustee or agent on its behalf) may at any time during the Security Period:

- (a) refrain from applying or enforcing any other moneys, security or rights held or received by that Secured Party (or any trustee or agent on its behalf) against the Secured Liabilities or apply and enforce them in such manner and order as it sees fit (whether against the Secured Liabilities or otherwise) and no Chargor will be entitled to the benefit of such moneys, security or rights; and
- (b) hold in an interest bearing suspense account any moneys received from a Chargor or on account of the liability of a Chargor under this Deed.

## 16.7 Deferral of Chargor's rights

Unless the Security Period has expired or the Security Agent otherwise directs, each Chargor will not exercise any rights which it may have by reason of performance by it of its obligations under this Deed or by reason of any amount being payable, or liability arising under this Clause:

- (a) to be indemnified by the Borrower or a Group Member;
- (b) to claim any contribution from any other guarantor of the Borrower's or any Group Member's obligations under the Security Documents;
- (c) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Secured Parties under the Security Documents or of any other guarantee or security taken pursuant to, or in connection with, the Security Documents by any Secured Party;
- (d) to bring legal or other proceedings for an order requiring the Borrower or any Group Member to make any payment, or perform any obligation, in respect of which a Chargor has given a guarantee, undertaking or indemnity under this Clause;
- (e) to exercise any right of set-off against the Borrower or a Group Member; and/or
- (f) to claim or prove as a creditor of the Borrower or a Group Member in competition with any Secured Party.

If any Chargor receives any benefit, payment or distribution in relation to such rights it must hold that benefit, payment or distribution to the extent necessary to enable all amounts which may be or become payable to the Secured Parties by the Borrower or any Group Member under or in connection with the Security Documents to be repaid in full on trust for the Secured Parties and must promptly pay or transfer them to the Security Agent or as the Security Agent may direct for application in accordance with Clause 11 (Application of proceeds).

## 16.8 Additional security

This Security is in addition to and is not in any way prejudiced by any other guarantee or security now or subsequently held by any Secured Party.

## **17. CHANGES TO THE PARTIES**

### **17.1 The Chargors**

No Chargor may assign or transfer any of its rights or obligations under this Deed without the prior consent of the Security Agent.

### **17.2 The Secured Parties**

- (a) Any Secured Party may assign or otherwise dispose of all or any of its rights under this Deed in accordance with the Security Documents to which it is a party.
- (b) References to the Security Agent in this Deed include any successor Security Agent appointed under the Facility Agreement.

## **18. MISCELLANEOUS**

### **18.1 Covenant to pay**

Each Chargor must pay or discharge the Secured Liabilities in the manner provided for in the Security Documents.

### **18.2 Tacking**

Each Lender must perform its obligations under the Facility Agreement and each Aviva Group Member who is a lender (howsoever described) under a Group Finance Document must perform its obligations as lender under any Group Finance Document (as relevant) in (each case, including any obligation to make available further advances).

### **18.3 New Accounts**

- (a) If any subsequent charge or other interest affects any Security Asset, a Secured Party may open a new account with a Chargor.
- (b) If the Secured Party does not open a new account, it will nevertheless be treated as if it had done so at the time when it received or was deemed to have received notice of that charge or other interest.
- (c) As from that time all payments made to the Secured Party will be credited or be treated as having been credited to the new account and will not operate to reduce any Secured Liability.

### **18.4 Security Agent provisions**

- (a) The Security Agent executes this Deed in the exercise of the rights, powers and authority conferred and vested in it under the Facility Agreement and any other Finance Document for and on behalf of the Secured Parties for whom it acts. It will exercise its powers, rights, duties and authority under this Deed in the manner provided for in the Facility Agreement and, in so acting, it shall have the protections, immunities, limitations of liability, rights, powers, authorisations, indemnities and benefits conferred on it under and by the Facility Agreement and the other Finance Documents.

- (b) The Security Agent shall not owe any fiduciary duties to any party to this Deed or any of their directors, employees, agents or affiliates.
- (c) Notwithstanding any other provisions of this Deed, in acting under and in accordance with this Deed the Security Agent is entitled to seek instructions from the relevant Finance Parties in accordance with the provisions of the Facility Agreement and at any time, and where it so acts or refrains from acting on the instructions of a Finance Party or Finance Parties entitled to give it instructions, the Security Agent shall not incur any liability to any person for so acting or refraining from acting.

## **19. RELEASE**

At the end of the Security Period, the Secured Parties must, at the request and cost of the Chargors, take whatever action is necessary to release the Security Assets from this Security.

## **20. NOTICES**

### **20.1 Communications in writing**

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

### **20.2 Addresses**

- (a) The contact details of the Chargors for any communication to be made or delivered under or in connection with this Deed are the same as those set out in the Facility Agreement for the Borrower.
- (b) The contact details of the Security Agent for any communication to be made or delivered under or in connection with this Deed are the same as those set out in the Facility Agreement for the Security Agent.
- (c) Any Party may change its contact details by giving five Business Days' notice to the Security Agent or (in the case of the Security Agent) to the other Party.

### **20.3 Delivery**

- (a) Any communication or document made or delivered by one person to another under or in connection with the Finance Documents will only be effective:
  - (i) if by way of fax, when received in legible form; or
  - (ii) if by way of letter, when it has been left at the relevant address or five Business Days after being deposited in the post postage prepaid in an envelope addressed to it at that address;

and, if a particular department or officer is specified as part of its address details provided under the Facility Agreement, if addressed to that department or officer.

- (b) Any communication or document to be made or delivered to the Agent or the Security Agent will be effective only when actually received by the Agent or the Security Agent and then only if it is expressly marked for the attention of the department or officer identified with the Agent's or the Security Agent's signature below (or any

substitute department or officer as the Agent or Security Agent shall specify for this purpose).

- (c) Any communication or document which becomes effective, in accordance with paragraphs (a) and (b) above, after 5.00 p.m. in the place of receipt shall be deemed only to become effective on the following day.

#### **20.4 Electronic communication**

- (a) Any communication to be made between the Parties under or in connection with this Deed may be made by electronic mail or other electronic means to the extent that the Parties agree that, unless and until notified to the contrary, this is to be an accepted form of communication and if the Parties:
  - (i) notify each other in writing of their electronic mail address and/or any other information required to enable the sending and receipt of information by that means; and
  - (ii) notify each other of any change to their address or any other such information supplied by them by not less than five Business Days' notice.
- (b) Any electronic communication made between the Parties will be effective only when actually received in readable form and in the case of any electronic communication made by a Party to the Agent or the Security Agent only if it is addressed in such a manner as the Agent or the Security Agent shall specify for this purpose.
- (c) Any electronic communication which becomes effective, in accordance with paragraph (b) above, after 5.00 p.m. in the place of receipt shall be deemed only to become effective on the following day.

#### **20.5 English language**

- (a) Any communication made under or in connection with this Deed must be in English.
- (b) All other documents provided under or in connection with this Deed must be:
  - (i) in English; or
  - (ii) if not in English, and if so required by the Security Agent, accompanied by a certified English translation and, in this case, the English translation will prevail unless the document is a constitutional, statutory or other official document.

### **21. PARTIAL INVALIDITY**

If, at any time, any provision of this Deed is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired.

### **22. 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 of any such right or remedy or constitute

an election to affirm this Deed. No election to affirm this Deed on the part of any Secured Party shall be effective unless it is in writing. No single or partial exercise of any right or remedy shall prevent any further or other exercise or the exercise of any other right or remedy. The rights and remedies provided in this Deed are cumulative and not exclusive of any rights or remedies provided by law.

## **23. COUNTERPARTS**

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

## **24. GOVERNING LAW**

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

## **25. ENFORCEMENT**

### **25.1 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 existence, validity or termination of this Deed or any non-contractual obligation arising out of or in connection with this Deed) (a **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 is for the benefit of the Secured Parties only. As a result, to the extent allowed by law:
  - (i) no Secured Party will be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction; and
  - (ii) the Secured Parties may take concurrent proceedings in any number of jurisdictions.

### **25.2 Service of process**

- (a) Without prejudice to any other mode of service allowed under any relevant law, the Second Chargor:
  - (i) irrevocably appoints MinterEllison of 6 Dowgate Hill, London EC4 R2SU as its agent under this Deed for service of process in relation to any proceedings before the English courts in connection with this Deed; and
  - (ii) agrees that failure by a process agent to notify it of the process will not invalidate the proceedings concerned.
- (b) If any person appointed as process agent under this Clause is unable for any reason to so act, the Second Chargor must immediately (and in any event within five days of the event taking place) appoint another agent on terms acceptable to the Security Agent. Failing this, the Security Agent may appoint another process agent for this purpose.

**THIS DEED** has been entered into as a deed on the date stated at the beginning of this Deed.

SIGNATORIES

The First Chargor

EXECUTED AS A DEED by  
MREF V STORAGE HOLDINGS LIMITED  
acting by two directors

)  
)  
)  
.....  
Director  
Name: Charles Ferguson-Davie

)  
)  
)  
.....  
Director  
Name: Marc Edward Charles Gilbard

The Second Chargor

EXECUTED AS A DEED by  
STOR AGE INTERNATIONAL (PTY) LIMITED, a company incorporated in South Africa,  
STOR AGE INTERNATIONAL (PTY) LIMITED  
Signature in the name of the company

acting by Steven Horton who, in  
accordance with the laws of that territory, are  
acting under the authority of the company

)  
)  
)  
)  
)  
)  
.....  
Name: Steven Horton

**Security Agent**

**MOUNT STREET MORTGAGE SERVICING  
LIMITED**

**By: Jaymon Jones**



**In the presence of:**

**Witness's signature:**



**Name: Sia Ngegba**

**Address: 100 Wood Street, London EC2V 7AN**