



Registration of a Charge

Company name: **GUARDIAN24 LIMITED**

Company number: **NI035286**

Received for Electronic Filing: **06/12/2018**



Details of Charge

Date of creation: **05/12/2018**

Charge code: **NI03 5286 0002**

Persons entitled: **GLAS TRUST CORPORATION LIMITED (AS SECURITY AGENT)**

Brief description: **ALL PRESENT AND FUTURE ASSETS AND RIGHTS, TITLE AND INTEREST OF THE COMPANY AND ASSETS CHARGED PURSUANT TO CLAUSE 3 OF THE DEBENTURE AND ALL INTELLECTUAL PROPERTY CHARGED PURSUANT TO CLAUSE 3.2 OF THE DEBENTURE.**

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: **A&L GOODBODY**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: NI35286

Charge code: NI03 5286 0002

The Registrar of Companies for Northern Ireland hereby certifies that a charge dated 5th December 2018 and created by GUARDIAN24 LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th December 2018 .

Given at Companies House, Belfast on 7th December 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 5 December 2018

Send for Help Limited

(as Immediate Parent)

The companies listed in Schedule 1

(as Chargors)

GLAS Trust Corporation Limited

(as Security Agent)

DEBENTURE

I certify that, save for material redacted pursuant to s.859G of the Companies Act 2006, this copy instrument is a correct copy of the original instrument.

Dated this 6 day of December 2018

A & L Goodbody
A&L Goodbody Northern Ireland
27-29, 45 Fountain Street, Belfast, BT1 5EP

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LAND REGISTRY

FOLIO:

COUNTY:

REGISTERED OWNER:

THIS DEED is made on 5 December 2018 between:

- (1) **SEND FOR HELP LIMITED** (a company incorporated in England and Wales with registered number 07142015) (the **Immediate Parent**);
- (2) **THE COMPANIES** listed in Schedule 1 (*Chargors*); and
- (3) **GLAS TRUST CORPORATION LIMITED** as security trustee for itself and the other Secured Parties (the **Security Agent**, which expression shall include any person from time to time appointed as a successor, replacement or additional trustee in relation to the interests created by this deed).

THE PARTIES AGREE AS FOLLOWS:

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this deed:

1881 Act means the Conveyancing and Law of Property Act 1881;

1911 Act means the Conveyancing Act 1911;

Acts means the 1881 Act and 1911 Act;

Assigned Agreements means the contracts listed as Assigned Agreements in Schedule 5 (*Assigned Agreements (Contracts)*) or listed as Assigned Agreements in any Security Accession Deed, the Intra-Group Loans and any other agreement designated as an Assigned Agreement by the relevant Chargor (or the Obligors' Agent on its behalf) and the Security Agent;

Bank Accounts means all rights in relation to cash-deposit, current or other accounts held with any bank, financial institution or other person;

Book Debts means all book and other debts of any nature and all monetary claims (excluding any such debts or claims in relation to the Bank Accounts, the Assigned Agreements, the Insurances and the Hedging Agreements);

Charged Property means the assets mortgaged, charged or assigned to the Security Agent by this deed;

Chargors means the Parent, each of the companies listed in Schedule 1 (*Chargors*) and each company which grants security over its assets in favour of the Security Agent by executing a Security Accession Deed;

Collection Accounts means any Bank Account of any Chargor and any replacement account or sub-account of those accounts, including the accounts (if any) listed in part 1 of Schedule 3 (*Collection Accounts (Not Blocked)*);

Criminal Damage Claim means a claim made by or on behalf of any Chargor under the Criminal Damage Order in relation to damage caused to the Charged Property located in Northern Ireland after the date hereof;

Criminal Damage Order means the Criminal Damage (Compensation) (Northern Ireland) Order 1977 as amended by the Criminal Damage (Compensation) (Amendment) (Northern Ireland) Order 2009 (or any statutory successor scheme for the compensation of criminal damage to property for the time being in force);

Debt Documents means "Debt Documents" as defined in the Intercreditor Agreement;

Debtor means a "Debtor" as defined in the Intercreditor Agreement;

Declared Default means an Event of Default or a Material Event of Default which has resulted in the Agent exercising any of its rights under clause 28.21 (*Acceleration*) or clause 28.22 (*Super Senior Acceleration*) of the Senior Facilities Agreement;

Default Basis means the rate at which interest is payable and the basis for determining payments due, as provided for in clause 14.3 (*Default Interest*) of the Senior Facilities Agreement;

Delegate means any delegate, agent, attorney or co-trustee appointed by the Security Agent;

Equipment means all plant, machinery, vehicles, computers, office and other equipment including that equipment (if any) listed in any Security Accession Deed;

Event of Default means an Event of Default under the Senior Facilities Agreement;

Finance Parties means the Finance Parties as defined in the Senior Facilities Agreement (including any Hedge Counterparty);

Floating Charge Asset means an asset charged under clause 3.5 (*Floating Charge*);

Hedging Agreements means a "Hedging Agreement" as defined in the Senior Facilities Agreement;

Insurances means the benefits arising from all policies of insurance and any Criminal Damage Claim (including all rights of recovery and all proceeds of them) either now or in the future held by, or written in favour of, a Chargor or in which it is otherwise interested, including those policies (if any) listed in Schedule 6 (*Insurance Policies*) or in any Security Accession Deed but excluding any third party liability or public liability insurance and any directors' and officers' insurance;

Intellectual Property means any patents, trade marks, service marks, designs, business names, copyrights, database rights, design rights, domain names, moral rights, inventions, confidential information, knowhow and other intellectual property rights and interests, whether registered or unregistered, the benefit of all applications and rights to use such assets including the intellectual property rights (if any) listed in Schedule 6 (*Intellectual Property*) or in any Security Accession Deed;

Intercreditor Agreement has the meaning given to that term in the Senior Facilities Agreement;

Intra-Group Loans means the loans (if any) listed in Schedule 5 (*Assigned Agreements (Contracts)*) or in any relevant Security Accession Deed, and any other loan designated as an Intra-Group Loan by the relevant Chargor (or the Obligors' Agent on its behalf) and the Security Agent;

Investments means any stock, share, debenture, loan stock, security, interest in any investment fund and any other comparable investment (whether or not marketable) whether owned directly by or to the order of a Chargor or by any trustee, fiduciary or clearance system on its behalf (including the Subsidiary Shares);

Lenders means the Lenders as defined in the Senior Facilities Agreement;

Material Property means any Property which has a market value of more than £500,000 or could reasonably be expected to yield annual rental payments exceeding £100,000;

Obligors' Agent means the Obligors' Agent as defined in the Senior Facilities Agreement;

Operating Accounts means the accounts (if any listed in Schedule 4 (*Operating Accounts*) or listed as Operating Accounts in any Security Accession Deed, and any other Bank Account which is designated as an Operating Account by the relevant Chargor (or the Obligors' Agent on its behalf) and the Security Agent, and any replacement account or any sub-division or sub-account of those accounts;

Obligors means the Obligors as defined in the Senior Facilities Agreement;

Property means all freehold and leasehold property and the buildings and fixtures (including trade fixtures) on that property from time to time including the property (if any) listed in Schedule 2 (*Property*) or in any Security Accession Deed;

Receiver means a receiver or receiver and manager in each case appointed under this deed;

Related Rights means, in relation to any asset:

- (a) the proceeds of sale of that asset or any part of that asset;
- (b) all dividends, distributions, interest and/or other income paid or payable in relation to that asset (including on any Investment), together with all shares or other property derived from that asset and all other allotments, accretions, rights, benefits and advantages of all kinds accruing, offered or otherwise derived from or incidental to that asset (whether by way of conversion, redemption, bonus, preference, option or otherwise);
- (c) any monies and proceeds paid or payable in relation to that asset;
- (d) all rights under any licence, agreement for sale or agreement for lease in respect of that asset; and
- (e) the benefit of all other rights, powers, claims, consents, contracts, warranties, security, guarantees, indemnities or covenants for title in respect of that asset;

Secured Obligations means all the Liabilities and all other present and future liabilities and obligations at any time due, owing or incurred by any Obligor and by each Debtor to any Secured Party under the Debt Documents, both actual and contingent and whether incurred solely or jointly and as principal or surety or in any other capacity;

Secured Parties means the Security Agent, any Receiver or Delegate and each of the Senior Creditors from time to time but, in the case of Senior Creditor, only if it is a party to the Intercreditor Agreement or has acceded to the Intercreditor Agreement, in the appropriate capacity, pursuant to clause 22.11 (*Creditor Accession Undertaking*) of the Intercreditor Agreement;

Security Accession Deed means a deed executed by a member of the Group substantially in the form set out in Schedule 9 (*Form of Security Accession Deed*);

Senior Creditor means "Senior Creditor" as defined in the Intercreditor Agreement;

Senior Facilities Agreement means the facilities agreement made between, amongst others, the Parent and the Security Agent, dated on or about the date of this deed;

Senior Finance Documents means the Finance Documents as defined in the Senior Facilities Agreement (including any Hedging Agreements); and

Subsidiary Shares means all shares owned by a Chargor in its Subsidiaries including the shares (if any) listed in Schedule 3 (*Subsidiary Shares*) or in any Security Accession Deed.

1.2 Construction

1.2.1 In this deed, unless a contrary intention appears, a reference to:

- (a) words and expressions defined in the Senior Facilities Agreement have the same meanings when used in this deed unless otherwise defined in this deed
- (b) the principles of construction contained in clause 1.2 (*Construction*) of the Senior Facilities Agreement apply equally to the construction of this deed, except that references to the Senior Facilities Agreement will be construed as references to this deed;
- (c) **assets** includes present and future properties, revenues and rights of every description;
- (d) any **Chargor**, any **Secured Party** or any other person shall be construed so as to include its successors in title, permitted assignees and transferees and, in the case of the Security Agent, any person for the time being appointed as Security Agent or Security Agents in accordance with the Senior Finance Documents;
- (e) this **deed** includes any Security Accession Deed;
- (f) **including** means including without limitation and **includes** and **included** shall be construed accordingly;
- (g) **losses** includes losses, actions, damages, claims, proceedings, costs, demands, expenses (including fees) and liabilities and **loss** shall be construed accordingly;
- (h) a **person** includes any person, firm, company, corporation, government, state or agency of a state or any association, trust or partnership (whether or not having separate legal personality) or any two or more of the foregoing;
- (i) a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law but, if not having the force of law, being of a type with which persons to who it is directed are expected and accustomed to comply with) of any governmental, intergovernmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation;
- (j) a **Senior Finance Document** or any other agreement or instrument is a reference to that agreement or instrument as amended, novated, supplemented, extended, restated or replaced;
- (k) a provision of law is a reference to that provision as amended or re-enacted; and
- (l) any clause or schedule is a reference to, respectively, a clause of and schedule to this deed and any reference to this deed includes its schedules.

1.2.2 Section, clause and schedule heading are for ease of reference only.

1.2.3 The parties intend that this document shall take effect as a deed, notwithstanding the fact that a party may only execute it under hand.

1.2.4 If there is a conflict between any provision of this deed and any provision of the Senior Facilities Agreement or the Intercreditor Agreement, then the provisions of the Senior Facilities Agreement or the Intercreditor Agreement (as applicable) shall prevail.

1.3 Third Party Rights

1.3.1 Any Receiver or Delegate will have the right to enforce the provisions of this deed which are given in its favour however the consent of a Receiver or Delegate is not required for the rescission or variation of this deed.

1.3.2 Subject to clause 1.3.1, a person who is not a party to this deed has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or enjoy the benefit of any term of this deed.

2 COVENANT TO PAY

Each Chargor as primary obligor covenants with the Security Agent (for the benefit of itself and the other Secured Parties) that it will on demand pay the Secured Obligations when they fall due for payment.

3 CHARGING CLAUSE

3.1 Each Chargor, as security for the payment and discharge of the Secured Obligations, charges in favour of the Security Agent as legal and beneficial owner:

3.1.1 **HEREBY GRANTS, CONVEYS AND TRANSFERS** unto the Security Agent on the terms set out in this deed, to the extent that title to the Property is of freehold tenure and not subject to registration in the Land Registry of Northern Ireland pursuant to the Land Registration Act (Northern Ireland) 1970, **ALL THAT AND THOSE** the Property **TO HOLD** the same unto the Security Agent in fee simple subject to the proviso for redemption contained in this deed;

3.1.2 **HEREBY DEMISES** unto the Security Agent on the terms set out in this deed, to the extent that title to the Property is of leasehold tenure and not subject to registration in the Land Registry of Northern Ireland pursuant to the Land Registration Act (Northern Ireland) 1970, **ALL THAT AND THOSE** the Property **TO HOLD** the same unto the Security Agent for the residues of the respective terms of years for which it now holds the same less the last three days thereof of each such term subject to the proviso for redemption contained in this deed;

3.1.3 As registered owner or as the person entitled to be registered as owner **HEREBY CHARGES** all Property the ownership of which is registered in the Land Registry of Northern Ireland or is required to be so registered pursuant to the Land Registration (Northern Ireland) Act 1970 and **HEREBY ASSENTS** to the registration of the charge as a burden on the said property; and

3.1.4 **HEREBY CHARGES** as a first fixed charge all future freehold property of the Chargor (whether or not registered), together with all buildings, fixtures (including trade fixtures) and fixed plant and machinery from time to time thereon.

3.2 Fixed Charges

Each Chargor, as security for the payment and discharge of the Secured Obligations, charges in favour of the Security Agent as legal and beneficial owner, all of its right, title and interest in the following assets, both present and future, from time to time owned by it or in which it has an interest and, in each case, all Related Rights:

3.2.1 by way of first fixed charge:

- (a) all other interests (not effectively charged under clause 3.1) in any Property;
- (b) all Subsidiary Shares;
- (c) all Investments (other than Subsidiary Shares);

- (d) all Equipment;
- (e) all Book Debts;
- (f) all Intellectual Property;
- (g) its goodwill and uncalled capital; and
- (h) to the extent not effectively assigned by clause 3.3 (*Security Assignment*):
 - (i) the Assigned Agreements;
 - (ii) the Insurances (including without limitation all of its present and future rights title and interest in and to any Criminal Damage Claim and the proceeds thereof); and
 - (iii) the Hedging Agreements.

3.3 **Security Assignment**

As further security for the payment and discharge of the Secured Obligations, each Chargor assigns absolutely as legal and beneficial owner in favour of the Security Agent all its right, title and interest in the following assets, both present and future, and, in each case, all Related Rights:

- 3.3.1 the Assigned Agreements;
- 3.3.2 the Insurances (including without limitation all of its present and future rights title and interest in and to any Criminal Damage Claim and the proceeds thereof); and
- 3.3.3 the Hedging Agreements,

provided that on payment or discharge in full of the Secured Obligations the Security Agent will at the request and cost of the relevant Chargor re-assign the relevant rights, title and interest in the assigned assets to that Chargor (or as it shall direct).

3.4 **Fixed Security**

Clause 3.2 (*Fixed Charges*) and clause 3.3 (*Security Assignment*) shall be construed as creating a separate and distinct mortgage, fixed charge or security assignment over each relevant asset within any particular class of assets specified in this deed. Any failure to create effective fixed security (for whatever reason) over an asset shall not affect the fixed nature of the security on any other asset, whether within the same class of assets or not.

3.5 **Floating Charge**

As further security for the payment and discharge of the Secured Obligations, each Chargor charges with full title guarantee in favour of the Security Agent by way of first floating charge all its present and future assets not effectively charged by way of fixed charge under clause 3.2 (*Fixed Charges*) or assigned under clause 3.3 (*Security Assignment*).

3.6 **Conversion of Floating Charge**

- 3.6.1 Subject to clause 3.6.2 below, if:
 - (a) a Declared Default has occurred; or

(b) the Security Agent is reasonably of the view that any legal process or execution is being enforced against any Floating Charge Asset or that any Floating Charge Asset is in danger of being seized or otherwise in jeopardy; or

(c) the Security Agent reasonably considers that it is desirable to protect the priority of the security,

the Security Agent may, by notice to any Chargor, convert the floating charge created under this deed into a fixed charge as regards those assets which it specifies in the notice.

3.6.2 The floating charge created under this deed may not be converted into a fixed charge solely by reason of the obtaining of a moratorium under section Article 14A of the Insolvency (Northern Ireland) Order 1989 in relation to a Chargor, or anything done with a view to obtaining such a moratorium.

3.7 Automatic Conversion of Floating Charge

If:

3.7.1 any Chargor creates (or purports to create) any Security in breach of clause 5.2 (*Negative Pledge*) over any Floating Charge Asset; or

3.7.2 any person levies or attempts to levy any distress, attachment, execution or other legal process against any Floating Charge Asset,

the floating charge created under this deed over the relevant Floating Charge Asset will automatically and immediately be converted into a fixed charge.

3.8 Leases Restricting Charging

3.8.1 There shall be excluded from the charge created by clause 3.2 (*Fixed Charges*) and from the operation of clause 4 (*Further Assurance*) any leasehold property held by a Chargor under a lease which either precludes absolutely or conditionally (including requiring the consent of any third party) that Chargor from creating any charge over its leasehold interest in that property (each an **Excluded Property**) until the relevant condition or waiver has been satisfied or obtained.

3.8.2 For each Excluded Property which is a Material Property, each relevant Chargor undertakes to apply for the relevant consent or waiver of prohibition or condition within fourteen days of the date of this deed (or, as the case may be, the date of the acquisition of the relevant Excluded Property) and, in respect of each such Excluded Property which provides that the relevant third party will not unreasonably withhold its consent to charging, to use all reasonable endeavours to obtain that consent as soon as possible and to keep the Security Agent informed of the progress of its negotiations.

3.8.3 Forthwith upon receipt of the relevant waiver or consent, the relevant formerly Excluded Property shall stand charged to the Security Agent under clause 3.2 (*Fixed Charges*). If required by the Security Agent at any time following receipt of that waiver or consent, the relevant Chargor will forthwith execute a valid legal mortgage in such form as the Security Agent shall reasonably require.

3.9 Intellectual Property Restricting Charging

3.9.1 There shall be excluded from the charge created by clause 3.2 (*Fixed Charges*) and from the operation of clause 4 (*Further Assurance*) any Intellectual Property in which a Chargor has an interest under any licence or other agreement which either precludes absolutely or conditionally

(including requiring the consent of any third party) that Chargor from creating any charge over its interest in that Intellectual Property (each an **Excluded Intellectual Property**) until the relevant condition or waiver has been satisfied or obtained.

3.9.2 For each Excluded Intellectual Property, each relevant Chargor undertakes to apply for the relevant consent or waiver of prohibition or condition promptly following the occurrence of an Event of Default which is continuing and, in respect of any licence or agreement which provides that the relevant third party will not unreasonably withhold its consent to charging, to use its reasonable endeavours to obtain such consent as soon as possible and to keep the Security Agent informed of the progress of its negotiations.

3.9.3 Forthwith upon receipt of the relevant waiver or consent, the relevant formerly Excluded Intellectual Property shall stand charged to the Security Agent under clause 3.2 (*Fixed Charges*). If required by the Security Agent, at any time following receipt of that waiver or consent, the relevant Chargor will forthwith execute a valid fixed charge or legal assignment in such form as the Security Agent shall reasonably require.

4 FURTHER ASSURANCE

4.1.1 Subject to the Agreed Security Principles, each Chargor shall promptly (and at its own expense) do all such acts or execute all such documents (including assignments, transfers, mortgages, charges, notices and instructions) as the Security Agent may reasonably specify (and in such form as the Security Agent may reasonably require in favour of the Security Agent or its nominee(s)):

(a) to perfect the Security created or intended to be created under or evidenced by this deed or for the exercise of any rights, powers and remedies of the Security Agent, any Receiver or the Secured Parties provided by or pursuant to this deed or by law;

(b) to confer on the Security Agent or on the Secured Parties Security over any property and assets of that Chargor located in any jurisdiction equivalent or similar to the Security intended to be conferred by or pursuant to this deed; and/or

(c) to facilitate the realisation of the assets which are, or are intended to be, the subject of the Security created by this deed.

4.1.2 Subject to the Agreed Security Principles, each 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 Security Agent or the Secured Parties by or pursuant to this deed.

5 UNDERTAKINGS - GENERAL

5.1 Duration of Undertakings

All of the undertakings given in this deed are given from the date of this deed and for so long as any security constituted by this deed remains in force.

5.2 Negative Pledge

No Chargor may create or agree to create or permit to subsist any Security or Quasi-Security over all or any part of the Charged Property except as permitted by and in accordance with the Senior Facilities Agreement.

5.3 Disposal Restrictions

No Chargor may enter into a single transaction or a series of transactions (whether related or not) and whether voluntary or involuntary to sell, lease, transfer or otherwise dispose of all or any part of the Charged Property except as permitted by and in accordance with the Senior Facilities Agreement.

5.4 Preservation of Charged Property

Each Chargor will observe and perform in all material respects all covenants and stipulations from time to time affecting the Charged Property, make all payments, carry out all registrations or renewals and generally take all steps which are necessary to preserve, maintain and renew when necessary or desirable all the Charged Property, save that these obligations shall not apply where the relevant Charged Property is either of limited value or not required for the business of the Chargor.

5.5 Documents Relating to Charged Property

5.5.1 Without prejudice to any specific requirements in this deed for the delivery of documents, each Chargor will promptly deliver to the Security Agent all documents relating to the Charged Property which the Security Agent from time to time reasonably requires.

5.5.2 The Security Agent may retain any document delivered to it under this deed for so long as any security constituted by this deed remains in force and, if for any reason it returns any document to the relevant Chargor (or its nominee) before that time, it may by notice to the relevant Chargor require that the relevant document be redelivered to it and the relevant Chargor shall promptly comply (or procure compliance) with that notice.

5.6 Power to Remedy

If a Chargor fails to comply with any undertaking given in this deed and that failure is not remedied to the satisfaction of the Security Agent within 14 days of the Security Agent notifying the Obligors' Agent that remedy is required, it will allow (and irrevocably authorises) the Security Agent, or any Delegate, to take any action on behalf of that Chargor which is necessary to ensure that those covenants are complied with.

6 MATERIAL PROPERTY

6.1 Maintenance

Each Chargor will keep in good and substantial repair all of the Material Property in which it has an interest.

6.2 Inspection

Each Chargor will permit the Security Agent and any person nominated by the Security Agent to enter into any Material Property which is part of the Charged Property in which it has an interest at all reasonable times during business hours and on not less than 24 hours' notice to view the state and condition of that Material Property and will remedy any material defect or want of repair forthwith after service by the Security Agent of notice of the defect or want of repair.

6.3 Material Property Acquisitions

Each Chargor will promptly notify the Security Agent if it acquires, or enters any agreement to acquire, any interest in Material Property.

6.4 Leases

Each Chargor shall:

- 6.4.1 comply in all material respects with all covenants and conditions applicable to it (whether as lessor, lessee or in any other capacity) contained in any lease, licence or other document relevant to its interest in any Material Property;
- 6.4.2 enforce the due observance and performance of all material covenants given for its benefit in relation to any Material Property;
- 6.4.3 not accept any surrender of any lease of Material Property in respect of which it is the lessor, except as permitted by the Senior Facilities Agreement or with the prior consent of the Security Agent; and
- 6.4.4 give immediate notice to the Security Agent if it receives any notice under the Acts or any proceedings are commenced against it for the forfeiture of any lease of any Material Property.

6.5 Perfection of Property Security

- 6.5.1 Each Chargor will, promptly following execution of this deed or (if later) acquisition of Material Property, deposit with the Security Agent (or as it shall direct) certified copies of all deeds and documents of title relating to all Material Property in which it has an interest and, if those deeds and documents are with the Land Registry, will promptly deposit them with the Security Agent (or as it shall direct) upon their release.
- 6.5.2 Each Chargor covenants and undertakes to the Security Agent that at all times during the continuance of the Security that the Chargor will in respect of any Material Property of the Chargor that is situated in Northern Ireland (including any unregistered properties subject to compulsory first registration at the date of this deed) and charged by way of legal mortgage or charge under this deed, the Chargor shall apply for this deed to be registered at the Land Registry of Northern Ireland and irrevocably consent to the Security Agent applying to the Land Registry of Northern Ireland for an inhibition to be entered against the folio number(s) of that Material Property on the prescribed Land Registry of Northern Ireland form in the following terms:

"No disposition of the registered estate by the registered owner of the registered estate is to be registered without a written consent signed by the registered owner for the time being of the charge dated [•] in favour of [•] or, if appropriate, signed on such registered owner's behalf by its secretary, authorised signatory or solicitor."
- 6.5.3 In respect of any part of the Material Property title to which is registered at the Land Registry of Northern Ireland, each Chargor certifies that the security created by this deed does not contravene any of the provisions of its articles of association.

7 INVESTMENTS

7.1 Investment Acquisitions

Each Chargor will promptly notify the Security Agent if it acquires, or enters any agreement to acquire, any interest in an Investment.

7.2 Voting and Distribution Rights

- 7.2.1 Until a Declared Default occurs, the relevant Chargor may:

- (a) receive and retain all dividends, distributions and other monies paid on or derived from the Investments; and
- (b) exercise all voting and other rights and powers attaching to the Investments provided that it may not exercise any such voting or other rights or powers in a manner which is inconsistent with any Senior Finance Document or which may be prejudicial to the value of the security given by this deed or the realisation of it.

7.2.2 On and after the occurrence of a Declared Default:

- (a) the relevant Chargor will promptly pay all dividends, distributions and other monies paid on or derived from the Investments into an account specified by the Security Agent; and
- (b) the Security Agent may (in its sole discretion) directly or indirectly (by instruction to the relevant legal owner of the relevant Investments) exercise, refrain from exercising or disclaim any right to exercise any voting or other rights and powers attaching to the Investments. Any exercise of such voting rights may only be for the purpose of preserving the value of the security given by this deed or facilitating the realisation of it. The relevant Chargor will promptly comply with any direction given by the Security Agent in relation to the exercise of voting or other rights and powers. Any such disclaimer will confer on the relevant Chargor the authority to direct the exercise of the disclaimed right, as if a Declared Default had not occurred, in accordance with clause 7.2.1(b) above.

7.2.3 At any time when any Investments are registered in the name of the Security Agent or its nominee, the Security Agent will not be under any duty to ensure that any dividends, distributions or other monies payable in respect of those Investments are duly and promptly paid or received by it or its nominee, or to verify that the correct amounts are paid or received, or to take any action in connection with the taking up of any (or any offer of any) stocks, shares, rights, monies or other property paid, distributed, accruing or offered at any time by way of interest, dividend, redemption, bonus, rights, preference, option, warrant or otherwise on or in respect of or in substitution for, any of those Investments.

7.3 Perfection of Investments Security

Each Chargor will promptly following the execution of this deed or (if later) acquisition of an Investment deposit with the Security Agent (or as it shall direct) all stock and share certificates and other documents of title relating to the Investments in which it has an interest together with stock transfer forms executed in blank and left undated on the basis that the Security Agent shall be able to hold such documents of title and stock transfer forms until the Secured Obligations have been irrevocably and unconditionally discharged in full and shall be entitled, at any time, following the occurrence of a Declared Default to complete, under its power of attorney given by clause 14 (*Attorney*) below, the stock transfer forms on behalf of the relevant Chargor in favour of itself or its nominee(s).

8 EQUIPMENT

8.1 Maintenance

Each Chargor will keep all Equipment in which it has an interest comprised in the Charged Property in good and substantial repair (fair wear and tear excepted) and in good working order.

8.2 Perfection of Equipment Security

Each Chargor will, promptly following a Declared Default securely affix to and maintain on each item of Equipment a plaque (which is conspicuous in size and place), inscribed as below and not conceal, alter or remove such plaque or its inscription or permit it to be concealed, altered or removed:

"NOTICE OF CHARGE

This [specify nature of Equipment] and additions and ancillary equipment are subject to a first fixed charge in favour of [name of the Security Agent (as security agent)]."

9 **BOOK DEBTS**

9.1 **Restriction on Dealings**

Without prejudice to clause 5.2 (*Negative Pledge*) and clause 5.3 (*Disposal Restrictions*) no Chargor may charge, factor, discount, assign or otherwise transfer any of the Book Debts in favour of any other person, or purport to do so unless permitted by the Senior Facilities Agreement or with the prior consent of the Security Agent.

10 **BANK ACCOUNTS**

10.1 **Perfection of Bank Account Security**

Each Chargor will, promptly following execution of this deed or (if later) designation of a Bank Account as an Operating Account:

10.1.1 give notice (substantially in the form set out in Schedule 8 (*Form of notice to Account Banks*)) to each institution with which it holds any Operating Account (each an **Account Bank**), of the charges created by this deed over those accounts and provide evidence satisfactory to the Security Agent (acting reasonably) of the delivery of that notice; and

10.1.2 use reasonable endeavours to procure that each Account Bank promptly acknowledges that notice by countersigning a copy of it and delivering that copy to the Security Agent.

11 **INTELLECTUAL PROPERTY**

11.1 **Intellectual Property Acquisitions**

Each Chargor will promptly notify the Security Agent if it creates, acquires, or enters any agreement to acquire, any interest in Intellectual Property which is of material value to its business.

11.2 **Perfection of Intellectual Property Security**

Each Chargor appoints the Security Agent as its agent to apply for the Secured Parties' interest in that Chargor's Intellectual Property to be recorded on any of the following registers, in the Security Agent's discretion:

11.2.1 the relevant Intellectual Property register of the UK Intellectual Property Office;

11.2.2 the relevant Intellectual Property register of the EU Intellectual Property Office; and

11.2.3 all other national, regional and international Intellectual Property registers.

12 **HEDGING AGREEMENTS AND ASSIGNED AGREEMENTS**

12.1 **Performance and Maintenance of Agreements**

Each Chargor will:

12.1.1 duly perform all its obligations under the Hedging Agreements and Assigned Agreements;

12.1.2 enforce the due observance and performance of all material covenants given for its benefit in relation to the Hedging Agreements and Assigned Agreements; and

12.1.3 not make or agree to make any amendments (except of a non-material and purely administrative nature) to, waive any of its rights under, or exercise any right to terminate any of the Hedging Agreements or Assigned Agreements, except:

(a) (in the case of the Hedging Agreements) as permitted by the Intercreditor Agreement;

(b) (in the case of the Assigned Agreements) as permitted by the Senior Facilities Agreement; or

(c) (in either case) with the prior consent of the Security Agent.

12.2 Proceeds of Hedging Agreements

Each Chargor will collect all amounts payable to it under the Hedging Agreements and deal with those monies subject to any restrictions or requirements contained in the Intercreditor Agreement.

12.3 Proceeds of Assigned Agreements

Each Chargor will, as agent for the Security Agent, collect all amounts payable to it under the Assigned Agreements and deal with those monies in accordance with the Senior Facilities Agreement.

12.4 Perfection of Agreements Security

12.4.1 Other than in the circumstances described in clause 12.4.2 below, each Chargor will, promptly:

(a) following execution of this deed (or, in respect of any Assigned Agreement designated as such or Hedging Agreement entered into after the date of execution of this deed, promptly thereafter) give notice (substantially in the form set out in the relevant part of Schedule 7 (Forms of notice to counterparties)) to the other parties to the Assigned Agreements and Hedging Agreements of the security created by this deed over its interest therein and provide evidence satisfactory to the Security Agent (acting reasonably) of the delivery of that notice; and

(b) use reasonable endeavours to procure that each counterparty promptly acknowledges that notice by countersigning a copy of it and delivering that copy to the Security Agent.

12.4.2 Where a party to this deed is a counterparty to an Assigned Agreement or a Hedging Agreement in existence at the time of creation of security over it by this deed, the execution of this deed by that party (in whatever capacity) will be treated as acknowledgement by it (in its capacity as counterparty to any relevant Assigned Agreement or Hedging Agreement) of notice of the security created by this deed and its confirmation of the matters set out in Part 1 of Schedule 7 (Forms of notice to counterparties).

13 INSURANCES

13.1 Proceeds of Insurances

Each Chargor will collect all amounts payable to it under the Insurances and deal with those monies in accordance with the Senior Facilities Agreement.

13.2 Perfection of Insurances Security

13.2.1 Each Chargor will, promptly following execution of this deed (or, in respect of any Insurances entered into after the date of execution of this deed, promptly thereafter):

(a) give notice (substantially in the form set out in the relevant part of Schedule 7 (Forms of notice to counterparties)) to the other parties to the Insurances of the security created by this deed over its interest therein and provide evidence satisfactory to the Security Agent (acting reasonably) of the delivery of that notice, and

(b) use reasonable endeavours to procure that each counterparty promptly acknowledges that notice by countersigning a copy of it and delivering that copy to the Security Agent.

13.2.2 Each Chargor will, promptly following request by the Security Agent, deposit with the Security Agent (or as it shall direct) all policy documents relating to the Insurances.

14 ATTORNEY

14.1 Each Chargor, by way of security, irrevocably and severally appoints the Security Agent, each Receiver and any person nominated for the purpose by the Security Agent or any Receiver (in writing and signed by an officer of the Security Agent or Receiver) as its attorney (with full power of substitution and delegation) in its name and on its behalf and as its act and deed to execute, deliver and perfect any deed, agreement or other instrument and to do any act or thing:

14.1.1 which that Chargor is required to do by the terms of any Senior Finance Document; and/or

14.1.2 which is for the purpose of enabling the exercise of any rights or powers conferred on the Security Agent or any Receiver by any Senior Finance Document or by law,

and each Chargor covenants with the Security Agent and each Receiver to ratify and confirm all such acts or things made, done or executed by that attorney.

14.2 The power given under clause 14.1 may be exercised at any time after:

14.2.1 the expiry of fifteen Business Days following the failure by the relevant Chargor to do that which it is required to do by the terms of any Senior Finance Document; or

14.2.2 a Declared Default has occurred, which is continuing.

15 ENFORCEMENT

15.1 Exercise of Enforcement Powers

At any time after a Declared Default has occurred or notice demanding payment of any sum which is then due but unpaid in respect of the Secured Obligations has been given by the Security Agent or any other Secured Party to any Chargor:

15.1.1 the security created by or pursuant to this deed is immediately enforceable;

15.1.2 the Security Agent may enforce all or any part of the security and take possession of and hold, sell or otherwise dispose and/or deal with all or any part of the Charged Property; and

15.1.3 the Security Agent may exercise the power of sale and all other rights and powers conferred by this deed or by statute (as varied or extended by this deed) on the Security Agent or on a Receiver, irrespective of whether the Security Agent has taken possession or appointed a Receiver of the Charged Property.

15.2 Appointment of Receiver or Administrator

15.2.1 Subject to clauses 15.2.4 and 15.2.5 below, if:

- (a) a Declared Default has occurred;
- (b) notice demanding payment of any sum which is then due but unpaid in respect of the Secured Obligations has been given by the Security Agent or any other Secured Party to any Chargor; or
- (c) so requested by the relevant Chargor,

the Security Agent may by writing under hand appoint any person (or persons) to be a Receiver of all or any part of the Charged Property.

15.2.2 Section 24 of the 1881 Act shall not apply to this deed.

15.2.3 Paragraph 15 of Schedule B1 to the Insolvency (Northern Ireland) Order 1989 shall apply to the floating charge created by this deed.

15.2.4 The Security Agent shall be entitled to appoint a Receiver save to the extent prohibited by Article 59A of the Insolvency (Northern Ireland) Order 1989.

15.2.5 A Receiver may not be appointed solely by reason of the obtaining of a moratorium under Article 14A of the Insolvency (Northern Ireland) Order 1989 in relation to a Chargor, or anything done with a view to obtaining such a moratorium.

15.3 Appropriation

15.3.1 In this deed, **financial collateral** has the meaning given to that term in the Financial Collateral Arrangements (No. 2) Regulations 2003.

15.3.2 If:

- (a) a Declared Default]has occurred; or
- (b) notice demanding payment of any sum which is due but unpaid in respect of the Secured Obligations has been given by the Security Agent or any other Secured Party to any Chargor,

the Security Agent may appropriate all or part of the financial collateral in or towards satisfaction of the Secured Obligations.

15.3.3 The Security Agent must attribute a value to the appropriated financial collateral in a commercially reasonable manner.

15.3.4 Where the Security Agent exercises its rights of appropriation and the value of the financial collateral appropriated differs from the amount of the Secured Obligations, as the case may be, either:

- (a) the Security Agent must account to the relevant Chargor for the amount by which the value of the appropriated financial collateral exceeds the Secured Obligations; or
- (b) the Chargors will remain liable to the Secured Parties for any amount whereby the value of the appropriated financial collateral is less than the Secured Obligations.

15.4 Restriction on Withdrawal of Dealing Authority

The Security Agent shall not be entitled to give any notice referred to in paragraph 2.1.2 of the notice in the form of Schedule 8 (*Form of notice to Account Banks*) unless and until a Declared Default has occurred or any of the circumstances described in clause 3.6 (*Conversion of Floating Charge*) or clause 3.7 (*Automatic Conversion of Floating Charge*) have arisen.

16 EXTENSION AND VARIATION OF STATUTORY POWERS

16.1 Statutory Powers

The powers conferred on mortgagees, receivers or administrative receivers by statute shall apply to the security created by this deed, unless they are expressly or impliedly excluded. If there is ambiguity or conflict between the powers conferred by statute and those contained in this deed, those contained in this deed shall prevail.

16.2 1881 Act and 1911 Act Powers

The power of sale and other powers conferred by section 19 of the 1881 Act and section 4 of 1911 Act shall arise on the date of this deed and for that purpose the Secured Obligations are deemed to have fallen due on the date of this deed.

16.3 Powers of Leasing

The Security Agent may lease, make agreements for leases at a premium or otherwise, accept surrenders of leases and grant options or vary or reduce any sum payable under any leases or tenancy agreements as it thinks fit, without the need to comply with any of the provisions of section 18 of the 1881 Act and section 3 of the 1911 Act.

16.4 Restrictions Disapplied

The restrictions on the consolidation of mortgages and on exercise of the power of sale imposed by section 17 of the 1881 Act and section 20 of the 1911 Act shall not apply to the security constituted by this deed.

17 STATUS, POWERS, REMOVAL AND REMUNERATION OF RECEIVER

17.1 Receiver as Agent

Each Receiver shall be the agent of the relevant Chargor which shall be solely responsible for his or her acts or defaults, and for his or her remuneration and expenses, and be liable on any agreements or engagements made or entered into by him. The Security Agent will not be responsible for any misconduct, negligence or default of a Receiver.

17.2 Powers of Receiver

Each Receiver appointed under this deed shall have all the powers conferred from time to time on receivers by the Acts and the Insolvency (Northern Ireland) Act 1989 (each of which is deemed incorporated in this deed), so that the powers set out in schedule 1 to the Insolvency (Northern Ireland) Order 1989 shall extend to every Receiver, whether or not an administrative receiver. In addition, notwithstanding any liquidation of the relevant Chargor, each Receiver shall have power to:

17.2.1 develop, reconstruct, amalgamate or diversify any part of the business of the relevant Chargor;

17.2.2 enter into or cancel any contracts on any terms or conditions;

- 17.2.3 incur any liability on any terms, whether secured or unsecured, and whether to rank for payment in priority to this security or not;
- 17.2.4 let or lease or concur in letting or leasing, and vary the terms of, determine, surrender leases or tenancies of, or grant options and licences over, or otherwise deal with, all or any of the Charged Property, without being responsible for loss or damage;
- 17.2.5 establish subsidiaries to acquire interests in any of the Charged Property and/or arrange for those subsidiaries to trade or cease to trade and acquire any of the Charged Property on any terms and conditions;
- 17.2.6 make and effect all repairs, renewals and improvements to any of the Charged Property and maintain, renew, take out or increase insurances;
- 17.2.7 exercise all voting and other rights attaching to the Investments and stocks, shares and other securities owned by the relevant Chargor and comprised in the Charged Property;
- 17.2.8 redeem any prior Security on or relating to the Charged Property and settle and pass the accounts of the person entitled to that prior Security, so that any accounts so settled and passed shall (subject to any manifest error) be conclusive and binding on the relevant Chargor and the money so paid shall be deemed to be an expense properly incurred by the Receiver;
- 17.2.9 appoint and discharge officers and others for any of the purposes of this deed and/or to guard or protect the Charged Property upon terms as to remuneration or otherwise as he may think fit;
- 17.2.10 settle any claims, accounts, disputes, questions and demands with or by any person who is or claims to be a creditor of the relevant Chargor or relating to any of the Charged Property;
- 17.2.11 implement or continue the development of (and obtain all consents required in connection therewith) and/or complete any buildings or structures on any Property comprised in the Charged Property;
- 17.2.12 purchase or acquire any land or any interest in or right over land;
- 17.2.13 exercise on behalf of the relevant Chargor all the powers conferred on a landlord or a tenant by any legislation from time to time in force in any relevant jurisdiction relating to rents or agriculture in respect of any part of the Property; and
- 17.2.14 do all other acts and things (including signing and executing all documents and deeds) as the Receiver considers to be incidental or conducive to any of the matters or powers in this clause 17.2, or otherwise incidental or conducive to the preservation, improvement or realisation of the Charged Property, and use the name of the relevant Chargor for all such purposes,

and in each case may use the name of any Chargor and exercise the relevant power in any manner which he may think fit.

17.3 Removal of Receiver

The Security Agent may by notice remove from time to time any Receiver appointed by it (subject to the provisions of Article 55 of the Insolvency (Northern Ireland) Order 1989 in the case of administrative receivership) and, whenever it may deem appropriate, appoint a new Receiver in the place of any Receiver whose appointment has terminated, for whatever reason.

17.4 Remuneration of Receiver

The Security Agent may from time to time fix the remuneration of any Receiver appointed by it. Section 24 of the 1881 Act shall not apply to a Receiver appointed under this deed.

17.5 Several Receivers

If at any time there is more than one Receiver, each Receiver may separately exercise all of the powers conferred by this deed (unless the document appointing such Receiver states otherwise).

18 PROTECTION OF THIRD PARTIES

18.1 No Obligation to Enquire

No purchaser from, or other person dealing with, the Security Agent, any Receiver or Delegate shall be obliged or concerned to enquire whether:

18.1.1 the right of the Security Agent or any Receiver to exercise any of the powers conferred by this deed has arisen or become exercisable or as to the propriety or validity of the exercise or purported exercise of any such power; or

18.1.2 any of the Secured Obligations remain outstanding or be concerned with notice to the contrary and the title and position of such a purchaser or other person shall not be impeachable by reference to any of those matters.

18.2 Receipt Conclusive

The receipt of the Security Agent or any Receiver shall be an absolute and a conclusive discharge to a purchaser, and shall relieve him of any obligation to see to the application of any moneys or other consideration paid to or by the direction of the Security Agent or any Receiver.

19 PROTECTION OF SECURITY AGENT AND RECEIVER

19.1 Role of Security Agent

The provisions set out in clause 32 (*Role of the Facility Agent, the Arrangers and Others*) of the Senior Facilities Agreement and clause 21 (*The Security Agent*) of the Intercreditor Agreement shall govern the rights, duties and obligations of the Security Agent under this deed.

19.2 Delegation

The Security Agent may delegate by power of attorney or in any other manner all or any of the powers, authorities and discretions which are for the time being exercisable by it under this deed to any person or persons upon such terms and conditions (including the power to sub-delegate) as it may think fit. The Security Agent will not be liable or responsible to any Chargor or any other person for any losses arising from any act, default, omission or misconduct on the part of any Delegate.

19.3 No Liability

Neither the Security Agent nor any Receiver or Delegate shall be liable in respect of any of the Charged Property or 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, their respective powers, unless caused by its or his or her gross negligence or wilful default.

19.4 Possession of Charged Property

Without prejudice to clause 19.3 (*No Liability*), if the Security Agent or any Delegate enters into possession of the Charged Property, it will not be liable to account as mortgagee in possession and may at any time at its discretion go out of such possession.

20 APPLICATION OF ENFORCEMENT PROCEEDS

20.1 Order of Application

All proceeds of enforcement (whether cash or non-cash) received or recovered by the Security Agent or any Receiver pursuant to this deed shall (subject to the claims of any person having prior rights thereto) be applied in the order and manner specified by the Intercreditor Agreement notwithstanding any purported appropriation by any Chargor.

20.2 Suspense Account

20.2.1 Until the Secured Obligations are paid in full, each Secured Party may place and keep (to the extent possible and for such time as it shall determine) any recoveries or other proceeds of enforcement (whether cash or non-cash) received pursuant to this deed or otherwise on account of any Chargor's liability in respect of the Secured Obligations in an interest bearing separate suspense account, without having any obligation to apply all or any part of the same in or towards discharge of the Secured Obligations.

20.2.2 If the security created by this deed is enforced at a time when no amount is due under the Senior Finance Documents but at the time when amounts may or will become due, a Secured Party may pay any recoveries or other proceeds of enforcement into a suspense account.

21 PROTECTION OF SECURITY

21.1 Continuing Security

This security is to be a continuing security notwithstanding any intermediate payment or settlement of all or any part of the Secured Obligations or any other matter or thing.

21.2 Other Security

21.2.1 This security is to be in addition to and shall neither be merged in nor in any way exclude or prejudice or be affected by any other security or other right which the Security Agent or any other Secured Party may now or after the date of this deed hold for any of the Secured Obligations.

21.2.2 This security may be enforced against each Chargor without first having recourse to any other rights of the Security Agent or any other Secured Party.

21.3 Cumulative Powers

21.3.1 The powers which this deed confers on the Security Agent, the other Secured Parties and any Receiver appointed under this deed are cumulative, without prejudice to their respective powers under the general law, and may be exercised as often as the relevant person thinks appropriate.

21.3.2 The Security Agent, the other Secured Parties or the Receiver may, in connection with the exercise of their powers, join or concur with any person in any transaction, scheme or arrangement whatsoever.

- 21.3.3 The respective powers of the Security Agent, the other Secured Parties and the Receiver will in no circumstances be suspended, waived or otherwise prejudiced by anything other than an express consent or amendment.

21.4 Amounts Avoided

If any amount paid by a Chargor in respect of the Secured Obligations is capable of being avoided or set aside on the liquidation or administration of the relevant Chargor or otherwise, then for the purposes of this deed that amount shall not be considered to have been paid. No interest shall accrue on any such amount, unless and until such amount is so avoided or set aside.

21.5 Discharge Conditional

If any discharge, release or arrangement (whether in respect of the obligations of any Chargor or other Obligor, or in respect of any security for those obligations or otherwise) is made by a Secured Party 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, then the liability of each Chargor under this deed will continue or be reinstated as if the discharge, release or arrangement had not occurred.

21.6 Waiver of Defences

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

- 21.6.1 any time, waiver or consent granted to, or composition with, any person;
- 21.6.2 the release of any person under the terms of any composition or arrangement;
- 21.6.3 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, any person;
- 21.6.4 any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of any other person;
- 21.6.5 any amendment, novation, supplement, extension, restatement (however fundamental and whether or not more onerous) or replacement of a Senior Finance Document or any other document or security;
- 21.6.6 any unenforceability, illegality or invalidity of any obligation of any person under any Senior Finance Document or any other document or security; or
- 21.6.7 any insolvency or similar proceedings.

21.7 Non-competition

Until all amounts which may be or become payable in respect of the Secured Obligations have been irrevocably paid in full and unless the Security Agent otherwise directs, no Chargor will exercise any rights which it may have by reason of performance by it of its obligations under this deed or by reason of any amounts being payable, or liability arising under this deed:

- 21.7.1 to claim any right of indemnity or contribution in respect of any payment made or other satisfaction of that Chargor's liability under this deed;

21.7.2 to take the benefit (whether by way of subrogation or otherwise) of any rights of the Secured Parties under the Senior Finance Documents; and/or

21.7.3 to claim or prove as a creditor of any Obligor in competition with any Secured Party.

Each Chargor shall hold any benefit, payment or distribution received by it contrary to this clause 21.7 (*Non-competition*) on trust for the Secured Parties and shall promptly pay or transfer the same to the Security Agent or as the Security Agent may direct for application in accordance with clause 20 (*Application of Enforcement Proceeds*).

21.8 Release of Right of Contribution

If any Chargor (a **Retiring Chargor**) ceases to be a Chargor in accordance with the terms of the Senior Finance Documents for the purpose of any sale or other disposal of that Chargor, then on the date such Chargor ceases to be a Chargor:

21.8.1 that Chargor is released by each other Chargor from any liability (whether past, present or future and whether actual or contingent) to make a contribution to any other Chargor arising by reason of the performance by any other Chargor of its obligations under the Senior Finance Documents; and

21.8.2 each other Chargor waives any rights it may have by reason of the performance of its obligations under the Senior Finance Documents 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 any Senior Finance Document or of any other security taken pursuant to, or in connection with, any Senior Finance Document where such rights or security are granted by or in relation to the assets of the Retiring Chargor.

21.9 Subsequent Security - Ruling-off Accounts

If the Security Agent or any other Secured Party receives notice of any subsequent Security or other interest affecting any of the Charged Property (except as permitted by the Senior Facilities Agreement) it may open a new account for the relevant Chargor in its books. If it does not do so then (unless it gives express notice to the contrary to the Obligors' Agent), as from the time it receives that notice, all payments made by the relevant Chargor to it shall (in the absence of any express appropriation to the contrary) be treated as having been credited to a new account of the relevant Chargor and not as having been applied in reduction of the Secured Obligations.

21.10 Redemption of Prior Charges

The Security Agent may, at any time after a Declared Default has occurred, redeem any prior Security on or relating to any of the Charged Property or procure the transfer of that Security to itself, and may settle and pass the accounts of any person entitled to that prior Security. Any account so settled and passed shall (subject to any manifest error) be conclusive and binding on each Chargor. Each Chargor will on demand pay to the Security Agent all principal monies and interest and all losses incidental to any such redemption or transfer.

22 SET-OFF

Any Secured Party may set off any matured obligation due from a Chargor under the Senior Finance Documents (to the extent beneficially owned by that Secured Party) against any matured obligation owed by that Secured Party to that Chargor, regardless of the place of payment, booking branch or currency of either obligation. 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.

23 CHANGES TO PARTIES

23.1 Assignment by the Security Agent

The Security Agent may at any time assign or otherwise transfer all or any part of its rights under this deed in accordance with the Senior Finance Documents.

23.2 Changes to Parties

Each Chargor authorises and agrees to changes to parties under clause 28 (*Changes to the Lenders*) and clause 30 (*Changes to the Obligors*) of the Senior Facilities Agreement and clause 20 (*Changes to the Parties*) of the Intercreditor Agreement and authorises the Security Agent to execute on its behalf any document required to effect the necessary transfer of rights or obligations contemplated by those provisions.

23.3 Consent of Chargors

Each Chargor consents to the accession to this deed of additional Chargors and agrees that any such accession will in no way prejudice the Security granted by it, or affect the covenants given by it, in this deed.

24 CURRENCY

24.1 Conversion

All monies received or held by the Security Agent or any Receiver under this deed may be converted into any other currency which the Security Agent considers necessary to discharge any obligations and liabilities comprised in the Secured Obligations in that other currency at a market rate of exchange then prevailing.

24.2 No Discharge

No payment to the Security Agent (whether under any judgment or court order or otherwise) shall discharge any obligation or liability in respect of which it was made unless and until the Security Agent has received payment in full in the currency in which the obligation or liability is payable or, if the currency of payment is not specified, was incurred. To the extent that the amount of any such payment shall on actual conversion into that currency fall short of that obligation or liability expressed in that currency, the Security Agent shall have a further separate cause of action in relation to the shortfall and shall be entitled to enforce the security constituted by this deed to recover that amount.

25 MISCELLANEOUS

25.1 Certificates Conclusive

A certificate or determination of the Security Agent as to any amount or rate under this deed is, in the absence of manifest error, conclusive evidence of the matter to which it relates.

25.2 Invalidity of any Provision

If any provision of this deed is or becomes invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not be affected or impaired in any way.

25.3 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.

25.4 Failure to Execute

Failure by one or more parties (**Non-Signatories**) to execute this deed on the date hereof will not invalidate the provisions of this deed as between the other parties who do execute this deed. Such Non-Signatories may execute this deed on a subsequent date and will thereupon become bound by its provisions.

25.5 Covenant to Release

Once all the Secured Obligations have been paid in full and none of the Security Agent nor any Secured Party has any actual or contingent liability to advance further monies to, or incur liability on behalf of, any member of the Group, the Security Agent and each Secured Party shall, at the request and cost of each Chargor, take any action which is necessary to release or reassign the Charged Property from the security constituted by this deed.

26 GOVERNING LAW AND JURISDICTION

26.1.1 This deed and any non-contractual obligations arising out of or in connection with it shall be governed by and construed in accordance with the laws of Northern Ireland.

26.1.2 The courts of Northern Ireland have exclusive jurisdiction to settle any dispute arising out of or in connection with this deed (including a dispute regarding the existence, validity or termination of this deed or any non-contractual obligation arising out of or in connection with this deed) (a **Dispute**).

26.1.3 The parties to this deed agree that the courts of Northern Ireland are the most appropriate and convenient courts to settle Disputes and accordingly no party will argue to the contrary.

IN WITNESS whereof this deed has been duly executed and delivered on the above date first above written.

SCHEDULE 1

CHARGORS

Name	Registered Number
Send For Help Limited	07142015
Guardian24 Limited	NI035286

SCHEDULE 2

PROPERTY

Registered Land

None at the date of this deed.

Unregistered Land

None at the date of this deed.

SCHEDULE 3

SUBSIDIARY SHARES

Chargor	Subsidiary	Number and class of shares	Details of nominees (if any) holding legal title to shares
Send For Help Limited	Guardian24 Limited	1,623,700 ordinary shares of £1.00	N/A

SCHEDULE 4

OPERATING ACCOUNTS

None present at the date hereof

SCHEDULE 5

ASSIGNED AGREEMENTS (CONTRACTS)

None present at the date hereof

SCHEDULE 6

INTELLECTUAL PROPERTY

Trade Mark	Valid from	Valid for	Description	Class	Chargor
0002504548	10.04.2009	Ten years	Helmet device (logo)	9, 45	Guardian24 Limited
00003109220 (UK)	18.05.2015	Ten years	Guardian24 Logo	9, 45	Guardian24 Limited
00003109224 (UK)	18.05.2015	Ten years	Guardian24	9, 45	Guardian24 Limited
00003109233 (UK)	18.05.2015	Ten years	MICROGUARD	9, 45	Guardian24 Limited

SCHEDULE 7

FORMS OF NOTICE TO COUNTERPARTIES

Part 1

Form of notice to counterparties of Assigned Agreements/Hedging Agreements

To: **[insert name and address of counterparty]**

Dated: [•]

Dear Sirs

Re: [here identify the relevant Assigned Agreement/Hedging Agreement] (the Agreement)

We notify you that **[insert name of Chargor]** (the **Chargor**) has assigned to **[insert name of Security Agent]** (the **Security Agent**) for the benefit of itself and certain other parties (the **Secured Parties**) all its right, title and interest in the Agreement as security for certain obligations owed by the Chargor and others to the Secured Parties.

We further notify you that:

- 1 the Chargor may not amend or terminate the Agreement without the prior written consent of the Security Agent;
- 2 you may continue to deal with the Chargor in relation to the Agreement until you receive written notice to the contrary from the Security Agent. Thereafter, the Chargor will cease to have any right to deal with you in relation to the Agreement and therefore from that time you should deal only with the Security Agent;
- 3 you are authorised to disclose information in relation to the Agreement to the Security Agent on request;
- 4 after receipt of written notice in accordance with paragraph 2 above, you must pay all monies to which the Chargor is entitled under the Agreement direct to the Security Agent (and not to the Chargor) unless the Security Agent otherwise agrees in writing; and
- 5 the provisions of this notice may only be revoked with the written consent of the Security Agent.

Please sign and return the enclosed copy of this notice to the Security Agent (with a copy to the Chargor) by way of confirmation that:

- 5.1.1 you agree to the terms set out in this notice and to act in accordance with its provisions;
- 5.1.2 you have not received notice that the Chargor has assigned or charged its rights under the Agreement to a third party or created any other interest (whether by way of security or otherwise) in the Agreement in favour of a third party; and
- 5.1.3 you have not claimed or exercised, nor do you have any outstanding right to claim or exercise against the Chargor any right of set-off, counter-claim or other right relating to the Agreement.

The provisions of this notice are governed by the laws of Northern Ireland.

Yours faithfully

.....

Name:

for and on behalf of

[insert name of Chargor]

[On acknowledgement copy]

To: [insert name and address of Security Agent]

Copy to: [insert name and address of Chargor]

We acknowledge receipt of the above notice and confirm the matters set out in paragraphs 5.1.1 to 5.1.3 above.

.....

Name:

for and on behalf of

[insert name of Counterparty]

Dated: [•]

Part 2
Form of notice to insurers

To: **[insert name and address of insurance company]**

Dated: [•]

Dear Sirs

Re: [here identify the relevant insurance policy(ies)] (the Policies)

We notify you that **[insert name of Chargor]** (the **Chargor**) has assigned to **[insert name of Security Agent]** (the **Security Agent**) for the benefit of itself and certain other parties (the **Secured Parties**) all its right, title and interest in the benefits arising under the Policies (including rights of recovery and proceeds) as security for certain obligations owed by the Chargor and others to the Secured Parties. The Chargor remains the insured person under the Policies.

We further notify you that:

- 1 the Chargor may not amend or terminate the Policies without the prior written consent of the Security Agent;
- 2 you may continue to deal with the Chargor in relation to the Policies until you receive written notice to the contrary from the Security Agent. Thereafter, the Chargor will cease to have any right to deal with you in relation to the Policies and therefore from that time you should deal only with the Security Agent;
- 3 you are authorised to disclose information in relation to the Policies to the Security Agent on request; and
- 4 the provisions of this notice may only be revoked with the written consent of the Security Agent.

Please sign and return the enclosed copy of this notice to the Security Agent (with a copy to the Chargor) by way of confirmation that:

- 5.1.1 you agree to act in accordance with the provisions of this notice;
- 5.1.2 you have noted the Security Agent's interest as first mortgagee and as first loss payee on the Policies;
- 5.1.3 after receipt of written notice in accordance with paragraph 2 above, you will pay all monies to which the Chargor is entitled under the Policies direct to the Security Agent (and not to the Chargor) unless the Security Agent otherwise agrees in writing;
- 5.1.4 you will not cancel or otherwise allow the Policies to lapse without giving the Security Agent not less than 14 days' written notice;
- 5.1.5 you have not received notice that the Chargor has assigned or charged its rights under the Policies to a third party or created any other interest (whether by way of security or otherwise) in the Policies in favour of a third party; and
- 5.1.6 you have not claimed or exercised nor do you have any outstanding right to claim or exercise against the Chargor, any right of set-off, counter-claim or other right relating to the Policies.

The provisions of this notice are governed by the laws of Northern Ireland.

Yours faithfully

.....
Name:

for and on behalf of

[insert name of Chargor]

[On acknowledgement copy]

To: *[insert name and address of Security Agent]*

Copy to: *[insert name and address of Chargor]*

We acknowledge receipt of the above notice and confirm the matters set out in paragraphs 5.1.1 to 5.1.6 above.

.....
Name:

for and on behalf of

[insert name of insurance company]

Dated: [•]

FORM OF NOTICE TO ACCOUNT BANKS

Dear Sirs

Re: The [•] Group of Companies - Security over Bank Accounts

2 We also advise you that:

2.1.1 by counter-signing this notice the Security Agent confirms that the Customers may make withdrawals from the Charged Accounts designated as "Not blocked" in the schedule below until such time as the Security Agent shall notify you in writing that their permission is withdrawn. That permission may be withdrawn or modified by the Security Agent in its absolute discretion at any time; and

2.1.2 the provisions of this notice may only be revoked or varied with the prior written consent of the Security Agent.

3 Please sign and return the enclosed copy of this notice to the Security Agent (with a copy to the Parent) by way of your confirmation that:

3.1.1 you agree to act in accordance with the provisions of this notice;

3.1.2 you have not received notice that any Customer has assigned or charged its rights to the monies standing to the credit of the Charged Accounts or otherwise granted any security or other interest over those monies in favour of any third party;

3.1.3 you will not 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, except for the netting of credit and debit balances pursuant to current account netting arrangements previously approved in writing by the Security Agent; and

- 3.1.4 you have not claimed or exercised, nor do you have outstanding any right to claim or exercise against any Customer, any right of set-off, counter-claim or other right relating to the Charged Accounts.

The provisions of this notice are governed by the laws of Northern Ireland.

SCHEDULE

Customer	Account Number	Sort Code
[•]	[•]	[•]

Yours faithfully,

.....
Name:

for and on behalf of

[Insert name of Obligors' Agent]

as agent for and on behalf of

all of the Customers

Counter-signed by

.....
Name:

for and on behalf of

[Insert name of Security Agent]

[On acknowledgement copy]

To: **[Insert name and address of Security Agent]**

Copy to: **[Insert name of "topco" Chargor]** (on behalf of all the Customers)

We acknowledge receipt of the above notice and confirm the matters set out in paragraphs (a) to (d) above.

.....
Name:

for and on behalf of

[Insert name of Account Bank]

Dated: [•]

SCHEDULE 9

FORM OF SECURITY ACCESSION DEED

[THIS INSTRUMENT MUST BE REGISTERED AT THE COMPANIES REGISTRY CONSIDER OTHER NECESSARY FILINGS]

THIS SECURITY ACCESSION DEED is made on [•]

BETWEEN:

- (1) [•] (a company incorporated in [•] with registered number[•]) (the **New Chargor**); and
- (2) [•] as security trustee for itself and the other Secured Parties (the **Security Agent**).

RECITAL:

This deed is supplemental to a debenture dated [•] between, inter alia, the Chargors named therein and the Security Agent, as previously supplemented and amended by earlier Security Accession Deeds (if any) (the **Debenture**).

NOW THIS DEED WITNESSES as follows:

1 INTERPRETATION

1.1 Definitions

Terms defined in the Debenture have the same meaning when used in this deed.

1.2 Construction

Clause 1.2 (*Construction*) of the Debenture will be deemed to be set out in full in this deed, but as if references in that clause to the Debenture were references to this deed.

2 ACCESSION OF NEW CHARGOR

2.1 Accession

The New Chargor agrees to be a Chargor for the purposes of the Debenture with immediate effect and agrees to be bound by all of the terms of the Debenture as if it had originally been a party to it as a Chargor.

2.2 Covenant to Pay

[Subject to any limits on its liability specifically recorded in the Senior Finance Documents,] the New Chargor as primary obligor covenants with the Security Agent (for the benefit of itself and the other Secured Parties) that it will pay on demand the Secured Obligations when they fall due for payment.

2.3 Real Property

The New Chargor, as legal and beneficial owner to the intent that the charges contained in this deed will be a continuing security for the payment and discharge of the Secured Obligations in favour of the Security Agent:

- 2.3.1 **HEREBY GRANTS, CONVEYS AND TRANSFERS** unto the Security Agent on the terms set out in this deed, to the extent that title to the Property is of freehold tenure and not subject to registration in the Land Registry of Northern Ireland pursuant to the Land Registration Act (Northern Ireland) 1970, **ALL THAT AND THOSE** the Property **TO HOLD** the same unto the Security Agent in fee simple subject to the proviso for redemption contained in this deed;
- 2.3.2 **HEREBY DEMISES** unto the Security Agent on the terms set out in this deed, to the extent that title to the Property is of leasehold tenure and not subject to registration in the Land Registry of Northern Ireland pursuant to the Land Registration Act (Northern Ireland) 1970, **ALL THAT AND THOSE** the Property **TO HOLD** the same unto the Security Agent for the residues of the respective terms of years for which it now holds the same less the last three days thereof of each such term subject to the proviso for redemption contained in this deed;
- 2.3.3 As registered owner or as the person entitled to be registered as owner **HEREBY CHARGES** all Property the ownership of which is registered in the Land Registry of Northern Ireland or is required to be so registered pursuant to the Land Registration (Northern Ireland) Act 1970 and **HEREBY ASSENTS** to the registration of the charge as a burden on the said property; and
- 2.3.4 **HEREBY CHARGES** as a first fixed charge all future freehold property of the Chargor (whether or not registered), together with all buildings, fixtures (including trade fixtures) and fixed plant and machinery from time to time thereon.

2.4 Fixed Charges

The New Chargor, as security for the payment and discharge of the Secured Obligations, charges in favour of the Security Agent as legal and beneficial owner all of its right, title and interest in the following assets, both present and future, from time to time owned by it or in which it has an interest and, in each case, all Related Rights:

- 2.4.1 by way of first fixed charge:
- (a) all other interests (not effectively charged under paragraph 2.3.1) in the Property;
 - (b) all Subsidiary Shares (including as specified in Schedule 3 (*Subsidiary Shares*));
 - (c) all Investments (other than the Subsidiary Shares);
 - (d) all Equipment;
 - (e) all Book Debts;
 - (f) all Intellectual Property (including as specified in Schedule 6 (*Intellectual Property*));
 - (g) its goodwill and uncalled capital;
 - (h) to the extent not effectively assigned by paragraph 2.5 (*Security Assignment*):
 - (i) the Assigned Agreements;
 - (ii) the Insurances; and
 - (iii) the Hedging Agreements.

2.5 Security Assignment

As further security for the payment and discharge of the Secured Obligations, the New Chargor assigns absolutely as legal and beneficial owner favour of the Security Agent all its right, title and interest in the following assets, both present and future, and in each case, all Related Rights:

2.5.1 the Assigned Agreements (including as specified in Schedule 5 (*Assigned Agreements (Contracts)*));

2.5.2 the Insurances (including as specified in Schedule 6 (*Insurance Policies*)); and

2.5.3 the Hedging Agreements,

provided that on payment or discharge in full of the Secured Obligations the Security Agent will at the request and cost of the New Chargor re-assign the relevant rights, title and interest in the assigned assets to the New Chargor (or as it shall direct).

2.6 Fixed Security

Paragraph 2.4 (*Fixed Charges*) and paragraph 2.5 (*Security Assignment*) shall be construed as creating a separate and distinct mortgage, fixed charge or security assignment over each relevant asset within any particular class of assets specified in this deed. Any failure to create effective fixed security (for whatever reason) over an asset shall not affect the fixed nature of the security on any other asset, whether within the same class of assets or not.

2.7 Floating Charge

As further security for the payment and discharge of the Secured Obligations, the New Chargor charges with full title guarantee in favour of the Security Agent by way of first floating charge all its assets, both present and future, not effectively charged by way of first fixed charge under paragraph 2.4 (*Fixed Charges*) or assigned under paragraph 2.5 (*Security Assignment*) and, in each case, all Related Rights.

3 INCORPORATION INTO DEBENTURE

The Debenture and this deed shall be read together as one instrument on the basis that references in the Debenture to "this deed" will be deemed to include this deed.

4 NOTICES

The New Chargor confirms that its address details for notices in relation to clause 36 (*Notices*) of the Senior Facilities Agreement are as follows:

Address: [•]

Facsimile: [•]

Attention: [•]

5 LAW

This deed and any dispute, controversy, proceedings or claims of whatever nature arising out of or in any way relating to this deed (including any non-contractual disputes or claims) shall be governed by, and construed in accordance with, the laws of Northern Ireland.

IN WITNESS whereof this deed has been duly executed and delivered on the date first above written.

SCHEDULE 1

FREEHOLD AND LEASEHOLD PROPERTY

SCHEDULE 2
SUBSIDIARY SHARES

SCHEDULE 3

COLLECTION ACCOUNTS (NOT BLOCKED)

SCHEDULE 4
INTELLECTUAL PROPERTY

SCHEDULE 5
ASSIGNED AGREEMENTS

SCHEDULE 6
INSURANCE POLICIES

SIGNATORIES TO DEED OF ACCESSION

New Chargor

EXECUTED as a deed by
[insert name in bold and upper case]:

Director

Director/Secretary

OR

EXECUTED as a deed by
[insert name in bold and upper case]:

(Witness' Signature)

Director

(Witness' Name)

(Witness' Address)

(Witness' Occupation)

Notice Details

Address:

Facsimile:

Attention:

The Security Agent

Signed for and on behalf of
[insert name of Security Agent in bold and upper case]

(Authorised signatory)

Notice Details

Address: [•]

Facsimile: [•]

Email: [•]


Attention: [•]

SIGNATORIES TO DEBENTURE

Chargors

Immediate Parent

EXECUTED as a deed by
SEND FOR HELP LIMITED:


(Witness' Signature)

(Witness' Name)

(Witness' Address)

(Witness' Occupation)

Guy Ruddy


Sol
Squire Patton Boggs (UK) LLP
Wellington Place
Leeds
LS1 4AP


Director

Guy Ruddy
Solicitor
Squire Patton Boggs (UK) LLP
6 Wellington Place
Leeds
LS1 4AP


(Witness' Signature)

JAIME CARR
(Witness' Name)


(Witness' Address)

TRAINEE SOLICITOR
(Witness' Occupation)

Notice Details

Address: 457 Kingston Road, Epsom, Surrey, England KT19 0DB
Facsimile: 0208 786 3334
Attention: Finance Director

EXECUTED as a deed by
GUARDIAN24 LIMITED



(Witness' Signature)



Director

(Witness' Name)

Guy Ruddy
Solicitor
Squire Patton Boggs (UK) LLP
6 Wellington Place
Leeds
LS1 4AP

(Witness' Address)

(Witness' Occupation)



(Witness' Signature)

James Washington

(Witness' Name)



(Witness' Address)

Solicitor

(Witness' Occupation)

Notice Details

Address: 457 Kingston Road, Epsom, Surrey, England KT19 0DB
Facsimile: 0208 786 3334
Attention: Finance Director

The Security Agent

Signed for and on behalf of
GLAS TRUST CORPORATION LIMITED

A black rectangular redaction box covering the signature of the authorised signatory.

(Authorised signatory)

Iva Bardhi
Transaction Manager

Notice Details

Address: 45 Ludgate Hill, London EC4R 7JU
Facsimile: +44 (0)20 3070 0133
Attention: Transaction Management Group / Project Crusoe
Email: tmg@glas.agency

Re: [REDACTED]