



**Registration of a Charge**

Company name: **ATLAS HOTELS (STIRLING) LIMITED**

Company number: **SC156661**



X8KPNVNU

Received for Electronic Filing: **20/12/2019**

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**Details of Charge**

Date of creation: **12/12/2019**

Charge code: **SC15 6661 0016**

Persons entitled: **MOUNT STREET MORTGAGE SERVICING LIMITED (AS SECURITY AGENT)**

Brief description:

**Contains floating charge(s) .**

**Contains negative pledge.**

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**Authentication of Form**

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

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**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.**





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

Company number: 156661

Charge code: SC15 6661 0016

The Registrar of Companies for Scotland hereby certifies that a charge dated 12th December 2019 and created by ATLAS HOTELS (STIRLING) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th December 2019 .

Given at Companies House, Edinburgh on 23rd December 2019

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



**Companies House**



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES



SHEPHERD+WEDDERBURN

SCOTTISH FLOATING CHARGE

between

ATLAS HOTELS (STIRLING) LIMITED

as Chargor

and

MOUNT STREET MORTGAGE SERVICING LIMITED

as Security Agent

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25 November 2019

**FLOATING CHARGE** between

- (1) **ATLAS HOTELS (STIRLING) LIMITED**, a company incorporated in Scotland with registered number SC156661 and having its registered office at 15 Atholl Crescent, Edinburgh, United Kingdom EH3 8HA (the "**Chargor**");

and

- (2) **MOUNT STREET MORTGAGE SERVICING LIMITED**, a company incorporated in England and Wales with registered number 03411668 and having its registered office at 10 Queen Street Place, London, United Kingdom EC4R 1AG, in its capacity as security trustee for each of the Secured Parties under and in terms of the Facility Agreement aftermentioned (the "**Security Agent**" which expression shall include its successors and assignees as security trustee aforesaid).

**WHEREAS**

- (A) Pursuant to the terms of the Facility Agreement the Original Lender has agreed to make available to the Borrower a certain loan facility.
- (B) The Chargor is party to the Facility Agreement as an Original Guarantor.
- (C) In security of the payment and discharge of the Secured Liabilities the Chargor has agreed to grant this Scottish Floating Charge.
- (D) Pursuant to the terms of the Facility Agreement the Security Agent has agreed to hold the benefit of this Scottish Floating Charge (and the security created pursuant hereto) on trust for the Secured Parties.

**IT IS AGREED** as follows:

**1. Definitions and interpretation**

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**1.1 Definitions**

In this Scottish Floating Charge:

"Borrower"	has the meaning given to that term in the Facility Agreement;
"English Floating Charge"	means any floating charge governed by English law and granted by the Chargor in favour of the Security Agent as security for the Secured Liabilities (including, but not limited to, pursuant to the English Security Agreement);
"English Security Agreement"	means the English law security agreement entered into on or around the effective date hereof between, amongst others, the Chargor and the Security Agent as security for the Secured Liabilities;
"Event of Default"	has the meaning given to that term in the Facility Agreement;
"Facility Agreement"	means the £350,000,000 facility agreement dated on or around the effective date hereof and entered into between, amongst others, Titan Acquisition Limited (as borrower), Morgan Stanley Bank, N.A. (as arranger and original lender), the Security Agent, and Mount Street Mortgage Servicing Limited (as agent);
"Finance Document"	has the meaning given to that term in the Facility Agreement;

"Finance Party"	has the meaning given to that term in the Facility Agreement;
"Investment"	means all Shares, securities, certificates of deposit and other investments; all interests in collective investment schemes and partnerships and all warrants, options and rights to subscribe for any investment whether held directly by or to the order of the Chargor or by any trustee, nominee, custodian, fiduciary or clearance system on its behalf (including all rights against any such trustee, nominee, custodian, fiduciary or clearance system);
"Lender"	has the meaning given to that term in the Facility Agreement;
"Obligor"	has the meaning given to that term in the Facility Agreement;
"Original Lender"	has the meaning given to that term in the Facility Agreement;
"Party"	means a party to this Scottish Floating Charge;
"Receiver"	means a receiver, Scottish receiver, receiver and manager or, where permitted by law, an administrative receiver of the whole or any part of the Security Assets and that term will include any appointee made under a joint or several appointment;
"Related Rights"	means, to the extent applicable, in relation to any asset: <ul style="list-style-type: none"> <li>(a) the proceeds of sale or rental of any part of that asset;</li> <li>(b) all rights under any licence, agreement for sale or agreement for lease in respect of that asset;</li> <li>(c) all rights, powers, benefits, claims, causes of action, contracts, warranties, remedies, security, guarantees, indemnities or covenants for title in respect of or derived from that asset; and</li> <li>(d) any moneys and proceeds paid or payable in respect of that asset;</li> </ul>
"Schedule"	means the schedule annexed and executed as relative to this Scottish Floating Charge;
"Scottish Mortgaged Property"	means the heritable and leasehold property specified in the Schedule ( <i>Scottish Mortgaged Property</i> ) and any present or future heritable or leasehold property and any other interest in land or buildings and all rights relating thereto in which the Chargor has an interest;
"Secured Liabilities"	has the meaning given to that term in the Facility Agreement;
"Secured Party" and "Secured Parties"	has the meaning given to that term in the Facility Agreement;

"Security"	has the meaning given to that term in the Facility Agreement;
"Security Assets"	means each of the assets and undertaking of the Chargor which from time to time are, or are expressed to be, the subject of any Security created or expressed to be created by it in favour of the Security Agent by or pursuant to this Scottish Floating Charge or any other Security granted by the Chargor in favour of the Security Agent;
"Security Period"	means the period beginning on the effective date of this Scottish Floating Charge and ending on the date on which the Security Agent is satisfied that the Secured Liabilities have been irrevocably and unconditionally paid or discharged in full and no Finance Party is under any further actual or contingent obligation to make advances or provide other financial accommodation to the Chargor or any other person under any of the Finance Documents;
"Share"	means any stock, share, debenture or other security; and
"Transaction Obligor"	has the meaning given to that term in the Facility Agreement.

## 1.2 Terms defined in other Finance Documents

Unless defined in this Scottish Floating Charge, or the context otherwise requires, a term defined in the Facility Agreement or in any other Finance Document has the same meaning in this Scottish Floating Charge, or any notice given under or in connection with this Scottish Floating Charge, as if all references in those defined terms to the Facility Agreement or other Finance Document were a reference to this Scottish Floating Charge or that notice.

## 1.3 Security Agent

The Security Agent executes this Scottish Floating Charge 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 Scottish Floating Charge 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.

The Security Agent shall not owe any fiduciary duties to any party to this Scottish Floating Charge or any of their directors, employees, agents or affiliates.

## 1.4 Construction

Clauses 1.2 (*Construction*), 1.3 (*Currency symbols and definitions*) and 1.5 (*Scottish terms*) of the Facility Agreement will apply as if incorporated in this Scottish Floating Charge or in any notice given under or in connection with this Scottish Floating Charge, as if:

- 1.4.1 all references in that Clause to the Facility Agreement were a reference to this Scottish Floating Charge or that notice; and
- 1.4.2 all references in Clause 1.2 (e) – (g) of the Facility Agreement to the "Agent" were a reference to the Security Agent.

## 1.5 Application of provisions in Facility Agreement

Clauses 1.7 (*Third party rights*), 8.4 (*Default interest*), 10.5 (*Break Costs*), 12 (*Tax Gross-Up and Indemnities*), 13 (*Increased Costs*), 14 (*Other indemnities*), 16 (*Costs and Expenses*), 25.1 (*Assignments and transfers by the Lenders*), 26.1 (*Assignments and transfers by Obligors*), 28 (*The Security Agent*), 32 (*Payment Mechanics*), 35 (*Notices*), 36 (*Calculations and certificates*) and 39 (*Amendments and waivers*) of the Facility Agreement are deemed to form part of this Scottish Floating Charge as if expressly incorporated into it and as if all



references in those clauses to the Facility Agreement were references to this Scottish Floating Charge.

**1.6 Scottish Mortgaged Property**

A reference in this Scottish Floating Charge to heritable or leasehold property includes all buildings, fixtures and fittings from time to time on or forming part of that property and all Related Rights.

**1.7 Present and future assets**

1.7.1 A reference in this Scottish Floating Charge to any Scottish Mortgaged Property, Security Asset or other asset includes, unless the contrary intention appears, present and future Scottish Mortgaged Property, Security Assets and other assets.

1.7.2 The absence of or incomplete details of any Security Assets in any Schedule shall not affect the validity or enforceability of any Security under this Scottish Floating Charge.

**1.8 No obligation**

The Security Agent shall not be under any obligation in relation to the Security Assets as a consequence of this Scottish Floating Charge and the Chargor shall at all times remain liable to perform all obligations expressed to be assumed by it in respect of the Security Assets.

**1.9 Approvals, consents and rights of the Security Agent**

References in this Scottish Floating Charge to the cooperation of, or to an approval, opinion, consent, discretion or requirement of the Security Agent means the cooperation of, or an approval, opinion, consent, direction or requirement of the Security Agent acting on the instructions of the Finance Parties or a Finance Party (as applicable) pursuant to the Facility Agreement.

**1.10 Conflicts**

If there is any conflict or inconsistency between the terms of this Standard Security and those of the other Finance Documents, the terms of the other Finance Documents shall prevail.

**2. Undertaking to pay**

The Chargor undertakes to the Security Agent (as trustee for the Secured Parties) that it shall, on demand of the Security Agent pay, discharge and satisfy the Secured Liabilities in accordance with their respective terms and to indemnify the Secured Parties against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Secured Liabilities in accordance with their respective terms (which indemnified sums shall be treated as Secured Liabilities for the purposes of this Scottish Floating Charge).

**3. Common provisions**

All the Security constituted by or pursuant to this Scottish Floating Charge is:

- 3.1 created with absolute warrandice;
- 3.2 created in favour of the Security Agent as trustee for the Secured Parties and the Security Agent shall hold the benefit of this Scottish Floating Charge and the Security created by or pursuant to it on trust for the Secured Parties as aforesaid; and
- 3.3 continuing security for the payment and discharge of all the Secured Liabilities.

**4. Fixed security**

**4.1 Standard Security**

The Chargor undertakes to the Security Agent on the effective date of this Scottish Floating Charge to enter into a Standard Security over its Scottish Mortgaged Property.

**4.2 Assignment of Rent**

The Chargor undertakes to the Security Agent on the effective date of this Scottish Floating Charge, to enter into an Assignment of Rent in respect of, *inter alia*, the rental income derived from its Scottish Mortgaged Property.

## **5. Floating Charge**

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- 5.1 The Chargor hereby charges, by way of first floating charge, all present and future assets and undertaking of the Chargor located in Scotland or otherwise governed by Scots law.
- 5.2 The floating charge created by paragraph 5.1 above shall:
- 5.2.1 be deferred in point of priority to all fixed Security validly and effectively created by the Chargor under the Finance Documents in favour of the Security Agent (as trustee for the Secured Parties) as security for the Secured Liabilities; and
- 5.2.2 be preferred in point of priority to:
- (i) any English Floating Charge; and
  - (ii) any other Security granted by the Chargor (other than in favour of the Security Agent (as trustee for the Secured Parties) as security for the Secured Liabilities).
- 5.3 Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by paragraph 5.1 above.

## **6. Negative pledge and restriction on dealings**

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Except where agreed in writing by the Security Agent or as permitted under the Finance Documents, the Chargor shall not at any time during the Security Period create or permit to subsist any Security over all or any part of the Security Assets or dispose of or otherwise deal with any part of the Security Assets.

## **7. Further assurance**

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### **7.1 Further assurance**

The Chargor shall promptly, at its own cost, take all such action (including filings, registrations and notarisations and applying for relief against irritancy) and execute all such documents (including assignments, assignations, transfers, standard securities, mortgages, charges, notarisations, registrations, notices, intimations 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) to:

- 7.1.1 create, perfect, confer priority, protect and/or maintain the Security created or intended to be created in respect of the Security Assets in accordance with the rights vested in it under this Scottish Floating Charge (which may include the execution by the Chargor of a mortgage, standard security, security interest, charge, assignment or assignation over all or any of the assets constituting, or intended to constitute, Security Assets) or for the exercise of any of the rights, powers and remedies of the Security Agent provided by or pursuant to this Scottish Floating Charge or by law;
- 7.1.2 enter into a Standard Security in favour of the Security Agent over any Scottish Mortgaged Property in Scotland not already the subject of a Standard Security created pursuant to Clause 4.1 (*Standard Security*);
- 7.1.3 confer on the Security Agent Security over any asset or undertaking of the Chargor located in any jurisdiction outside Scotland equivalent or similar to the security intended to be conferred by or pursuant to this Scottish Floating Charge; and/or
- 7.1.4 while an Event of Default is continuing, facilitate the realisation of the Security Assets.

## 7.2 Necessary action

The Chargor shall take all such action as is available to it (including making all filings and registrations and applying for relief against irritancy) as may be necessary or as may reasonably be requested by the Security Agent for the purpose of the creation, perfection, protection or maintenance of any security or priority conferred or intended to be conferred on the Security Agent by or pursuant to this Scottish Floating Charge.

## 8. Enforcement of security

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### 8.1 Enforcement

On and at any time after the occurrence of:

- 8.1.1 an Event of Default (as long as it is continuing); or
- 8.1.2 a request from the Chargor to the Security Agent that it exercise any of its powers under this Scottish Floating Charge,

the Security created by or pursuant to this Scottish Floating Charge is immediately enforceable and the Security Agent may, without notice to the Chargor or prior authorisation from any court, in its absolute discretion:

- (i) enforce all or any part of that Security (at the times, in the manner and on the terms it thinks fit) and take possession of and hold or dispose of all or any part of the Security Assets (at the times, in the manner and on the terms it thinks fit (including whether for cash or non-cash consideration)); and
- (ii) whether or not it has appointed a Receiver, exercise all or any of the rights, powers, authorities and discretions conferred by the Insolvency Act 1986 (as varied or extended by this Scottish Floating Charge) on creditors or security holders or Receivers and by this Scottish Floating Charge on any Receiver or otherwise conferred by law on creditors or security holders or Receivers.

### 8.2 Effect of Moratorium

The Security Agent shall not be entitled to exercise its rights under Clause 8.1 (*Enforcement*) where the right arises as a result of an Event of Default occurring solely due to any person obtaining or taking steps to obtain a moratorium pursuant to Schedule A1 of the Insolvency Act 1986.

## 9. Right of appropriation

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To the extent that the provisions of the Financial Collateral Arrangements (No. 2) Regulations 2003 (the "**Regulations**") apply to a Security Asset, the Security Agent shall have the right to appropriate all or any part of that Security Asset in or towards the payment or discharge of the Secured Liabilities and may exercise such right to appropriate upon giving written notice to the Chargor. For this purpose, a commercially reasonable method of valuing a Security Asset shall be:

- 9.1 in the case of cash, the amount standing to the credit of each Account or to the credit of any other account with any bank, building society, financial institution or otherwise, together with any accrued but unposted interest, at the time of appropriation; and
- 9.2 in the case of any Investments or Shares, their market value determined by the Security Agent (acting on the instructions of the Majority Lenders) by reference to a public index, independent valuation or by such other process as the Security Agent may select.

In each case, the parties agree that the method of valuation provided for this Scottish Floating Charge shall constitute a commercially reasonable method of valuation for the purposes of the Regulations.

## 10. Appointment of receiver or administrator

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### 10.1 Appointment and removal

After the Security created by or pursuant to this Scottish Floating Charge has become enforceable in accordance with Clause 8 (*Enforcement of security*), the Security Agent may by deed or otherwise (acting through an authorised officer of the Security Agent):

- 10.1.1 without prior notice to the Chargor;

- (i) appoint one or more persons to be a Receiver of the whole or any part of the Security Assets; or
- (ii) appoint two or more Receivers of separate parts of the Security Assets; or
- (iii) remove (so far as it is lawfully able) any Receiver so appointed; or
- (iv) appoint another person(s) as an additional or replacement Receiver(s); or
- (v) appoint one or more persons to be an administrator of the Chargor pursuant to paragraph 14 of Schedule B1 of the Insolvency Act 1986; and

10.1.2 appoint one or more persons to be an administrator of the Chargor pursuant to paragraph 12 of Schedule B1 of the Insolvency Act 1986.

#### 10.2 Capacity of Receivers

Each person appointed to be a Receiver pursuant to Clause 10.1 (*Appointment and removal*) shall be:

- 10.2.1 entitled to act individually, jointly or together with any other person appointed or substituted as Receiver;
- 10.2.2 for all purposes deemed to be the agent of the Chargor which shall be solely responsible for his acts, defaults and liabilities and for the payment of his remuneration and no Receiver shall at any time act as agent for the Security Agent; and
- 10.2.3 entitled to remuneration for their services at a rate which may (subject to Section 58 of the Insolvency Act 1986 but without limitation) be fixed by the Security Agent from time to time.

#### 10.3 Statutory powers of appointment

The powers of appointment of a Receiver shall be in addition to all statutory and other powers of appointment of the Security Agent under the Insolvency Act 1986 (as extended by this Scottish Floating Charge) or otherwise and such powers shall remain exercisable from time to time by the Security Agent in respect of any part of the Security Assets.

### 11. Powers of receivers

Every Receiver shall (subject to any restrictions in the instrument appointing him but notwithstanding any winding-up, liquidation or dissolution of the Chargor) have and be entitled to exercise, in relation to the Security Assets (and any assets which, when got in, would be Security Assets in respect of which he was appointed), and as varied and extended by the provisions of this Scottish Floating Charge (in the name of or on behalf of the Chargor or in his own name and, in each case, at the cost of the Chargor):

- 11.1 all the powers of an administrative receiver set out in Schedule 1 and 2 to the Insolvency Act 1986 (whether or not the Receiver is an administrative receiver);
- 11.2 all the powers and rights of an absolute owner and power to do or omit to do anything which the Chargor itself could do or omit to do; and
- 11.3 the power to do all things (including bringing or defending proceedings in the name or on behalf of the Chargor) which seem to the Receiver to be incidental or conducive to:
  - 11.3.1 any of the functions, powers, authorities or discretions conferred on or vested in him;
  - 11.3.2 the exercise of any rights, powers and remedies of the Security Agent provided by or pursuant to this Scottish Floating Charge or by law (including realisation of all or any part of the assets in respect of which that Receiver was appointed); or
  - 11.3.3 bringing to his hands any assets of the Chargor forming part of, or which when got in would be, Security Assets.

### 12. Application of moneys

All moneys received or recovered and any non-cash recoveries made or received by the Security Agent or any Receiver pursuant to this Scottish Floating Charge or the powers conferred by it shall (subject to the claims of any person having prior rights thereto) be applied first in the payment or other discharge of the costs, charges and expenses incurred and payments made by the Receiver, the payment or other discharge of his remuneration and the discharge of any liabilities incurred by the

Receiver in, or incidental to, the exercise of any of his powers, and thereafter shall be applied by the Security Agent (notwithstanding any purported appropriation by the Chargor) in accordance with the terms of Clause 34 (*Application of Proceeds*) of the Facility Agreement.

### **13. Protection of purchasers**

#### **13.1 Consideration**

The receipt of the Security Agent or any Receiver shall be conclusive discharge to a purchaser and, in making any sale or disposal of any of the Security Assets or making any acquisition, the Security Agent or any Receiver may do so for such consideration (whether cash or non-cash), in such manner and on such terms as it thinks fit.

#### **13.2 Protection of purchasers**

No purchaser or other person dealing with the Security Agent, any Receiver or any of the Security Agent's or Receiver's delegates shall be bound to inquire whether the right of the Security Agent, such Receiver or such delegates to exercise any of its powers has arisen or become exercisable or be concerned with any propriety or regularity on the part of the Security Agent, such Receiver or such delegates in such dealings. No purchaser or other person dealing with any such delegate shall be concerned as to whether the delegation by the Security Agent or the Receiver (as applicable) pursuant to the terms of this Scottish Floating Charge shall have lapsed for any reason or been revoked.

### **14. Power of attorney**

#### **14.1 Appointment and powers**

The Chargor by way of security irrevocably appoints the Security Agent and any Receiver severally and independently to be its attorney and in its name and on its behalf to execute, deliver and perfect a Standard Security over any Scottish Mortgaged Property not already the subject of a Standard Security pursuant to Clause 4.1 (*Standard Security*), and to execute, deliver and perfect all documents and do all things which the attorney may consider to be required or desirable for:

- 14.1.1 carrying out any obligation imposed on the Chargor by or pursuant to this Scottish Floating Charge or any other agreement binding on the Chargor to which the Security Agent is party (including the execution and delivery of any deeds, charges, assignments, standard securities, assignations or other security and any transfers of the Security Assets and perfecting, establishing priority and/or releasing the security created or intended to be created in respect of the Security Assets); and
- 14.1.2 enabling the Security Agent and any Receiver to exercise, or delegate the exercise of, any of the rights, powers and authorities conferred on them by or pursuant to this Scottish Floating Charge or by law (including, after this Scottish Floating Charge has become enforceable in accordance with Clause 8 (*Enforcement of security*), any right of a heritable proprietor or legal or beneficial owner of the Security Assets).

The power of attorney granted in this Clause 14.1 (*Appointment and powers*) shall only be exercisable:

- (i) following the occurrence of an Event of Default which is continuing; or
- (ii) following a failure by the Chargor to comply with its obligations under this Scottish Floating Charge.

#### **14.2 Ratification**

The Chargor shall ratify and confirm all things done and all documents executed by any attorney in the exercise or purported exercise of all or any of his powers.

### **15. Effectiveness of security**

#### **15.1 Continuing security**

- 15.1.1 The Security created by or pursuant to this Scottish Floating Charge shall remain in full force and effect as a continuing security for the Secured Liabilities unless and until discharged by the Security Agent in writing.

15.1.2 No part of the Security from time to time intended to be constituted by this Scottish Floating Charge will be considered satisfied or discharged by an intermediate payment, discharge or satisfaction of the whole or any part of the Secured Liabilities.

**15.2 Cumulative rights**

The Security created by or pursuant to this Scottish Floating Charge shall be cumulative, in addition to and independent of every other Security which the Security Agent or any Secured Party may at any time hold for the Secured Liabilities or any other obligations or any rights, powers and remedies provided by law and shall operate as an independent security notwithstanding any receipt, release or discharge endorsed on or given in respect of or under any such other Security. No prior Security held by the Security Agent (whether in its capacity as trustee or otherwise) or any of the other Secured Parties over the whole or any part of the Security Assets shall merge into the Security constituted by this Scottish Floating Charge.

**15.3 No prejudice**

The Security created by or pursuant to this Scottish Floating Charge shall not be prejudiced by any unenforceability or invalidity of any other agreement or document or by any time or indulgence granted to the Chargor or any other person, by the Security Agent (whether in its capacity as trustee or otherwise) or any of the other Secured Parties or by any variation of the terms of the trust upon which the Security Agent holds the security or by any other thing which might otherwise prejudice that Security.

**15.4 Remedies and Waivers**

No failure on the part of the Security Agent to exercise, nor any delay on its part in exercising, any right, power or remedy under this Scottish Floating Charge, shall operate as a waiver of that right, power or remedy or, constitute an election to affirm this Scottish Floating Charge. No election to affirm this Scottish Floating Charge on the part of the Security Agent shall be effective unless it is in writing. The rights, powers and remedies provided in this Scottish Floating Charge are cumulative and not exclusive of any provided by law. No single or partial exercise of any right, power or remedy shall preclude any further or other exercise of that or any other right or remedy.

**15.5 No liability**

None of the Security Agent, its nominee(s) nor any Receiver shall be liable

15.5.1 to account as a heritable creditor or mortgagee in possession; or

15.5.2 for any loss arising by reason of taking any action permitted by this Scottish Floating Charge or any neglect, default or omission in connection with the Security Assets or taking possession of or realising all or any part of the Security Assets,

except in the case of gross negligence or wilful default upon its part.

**15.6 Partial invalidity**

If, at any time, any provision of this Scottish Floating Charge is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions of this Scottish Floating Charge nor of such provision under the laws of any other jurisdiction shall in any way be affected or impaired thereby and, if any part of the security intended to be created by or pursuant to this Scottish Floating Charge is invalid, unenforceable or ineffective for any reason, that shall not affect or impair any other part of the security.

**15.7 Waiver of defences**

The obligations of, and the Security created by, the Chargor under this Scottish Floating Charge and the rights and remedies provided by this Scottish Floating Charge will not be affected by any act, omission, matter or thing which, but for this Clause 15.7 (*Waiver of defences*), would reduce, release or prejudice any of its obligations under, or the Security created by, this Scottish Floating Charge and whether or not known to the Chargor or any Secured Party including:

15.7.1 any time, waiver or consent granted to, or composition with, any Transaction Obligor or other person;

15.7.2 the release of any other Transaction Obligor or any other person under the terms of any composition or arrangement with any creditor of any Transaction Obligor;

- 15.7.3 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 Transaction Obligor or other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any Security;
- 15.7.4 any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of, any Transaction Obligor or any other person;
- 15.7.5 any amendment, novation, supplement, extension (whether of maturity or otherwise) or restatement (in each case however fundamental and of whatsoever nature, and whether or not more onerous) or replacement of a Finance Document or any other document or security or of the Secured Liabilities (including, without limitation, any change in the purpose of, any extension of, or any variation or increase in any facility or amount made available under any facility or the addition of any new facility under any Finance Document or other documents);
- 15.7.6 any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or Security or of the Secured Liabilities; and
- 15.7.7 any insolvency or similar proceedings in any relevant jurisdiction.

**15.8 Chargor intent**

Without prejudice to the generality of Clause 15.7 (*Waiver of defences*), each Chargor expressly confirms that it intends that the Security created under this Scottish Floating Charge and the rights and remedies arising thereunder, shall extend from time to time to any (however fundamental and of whatsoever nature, and whether or not more onerous) variation, increase, extension or addition of or to any of the Finance Documents and/or any facility or amount made available under any of the Finance Documents for the purposes of or in connection with any of the following: acquisitions of any nature; increasing working capital; enabling investor distributions to be made; carrying out restructurings; refinancing existing facilities; refinancing any other indebtedness; making facilities available to new borrowers; any other variation or extension of the purposes for which any such facility or amount might be made available from time to time; and any fees, costs and/or expenses associated with any of the foregoing.

**15.9 Immediate recourse**

The 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 other person before claiming from the Chargor under this Scottish Floating Charge. This waiver applies irrespective of any law or any provision of this Scottish Floating Charge to the contrary.

**15.10 Deferral of rights**

Until the end of the Security Period, the Chargor will not exercise any rights which it may have by reason of performance by it of its obligations under this Scottish Floating Charge:

- 15.10.1 to be indemnified by a Transaction Obligor;
- 15.10.2 to claim any contribution from any guarantor of any Transaction Obligor's obligations under this Scottish Floating Charge;
- 15.10.3 to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any right of the Secured Parties under this Scottish Floating Charge or of any other guarantee or Security taken pursuant to, or in connection with, this Scottish Floating Charge by any Secured Party;
- 15.10.4 to bring legal or other proceedings for an order requiring any Transaction Obligor to make any payment, or perform any obligation, in respect of which any Obligor has given a guarantee, undertaking or indemnity under any Finance Document;
- 15.10.5 to exercise any right of set-off against any Transaction Obligor; or
- 15.10.6 to claim or prove as a creditor of any Transaction Obligor in competition with any Secured Party.

If the Chargor receives any benefit, payment or distribution in relation to such rights it shall hold that benefit, payment or distribution on trust for the Security Agent to the extent necessary to enable all amounts which may be or become payable to any Secured Party by the

Transaction Obligors under or in connection with this Scottish Floating Charge to be repaid in full 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 12 (*Application of moneys*).

#### **16. Prior security interests**

- 16.1 In the event of any action, proceeding or step being taken to exercise any powers or remedies conferred by any prior ranking Security against any of the Security Assets or in case of exercise by the Security Agent or any Receiver of any power of sale under this Scottish Floating Charge, the Security Agent may redeem such prior Security or procure the transfer thereof to itself.
- 16.2 The Security Agent may settle and agree the accounts of the prior Security and any accounts so settled and agreed will be conclusive and binding on the Chargor.
- 16.3 All principal moneys, interest, costs, charges and expenses of and incidental to any redemption or transfer will be paid by the Chargor to the Security Agent (or as the Security Agent may direct in accordance with the Facility Agreement) on demand together with accrued interest thereon as well as before judgment at the rate from time to time applicable to unpaid sums specified in the Facility Agreement from the time or respective times of the same having been paid or incurred until payment thereof (as well as after as before judgment).

#### **17. Subsequent security interests**

If the Security Agent acting in its capacity as trustee or otherwise or any of the other Secured Parties at any time receives or is deemed to have received notice of any subsequent Security, assignment or transfer affecting all the Security Assets or any part of the Security Assets which is prohibited by the terms of any Finance Document, all payments thereafter by or on behalf of the Chargor to the Security Agent (or as the Security Agent may direct in accordance with the Facility Agreement) (whether in its capacity as trustee or otherwise) or any of the other Secured Parties will (in the absence of any express contrary appropriation by the Chargor) be credited or treated as having been credited to a new account of the Chargor and not as having been applied in reduction of the Secured Liabilities at the time that notice was received.

#### **18. Suspense accounts**

All moneys received, recovered or realised by the Security Agent under this Scottish Floating Charge (including the proceeds of any conversion of currency) may in the discretion of the Security Agent be credited to any interest bearing (if available), suspense or impersonal account(s) maintained with a bank, building society, financial institution or other person as it considers appropriate (including itself) for so long as it may think fit (the interest, if any, being credited to the relevant account) pending their application from time to time at the Security Agent's discretion, in or towards the discharge of any of the Secured Liabilities and save as provided herein no party will be entitled to withdraw any amount at any time standing to the credit of any suspense or impersonal account referred to above.

#### **19. Release of security**

##### **19.1 Release of Security**

Upon the expiry of the Security Period, the Security Agent shall, at the request and cost of the Chargor (and acting on the instructions of the Finance Parties or a Finance Party (as applicable) pursuant to the Facility Agreement), release and cancel the security constituted by this Scottish Floating Charge, in each case without recourse to, or any representation or warranty by, the Security Agent or any of its nominees.

##### **19.2 Clawback**

If the Security Agent (acting on the instructions of the Majority Lenders) considers that any amount paid or credited to any Secured Party is capable of being avoided or reduced by virtue of any bankruptcy, insolvency, liquidation or similar laws, the liability of the Chargor under this Scottish Floating Charge and the Security constituted by that document will continue and such amount will not be considered to have been irrevocably discharged.

#### **20. Set-off**

The Chargor authorises the Security Agent (but the Security Agent shall not be obliged to exercise such right), after the occurrence of an Event of Default which is continuing, to set off against the



Secured Liabilities any amount or other obligation (contingent or otherwise) owing by the Security Agent to the Chargor and apply any credit balance to which the Chargor is entitled on any account with the Security Agent in accordance with Clause 12 (*Application of moneys*) (notwithstanding any specified maturity of any deposit standing to the credit of any such account).

## **21. Counterparts, delivery and effective date**

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21.1 This Scottish Floating Charge may be executed in any number of counterparts and by each of the parties on separate counterparts.

21.2 Where executed in counterpart:

21.2.1 this Scottish Floating Charge will not take effect until each of the counterparts has been delivered;

21.2.2 each counterpart will be held as undelivered until the parties agree a date on which the counterparts are to be treated as delivered; and

21.2.3 the date of delivery may be inserted in the testing clause in the blank provided for the effective date of this Scottish Floating Charge.

## **22. Discretion and delegation**

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### **22.1 Discretion**

Any liberty or power which may be exercised or any determination which may be made under this Scottish Floating Charge by the Security Agent or any Receiver may, subject to the terms and conditions of the Facility Agreement, be exercised or made in its absolute and unfettered discretion without any obligation to give reasons.

### **22.2 Delegation**

Each of the Security Agent and any Receiver shall have full power to delegate (either generally or specifically) the powers, authorities and discretions conferred on it by this Scottish Floating Charge (including the power of attorney) on such terms and conditions as it shall see fit which delegation shall not preclude either the subsequent exercise, any subsequent delegation or any revocation of such power, authority or discretion by the Security Agent or the Receiver itself.

## **23. Registration**

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The Chargor consents to registration of this Scottish Floating Charge and any certificate as to the outstanding amounts of the Secured Liabilities for preservation and execution.

## **24. Governing law**

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This Scottish Floating Charge and all non-contractual obligations arising out of or in connection with it are governed by Scots law.

## **25. Jurisdiction**

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### **25.1 Scottish courts**

Subject to Clause 25.3 (*Exclusive Jurisdiction*), the courts of Scotland have exclusive jurisdiction to settle any dispute arising out of, or in connection with this Scottish Floating Charge (including a dispute relating to the existence, validity or termination of this Scottish Floating Charge or the consequences of its nullity or any non-contractual obligations arising out of or in connection with this Scottish Floating Charge) (a "**Dispute**").

### **25.2 Convenient Forum**

The Chargor agrees that the courts of Scotland are the most appropriate and convenient courts to settle Disputes and accordingly that the Chargor shall not argue to the contrary.

25.3 **Exclusive Jurisdiction**

Notwithstanding Clause 25.1 (*Scottish courts*), the Security Agent may take proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law the Security Agent may take concurrent proceedings in any number of jurisdictions.

IN WITNESS WHEREOF this Scottish Floating Charge consisting of this and the twelve preceding pages together with the Schedule annexed and executed as relative hereto has been executed in counterpart by the parties as undernoted and with an effective date of 12/12/2019 2019

SUBSCRIBED for and on behalf of the said  
ATLAS HOTELS (STIRLING) LIMITED by

SEAN HOWE

Director/Authorised Signatory  
(Print Full Name)

[Redacted Signature]  
Director/Authorised Signatory  
(Signature)

Before this witness

ANOREA MAROTTI

Reed Smith LLP  
The Broadgate Tower  
20 Primrose Street  
London  
EC2A 2RS

Witness  
(Print Full Name)

[Redacted Signature]  
Witness  
(Signature)

of  
at  
on

(address of witness)

(town of signature)

(date of signature)

SUBSCRIBED for and on behalf of the said  
MOUNT STREET MORTGAGE SERVICING  
LIMITED by

Authorised Signatory  
(Print Full Name)

Authorised Signatory  
(Signature)

Before this witness

Witness  
(Print Full Name)

Witness  
(Signature)

of  
(address of witness)

at  
(town of signature)

on  
(date of signature)

**25.3 Exclusive Jurisdiction**

Notwithstanding Clause 25.1 (*Scottish courts*), the Security Agent may take proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law the Security Agent may take concurrent proceedings in any number of jurisdictions.

IN WITNESS WHEREOF this Scottish Floating Charge consisting of this and the twelve preceding pages together with the Schedule annexed and executed as relative hereto has been executed in counterpart by the parties as undernoted and with an effective date of 12/12/2019 2019

SUBSCRIBED for and on behalf of the said  
ATLAS HOTELS (STIRLING) LIMITED by

..... Director/Authorised Signatory (Print Full Name)	..... Director/Authorised Signatory (Signature)
Before this witness	
..... Witness (Print Full Name)	..... Witness (Signature)
of ..... (address of witness)	
at ..... (town of signature)	
on ..... (date of signature)	

SUBSCRIBED for and on behalf of the said  
MOUNT STREET MORTGAGE SERVICING  
LIMITED by

James Buncle

..... Authorised Signatory (Print Full Name)	..... Authorised Signatory (Signature)
Before this witness	
..... <b>Ornela Kongoci</b> Ground Floor Woolgate Exchange 25 Basinghall Street London EC2V 5HA <i>London</i> ..... Witness (Print Full Name)	..... Witness (Signature)
of ..... (address of witness)	
at ..... (town of signature)	
on ..... <i>06/12/2019</i> (date of signature)	

This is the Schedule referred to in the foregoing Scottish Floating Charge between Atlas Hotels (Stirling) Limited and Mount Street Mortgage Servicing Limited

**SCHEDULE 1**  
**Scottish Mortgaged Property**

Owner	Hotel	Address	Post Code	Property Description
Atlas Hotels (Stirling) Limited	Holiday Inn Express, Stirling	Muirton Roundabout, Springkerse Business Park, Stirling	FK7 7UF	The tenant's interest in the lease between City Place Nominees 1 Limited and Pountney Nominees 1 Limited as Nominees for Northern Trust (Guernsey) Limited in its capacity as Trustee of the Hotel 42 Unit Trust, Atlas Hotels (Stirling) Limited and Atlas Hotels (Trading) Limited dated on or around the date hereof, of the subjects described therein, being ALL and WHOLE the subjects lying to the north of Muirton Roundabout at Springkerse Business Park, Stirling FK7 7UD, the landlord's interest in which is registered in the Land Register of Scotland under Title Number STG18896, and to be registered in the Land Register of Scotland

.....  
**Atlas Hotels (Stirling) Limited**  
*Authorised Signatory / Director/*

.....  
**Mount Street Mortgage Servicing Limited**  
as Security Agent  
*Authorised Signatory*

This is the Schedule referred to in the foregoing Scottish Floating Charge between Atlas Hotels (Stirling) Limited and Mount Street Mortgage Servicing Limited

**SCHEDULE 1**  
**Scottish Mortgaged Property**

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.....  
  
 Atlas Hotels (Stirling) Limited  
 Authorised Signatory / Director/

.....  
 Mount Street Mortgage Servicing Limited  
 as Security Agent  
 Authorised Signatory