

275323/13

In accordance with Sections 859A and 859J of the Companies Act 2006

MR01

Particulars of a charge

laserform

✓ **A fee is payable with this form.** Please see 'How to pay' on the last page

You can use the WebFile Please go to www.companieshouse.gov.uk


✓ **What this form is for**
You may use this form to register a charge created or evidenced by an instrument

✗ **What this form is NOT for**
You may not use this form to register a charge where the instrument Use form MR02



A31 *A515VCC3* #63
20/02/2016
COMPANIES HOUSE

This form **must be delivered to the Registrar for registration within 21 days** beginning with the day after the date of creation of the charge. If delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery

✓  You **must** enclose a certified copy of the instrument with this form. This will be scanned and placed on the public record. **Do not send the original.**

1 Company details

Company number 9 5 9 7 7 0 4

✓ Company name in full FIC MANAGEMENT HOUSES PTE LIMITED

For official use

→ **Filing in this form**
Please complete in typescript or in bold black capitals
All fields are mandatory unless specified or indicated by *

2 Charge creation date

✓ Charge creation date d1 d5 m0 m2 y2 y0 y1 y6

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees entitled to the charge

✓ Name Bangkok Bank Public Company Limited

Name

Name

Name

If there are more than four names, please supply any four of these names then tick the statement below

I confirm that there are more than four persons, security agents or trustees entitled to the charge

MR01

Particulars of a charge

4 Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument

Brief description

All that leasehold land known as Felda House, 575 North End Road, Wembley, HA9 0LU comprised in a Lease dated 12 February 2016 and made between (1) FIC Global Limited and (2) FIC Management Houses PTE Limited

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument"

Please limit the description to the available space

5 Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

Yes

No

6 Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

Yes Continue

No Go to Section 7

Is the floating charge expressed to cover all the property and undertaking of the company?

Yes

7 Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box

Yes

No

8 Trustee statement ¹

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge

¹ This statement may be filed after the registration of the charge (use form MR06)

9 Signature

Please sign the form here

Signature

Signature
X Maepherson for Celtyc Bank
LLP for & on behalf of Bank of Barots PCC

This form must be signed by a person with an interest in the charge

MR01

Particulars of a charge



Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **Rory Macpherson**

Company name **Collyer Bristow LLP**

Address **4 Bedford Row**

Post town **London**

Country/Region

Postcode

W	C	1	R	4	T	F
---	---	---	---	---	---	---

Country **United Kingdom**

DX **163 London Chancery Lane**

Telephone **+44 (0) 20 7242 7363**



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following

- The company name and number match the information held on the public Register
- You have included a certified copy of the instrument with this form
- You have entered the date on which the charge was created
- You have shown the names of persons entitled to the charge
- You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- You have given a description in Section 4, if appropriate
- You have signed the form
- You have enclosed the correct fee
- Please do not send the original instrument, it must be a certified copy



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:

The Registrar of Companies, Companies House, Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland

The Registrar of Companies, Companies House, Fourth floor, Edinburgh Quay 2, 139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland

The Registrar of Companies, Companies House, Second Floor, The Linenhall, 32-38 Linenhall Street, Belfast, Northern Ireland, BT2 8BG
DX 481 N R Belfast 1



Further information

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquires@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9597704

Charge code: 0959 7704 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 15th February 2016 and created by FIC MANAGEMENT HOUSES PTE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th February 2016.

Dx

Given at Companies House, Cardiff on 25th February 2016



Companies House



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

Dated

15 FEB 2016

2016

**SALINAN INI DISAHKAN BENAR
CERTIFIED TRUE COPY**



.....
WANG SIEW YONG
(BC/W/593)
Peguambela & Peguamcara
Advocate & Solicitor
Kuala Lumpur

FIC MANAGEMENT HOUSES PTE LIMITED

and

BANGKOK BANK PUBLIC COMPANY LIMITED

DEBENTURE

In relation to the liabilities of the Company
to Bangkok Bank Public Company Limited

Collyer Brnstow LLP
4 Bedford Row
London WC1R 4TF
24964 55

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THIS DEED is dated [DATE] 5 FEB 2016

PARTIES

- (1) **FIC MANAGEMENT HOUSES PTE LIMITED**, a company incorporated and registered in England and Wales with company number 9597704 whose registered office is at 15 Amba House, 2nd Floor, Delson Suite, 15 College Road, Harrow HA1 1BA (the "**Company**"), and
- (2) **BANGKOK BANK PUBLIC COMPANY LIMITED** a company incorporated in Thailand having its registered office at 333 Silom Road, Bangkok 10500 Thailand with foreign company number FC4593 and its address for service in the UK is at Exchequer Court, 33 St Mary Axe, London EC3A 8BY (the "**Lender**")

BACKGROUND

Under this deed, the Company provides security to the Lender for all its present and future obligations and liabilities to the Lender

AGREED TERMS

1 DEFINITIONS AND INTERPRETATION

1.1 DEFINITIONS

The following definitions apply in this Deed

Administrator	means an administrator appointed to manage the affairs, business and property of the Company pursuant to clause 13.8
Book Debts	means all present and future book and other debts, and monetary claims due or owing to the Company, and the benefit of all security, guarantees and other rights of any nature enjoyed or held by the Company in relation to any of them
Business Day	means a day other than a Saturday, Sunday when banks in London are open for general business
Dangerous Substance	means any substance capable (whether alone or in combination with any other) of causing pollution or contamination, harm or damage to property or to the environment, including any waste
Default Rate	8% per annum above the Lender's base rate from time to time
Delegate	means any person appointed by the Lender or any Receiver pursuant to clause 18 and any person appointed as attorney of the Lender, Receiver or Delegate
Designated Account	means any account of the Company nominated by the Lender as a designated account for the purposes of

this Deed

Environmental Law	means any applicable law in the United Kingdom which relates to the pollution or protection of the environment or harm to or the protection of human health or the health of any living organism
Environmental Permit	means any permit, licence, consent, approval and other authorisation and the filing of any notification, report or assessment required under any Environmental Law for the operation of the business of the Company conducted on or from any Property owned or used by the Company
Equipment	means all present and future equipment, plant, machinery, tools, vehicles, furniture, fittings, installations and apparatus and other tangible moveable property for the time being owned by the Company, including any part of it and all spare parts, replacements, modifications and additions
Event of Default	any of the following events

-
- (a) the Company fails to pay any of the Secured Liabilities at the time, in the currency and in the manner in which it is expressed to be payable,
 - (b) any representation, warranty or statement made, repeated or deemed made by the Company to the Lender is (or proves to have been) incomplete, untrue, incorrect or misleading in any material respect when made, repeated or deemed made,
 - (c) the Company fails duly to perform or comply with any undertaking or other obligation owed or assumed by it,
 - (d) any of the Properties are destroyed or otherwise damaged and the Lender determines (acting reasonably) that such destruction or damage is not fully insured for full reinstatement value or which may result in any abatement of rent under any lease which abatement the Lender determines (acting reasonably) is not fully insured for a period of at least three years,
 - (e) any Financial Indebtedness is not paid when due or within any originally applicable grace period or is declared to be or otherwise becomes due and payable prior to its specified maturity or is made payable on demand,
 - (f) any creditor of the Company becomes entitled to

declare any Financial Indebtedness due and payable prior to its specified maturity (or within any originally applicable grace period) or payable on demand,

- (g) any commitment for Financial Indebtedness is cancelled or suspended by a creditor of the Company (other than upon the expiry of any originally applicable commitment period),
- (h) any Financial Indebtedness becomes prematurely due and payable or is made payable on demand,
- (i) any Security securing any Financial Indebtedness over an asset of the Company becomes immediately enforceable,
- (j) the Company is, or admits that it is, unable to pay its debts as they fall due or otherwise is, or admits that it is, insolvent,
- (k) the Company is deemed, within the meaning of section 123 of the Insolvency Act 1986, unable to pay its debts,
- (l) the Company stops or suspends or threatens to stop or suspend payment of any of its debts or makes a general assignment or any arrangement or composition with or for the benefit of its creditors or a moratorium is agreed or declared in respect of or affecting all or a material part of its indebtedness,
- (m) the Company begins negotiations or takes or proposes any proceedings or other step with a view to re-adjusting, re-scheduling or deferring its indebtedness (or any part thereof which it would otherwise be unable to pay when due),
- (n) any petition or proposal is made, or any meeting is convened, with a view to a composition, assignment or arrangement with any creditors of the Company,
- (o) a meeting of the Company (or of its directors) is convened for the purposes of considering any resolution, or to petition or make application, for its winding-up or for its administration or for the appointment of an administrator, or any such resolution is passed,
- (p) a petition or application is presented or other step or procedure is taken for the making of an

administration order in respect of the Company,

- (q) a petition or application is presented for the making of a winding-up order in respect the Company,
- (r) an order for the winding-up or administration of the Company is made or an administrator is appointed to the Company,
- (s) a receiver, manager, administrative receiver, administrator or like person is appointed in respect of the Company or in respect of any of its assets,
- (t) the Company (or its directors) requests the appointment of a receiver, manager, administrative receiver or like person without the prior written consent of the Lender,
- (u) any attachment, sequestration, distress or execution affects any asset of the Company and, if that asset is considered by the Lender not to be material in the context of the assets of the Company, such attachment, sequestration, distress or execution is not discharged fully within 30 days,
- (v) any event occurs in relation to the Company in any country or territory which in the opinion of the Lender corresponds with any of set out in paragraphs (j) to (u) (inclusive),
- (w) any part or interest of the Company in the Properties is compulsorily purchased or is otherwise nationalised or otherwise expropriated,
- (x) the Company ceases to be a wholly-owned subsidiary of Felda Investment Corporation SDN BHD,
- (y) any provision of this deed or any document under which the Company owes obligations to the Lender is or becomes, for any reason, invalid, unlawful, unenforceable, terminated, disputed or ceases to be effective or to have full force and effect,
- (z) the Company repudiates or shows an intention to repudiate this deed or any document under which the Company owes obligations to the Lender,
- (aa) the Company ceases, or threatens to cease, to

carry on all or a substantial part of its business, and

- (bb) any event occurs (or circumstances exist) which, in the opinion of the Lender, has or is likely to materially and adversely affect the Company's business, assets or financial condition or the Company's ability to perform all or any of its material obligations under this deed or any document under which the Company owes obligations to the Lender

Financial Collateral shall have the meaning given to that expression in the Financial Collateral Regulations

Financial Collateral Regulations means the Financial Collateral Arrangements (No 2) Regulations 2003 (*SI 2003/3226*)

Financial Indebtedness means any indebtedness for or in respect of

- (a) moneys borrowed,
- (b) any amount raised by acceptance under any ~~acceptance credit facility or raised pursuant to any note purchase facility~~ or the issue of bonds, notes, debentures, loan stock or any similar instrument,
- (c) the amount of any liability in respect of any lease or hire purchase contract which would, in accordance with generally accepted accounting principles applicable to the Company, be treated as a finance or capital lease,
- (d) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis),
- (e) any amount raised under any other transaction (including any forward sale or purchase agreement) having the commercial effect of a borrowing,
- (f) any derivative transaction (and, when calculating the value of any derivative transaction, only the marked to market value shall be taken into account),
- (g) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution,

- (h) any amount raised by the issue of redeemable shares,
- (i) any amount of any liability under an advance or deferred purchase agreement if one of the primary reasons behind the entry into the agreement is to raise finance,
- (j) any agreement or option to re-acquire an asset if one of the primary reasons behind the entry into of the agreement or option is to raise finance, and
- (k) (without double counting) the amount of any liability in respect of any guarantee or indemnity for any of the items referred to in paragraphs (a) to (j) above

Insurance Policy

means each contract and policy of insurance effected or maintained by the Company from time to time in respect of its assets or business (including, without limitation, any contract or policy of insurance relating to the Properties or the Equipment)

Intellectual Property

means the plans and specifications of any development works relating to the Property and any present and future patents, utility models, rights to inventions, copyright and neighbouring and related rights, moral rights, trade marks and service marks, business names and domain names, rights in get-up and trade dress, goodwill and the right to sue for passing off or unfair competition, rights in designs, rights in computer software, database rights, rights to use, and protect the confidentiality of, confidential information (including know-how and trade secrets) and all other intellectual property rights, in each case whether registered or unregistered and including all applications and rights to apply for and be granted, renewals or extensions of, and rights to claim priority from, such rights and all similar or equivalent rights or forms of protection which subsist or will subsist now or in the future in any part of the world, together with all fees, royalties and other rights derived from, or incidental to, these rights

Investments

means all present and future certificated stocks, shares, loan capital, securities, bonds and investments (whether or not marketable) for the time being owned (at law or in equity) by the Company, including any

- (a) dividend, interest or other distribution paid or payable in relation to any of the Investments,

and

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

LPA 1925	means Law of Property Act 1925
Properties	means all freehold and leasehold properties (whether registered or unregistered) and all commonhold properties, now or in the future (and from time to time) owned by the Company, or in which the Company holds an interest (including, but not limited to, the properties specified in schedule 1), and Property means any of them
Receiver	means a receiver, receiver and manager or administrative receiver of any or all of the Secured Assets appointed by the Lender under clause 16
Relevant Agreement	means each agreement specified in schedule 2 or designated as such by the Company and the Lender from time to time
Secured Assets	means all the assets, property and undertaking for the time being subject to the Security created by, or pursuant to, this Deed (and references to the Secured Assets shall include references to any part of them)
Secured Liabilities	all present and future obligations and liabilities of the Company to the Lender, whether actual or contingent and whether owed jointly or severally, as principal or surety or in any other capacity and whether or not the Lender was an original party to the relevant transaction and in whatever name or style, together with all interest (including, without limitation, default interest) accruing in respect of those obligations or liabilities
Security Financial Collateral Arrangement	means shall have the meaning given to that expression in the Financial Collateral Regulations
Security	means any mortgage, charge (whether fixed or floating, legal or equitable), pledge, lien, assignment by way of security or other security interest securing any obligation of any person, or any other agreement or arrangement having a similar effect
Security Period	means the period starting on the date of this Deed and ending on the date on which the Lender is satisfied that all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full and no

further Secured Liabilities are capable of being outstanding

1 2 INTERPRETATION

In this Deed

- 1 2 1 clause and Schedule headings shall not affect the interpretation of this Deed,
- 1 2 2 a reference to a **person** shall include a reference to an individual, firm, company, corporation, partnership, unincorporated body of persons, government, state or agency of a state or any association, trust, joint venture or consortium (whether or not having separate legal personality),
- 1 2 3 unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular,
- 1 2 4 unless the context otherwise requires, a reference to one gender shall include a reference to the other genders,
- 1 2 5 a reference to a party shall include that party's successors, permitted assigns and permitted transferees and this Deed shall be binding on, and enure to the benefit of, the parties to this Deed and their respective personal representatives, successors, permitted assigns and permitted transferees;
-
- 1 2 6 a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time,
- 1 2 7 a reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision,
- 1 2 8 a reference to **writing** or **written** includes fax but not email,
- 1 2 9 an obligation on a party not to do something includes an obligation not to allow that thing to be done,
- 1 2 10 a reference to **this Deed** (or any provision of it) or to any other agreement or document referred to in this Deed is a reference to this Deed, that provision or such other agreement or document as amended (in each case, other than in breach of the provisions of this Deed) from time to time,
- 1 2 11 unless the context requires otherwise, a reference to a clause or Schedule is to a clause of, or Schedule to, this Deed and a reference to a paragraph is to a paragraph of the relevant Schedule,
- 1 2 12 any words following the terms **including**, **include**, **in particular**, **for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms,
- 1 2 13 a reference to an **amendment** includes a novation, re-enactment, supplement or variation (and amended shall be construed accordingly),
- 1 2 14 a reference to **assets** includes present and future properties, undertakings, revenues, rights and benefits of every description,

- 1 2 15 a reference to an **authorisation** includes an approval, authorisation, consent, exemption, filing, licence, notarisation, registration and resolution,
- 1 2 16 a reference to **continuing** in relation to an Event of Default means an Event of Default that has not been remedied or waived,
- 1 2 17 a reference to **determines** or **determined** means, unless the contrary is indicated, a determination made at the absolute discretion of the person making it, and
- 1 2 18 a reference to a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, inter-governmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation

1 3 CLAWBACK

If the Lender considers that an amount paid by the Company in respect of the Secured Liabilities is capable of being avoided or otherwise set aside on the liquidation or administration of the Company or otherwise, then that amount shall not be considered to have been irrevocably paid for the purposes of this Deed

1 4 NATURE OF SECURITY OVER REAL PROPERTY

A reference in this Deed to a charge or mortgage of or over any Property includes

- 1 4 1 all buildings and fixtures and fittings (including trade and tenant's fixtures and fittings) that are situated on or form part of that Property at any time,
- 1 4 2 the proceeds of the sale of any part of that Property and any other monies paid or payable in respect of or in connection with that Property,
- 1 4 3 the benefit of any covenants for title given, or entered into, by any predecessor in title of the Company in respect of that Property, and any monies paid or payable in respect of those covenants, and
- 1 4 4 all rights under any licence, agreement for sale or agreement for lease in respect of that Property

1.5 PERPETUITY PERIOD

If the rule against perpetuities applies to any trust created by this Deed, the perpetuity period shall be 125 years (as specified by section 5(1) of the Perpetuities and Accumulations Act 2009)

1.6 SCHEDULES

The Schedules form part of this Deed and shall have effect as if set out in full in the body of this Deed Any reference to this Deed includes the Schedules

2 COVENANT TO PAY

2.1 COVENANT TO PAY

The Company shall, on demand, pay to the Lender and discharge the Secured Liabilities when they become due

2.2 INTEREST

The Company covenants with the Lender to pay interest on any amounts due under clause 2.1 from day to day until full discharge (whether before or after judgment, liquidation, winding-up or administration of the Company) at the Default Rate, provided that, in the case of any cost or expense, such interest shall accrue and be payable as from the date on which the relevant cost or expense arose without the necessity for any demand being made for payment

3 GRANT OF SECURITY

3.1 LEGAL MORTGAGE

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee charges to the Lender, by way of first legal mortgage, each Property specified in schedule 1

3.2 FIXED CHARGES

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee charges to the Lender by way of first fixed charge

- 3.2.1 all Properties acquired by the Company in the future,
- 3.2.2 all present and future interests of the Company not effectively mortgaged or charged under the preceding provisions of this clause 3 in, or over, freehold or leasehold property,
- 3.2.3 all present and future rights, licences, guarantees, rents, deposits, contracts, covenants and warranties relating to each Property,
- 3.2.4 all licences, consents and authorisations (statutory or otherwise) held or required in connection with the Company's business or the use of any Secured Asset, and all rights in connection with them,
- 3.2.5 all its present and future goodwill,
- 3.2.6 all its uncalled capital,
- 3.2.7 all the Equipment,
- 3.2.8 all the Intellectual Property,
- 3.2.9 all the Book Debts,
- 3.2.10 all the Investments,

- 3 2 11 all monies from time to time standing to the credit of its accounts with any bank, financial institution or other person (including each Designated Account), together with all other rights and benefits accruing to or arising in connection with each account (including, but not limited to, entitlements to interest),
- 3 2 12 all its rights in respect of each Insurance Policy, including all claims, the proceeds of all claims and all returns of premium in connection with each Insurance Policy, to the extent not effectively assigned under clause 3 3, and
- 3 2 13 all its rights in respect of each Relevant Agreement and all other agreements, instruments and rights relating to the Secured Assets, to the extent not effectively assigned under clause 3 3

3 3 ASSIGNMENT

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee assigns to the Lender absolutely, subject to a proviso for reassignment on irrevocable discharge in full of the Secured Liabilities

- 3 3 1 all its rights in each Insurance Policy, including all claims, the proceeds of all claims and all returns of premium in connection with each Insurance Policy, and
 - 3 3 2 the benefit of each Relevant Agreement and the benefit of all other agreements, instruments and rights relating to the Secured Assets
-

3 4 FLOATING CHARGE

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee charges to the Lender, by way of first floating charge, all the undertaking, property, assets and rights of the Company at any time not effectively mortgaged, charged or assigned pursuant to clause 3 1 to clause 3 3 inclusive

3 5 QUALIFYING FLOATING CHARGE

Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by clause 3 4

3 6 AUTOMATIC CRYSTALLISATION OF FLOATING CHARGE

The floating charge created by clause 3 4 shall automatically and immediately (without notice) convert into a fixed charge over the assets subject to that floating charge if

- 3 6 1 the Company
 - (a) creates, or attempts to create, without the prior written consent of the Lender, a Security or a trust in favour of another person over all or any part of the Secured Assets (except as expressly permitted by the terms of this Deed), or
 - (b) disposes, or attempts to dispose of, all or any part of the Secured Assets (other than Secured Assets that are only subject to the floating charge while it remains uncrystallised),

3 6 2 any person levies (or attempts to levy) any distress, attachment, execution or other process against all or any part of the Secured Assets, or

3 6 3 a resolution is passed or an order is made for the winding-up, dissolution, administration or re-organisation of the Company

3 7 CRYSTALLISATION OF FLOATING CHARGE BY NOTICE

The Lender may, in its sole discretion, at any time and by written notice to the Company, convert the floating charge created under this Deed into a fixed charge as regards any part of the Secured Assets specified by the Lender in that notice

3.8 ASSETS ACQUIRED AFTER ANY FLOATING CHARGE HAS CRYSTALLISED

Any asset acquired by the Company after any crystallisation of the floating charge created under this Deed that, but for that crystallisation, would be subject to a floating charge under this Deed, shall (unless the Lender confirms otherwise to the Company in writing) be charged to the Lender by way of first fixed charge

4. LIABILITY OF THE COMPANY

4.1 LIABILITY NOT DISCHARGED

The Company's liability under this Deed in respect of any of the Secured Liabilities shall not be discharged, prejudiced or affected by

4 1 1 any security, guarantee, indemnity, remedy or other right held by, or available to, the Lender that is, or becomes, wholly or partially illegal, void or unenforceable on any ground,

4 1 2 the Lender renewing, determining, varying or increasing any facility or other transaction in any manner or concurring in, accepting or varying any compromise, arrangement or settlement, or omitting to claim or enforce payment from any other person, or

4 1 3 any other act or omission that, but for this clause 4 1, might have discharged, or otherwise prejudiced or affected, the liability of the Company

4.2 IMMEDIATE RECOURSE

The Company waives any right it may have to require the Lender to enforce any security or other right, or claim any payment from, or otherwise proceed against, any other person before enforcing this Deed against the Company

5. REPRESENTATIONS AND WARRANTIES

5.1 REPRESENTATIONS AND WARRANTIES

The Company makes the representations and warranties set out in this clause 5 to the Lender

5 2 DUE INCORPORATION

The Company

5.2.1 is a duly incorporated limited liability company validly existing under the law of its jurisdiction of incorporation, and

5.2.2 has the power to own its assets and carry on its business as it is being conducted

5.3 POWERS

The Company has the power to enter into, deliver and perform, and has taken all necessary action to authorise its entry into, delivery and performance of this deed and the transactions contemplated by it. No limit on its powers will be exceeded as a result of the grant of Security contemplated by this deed.

5.4 NON-CONTRAVENTION

The entry into and performance by it of, and the transactions contemplated by, this deed do not and will not contravene or conflict with

5.4.1 the Company's constitutional documents,

5.4.2 any agreement or instrument binding on it or its assets or constitute a default or termination event (however described) under any such agreement or instrument, or

~~5.4.3 any law or regulation or judicial or official order applicable to it~~

5.5 AUTHORISATIONS

All actions, conditions and things required to be taken, fulfilled and done (including the obtaining of any necessary authorisations, the making of registrations and the like) by the laws of the jurisdiction under which the Company is incorporated or formed in or in which any of its assets are situated in order

5.5.1 to enable it lawfully to enter into, exercise its rights and perform and comply with its obligations under this deed,

5.5.2 to ensure that those obligations are valid and legally binding and enforceable, and

5.5.3 to make this deed admissible in evidence in the courts of its jurisdiction of incorporation and of England and Wales,

have been taken, fulfilled and done in order for it to comply with its obligations to the Lender under this deed.

5.6 BINDING OBLIGATIONS

5.6.1 The Company's obligations under this deed are legal, valid, binding and enforceable.

5.6.2 This deed creates

(a) valid, legally binding and enforceable Security for the obligations expressed to be secured by it, and

- (b) subject to registration pursuant to Part 25 of the Companies Act 2006 and, in the case of real property, registration at the Land Registry, perfected Security over the assets referred to in this deed,

in favour of the Lender, having the priority and ranking expressed to be created by this deed and ranking ahead of all (if any) Security and rights of third parties, except those preferred by law

5.7 REGISTRATION

It is not necessary to file, record or enrol this deed (other than at Companies House or the Land Registry) with any court or other authority or pay any stamp, registration or similar taxes in relation to this deed or the transactions contemplated by it

5.8 NO DEFAULT

5.8.1 No Event of Default or, on the date of this deed, event or circumstance which would, on the expiry of any grace period, the giving of notice, the making of any determination, satisfaction of any other condition or any combination thereof, constitute an Event of Default, has occurred and is continuing

5.8.2 No other event or circumstance is outstanding which constitutes (or, with the expiry of a grace period, the giving of notice, the making of any determination, satisfaction of any other condition or any combination thereof, would constitute) a default or a termination event (however described) under any other agreement or instrument which is binding on it or to which any of its assets is subject which has or is reasonably likely to have a material adverse effect on its business, assets or condition, or its ability to perform its material obligations under this deed

5.9 LITIGATION

No litigation, arbitration or administrative proceedings of or before any court, arbitral body or agency which might reasonably be expected to be adversely determined and, if adversely determined, might reasonably be expected to result in a material adverse effect on its business, assets or condition, or its ability to perform its material obligations under this deed have been started or (to the best of its knowledge and belief) threatened against the Company

5.10 INFORMATION

The information, in written or electronic format, supplied by, or on behalf of, the Company to the Lender in connection with this deed was, at the time it was supplied or at the date it was stated to be given (as the case may be)

5.10.1 complete and accurate in all material respects at the time it was so supplied or as otherwise specified therein and all written information compiled by a third party and supplied by the Company to the Lender is true, complete and accurate in all material respects at the time it was so supplied or as otherwise specified therein,

5.10.2 if it comprised estimates, forecasts and projections provided by the Company to the Lender and all assumptions and presumptions upon which they were made were fair and reasonable at the time they were made and fairly represent the views of the party making such estimate, forecast or projection formed in good faith as at its date,

5 10 3 the Company has not knowingly withheld any information which if disclosed may reasonably be expected materially and adversely to affect the decision of the Lender considering whether or not to provide finance to the Company,

5 10 4 nothing has occurred or been omitted from the information delivered to the Lender in connection with this Deed or any document under which the Company owes obligations to the Lender and no information has been given or withheld that results in the information delivered to the Lender pursuant to this this Deed or any document under which the Company owes obligations to the Lender being untrue or misleading in any material respect

5.11 OWNERSHIP OF SECURED ASSETS

The Company is the sole legal and beneficial owner of the and has a good and valid title (which was acquired and is held with full title guarantee) to, the Secured Assets and is otherwise entitled to use such of its assets as are necessary to conduct its business

5.12 NO SECURITY

The Secured Assets are free from any Security other than the Security created by this Deed

5 13 NO ADVERSE CLAIMS

~~The Company has not received, or acknowledged notice of, any adverse claim by any person in respect of the Secured Assets or any interest in them~~

5.14 NO ADVERSE COVENANTS

There are no covenants, agreements, reservations, conditions, interests, rights or other matters whatsoever that materially and adversely affect the Secured Assets, save as disclosed in any certificate of title approved on behalf of the Lender

5.15 NO BREACH OF LAWS

There is no breach of any law or regulation that materially and adversely affects the Secured Assets save as disclosed in any certificate of title approved on behalf of the Lender

5.16 NO INTERFERENCE IN ENJOYMENT

No facility necessary for the enjoyment and use of the Secured Assets is subject to terms entitling any person to terminate or curtail its use save as disclosed in any certificate of title approved on behalf of the Lender

5.17 NO OVERRIDING INTERESTS

Nothing has arisen, has been created or is subsisting, that would be an overriding interest in any Property save as disclosed in any certificate of title approved on behalf of the Lender

5 18 AVOIDANCE OF SECURITY

No Security expressed to be created under this Deed is liable to be avoided, or otherwise set aside, on the liquidation or administration of the Company or otherwise

5.19 NO PROHIBITIONS OR BREACHES

There is no prohibition on assignment in any Insurance Policy or Relevant Agreement and the entry into this Deed by the Company does not, and will not, constitute a breach of any Insurance Policy, Relevant Agreement or any other agreement or instrument binding on the Company or its assets

5.20 NECESSARY LICENCES

The Company has the benefit of all necessary licences, consents and authorisations required under all applicable law in connection with its ownership of the Property and they are in full force and effect

5.21 ENVIRONMENTAL COMPLIANCE

5.21.1 The Company has performed and complied with in all material respects all Environmental Law, Environmental Permits and all other material covenants, conditions, restrictions or agreements directly or indirectly concerned with any contamination, pollution or waste or the release or discharge of any Dangerous Substance in connection with the Property

5.21.2 No Environmental Claim has been commenced or (to the best of the Company's knowledge and belief) is threatened against the Company

5.22 ENFORCEABLE SECURITY

This Deed constitutes and will constitute the legal, valid, binding and enforceable obligations of the Company, and is, and will continue to be, effective security over all and every part of the Secured Assets in accordance with its terms

5.23 INVESTMENTS

5.23.1 The Investments are fully paid and are not subject to any option to purchase or similar rights

5.23.2 No constitutional document of an issuer of an Investment, nor any other agreement

(a) restricts or inhibits any transfer of the Investments on creation or enforcement of the security constituted by this Deed, or

(b) contains any rights of pre-emption in relation to the Investments

5.24 RELEVANT AGREEMENTS

5.24.1 The counterparts and instruments comprising the Relevant Agreements, Relevant Policies or other document, agreement or arrangement comprising the Secured Assets as provided to the Lender before the date of this Deed, evidence all terms of the relevant Secured Assets, and there are no other documents, agreements or arrangements that may affect the operation or enforceability of any Secured Assets

- 5 24 2 No Relevant Agreement, Insurance Policy or other document, agreement or arrangement comprising the Secured Assets is void, voidable or otherwise unenforceable
- 5 24 3 No variation of any Relevant Agreement, Insurance Policy or other document, agreement or arrangement comprising the Secured Assets is contemplated
- 5 24 4 The Company is not in breach of its obligations under any Relevant Agreement, Insurance Policy or other document, agreement or arrangement comprising the Secured Assets and nothing has occurred
- (a) which is, or would constitute (with the giving of notice or passage of time or both), an event of default (however described) under any Relevant Agreement, Insurance Policy or other document, agreement or arrangement comprising the Secured Assets, or
- (b) which would entitle a person to terminate or rescind a Relevant Agreement, Insurance Policy or other document, agreement or arrangement comprising the Secured Assets

5.25 TIMES FOR MAKING REPRESENTATIONS AND WARRANTIES

The representations and warranties set out in clause 5 3 to clause 5 23 are made by the Company on the date of this Deed are deemed to be repeated on each day of the Security Period with reference to the facts and circumstances existing at the time of repetition

6 GENERAL COVENANTS

6 1 NEGATIVE PLEDGE AND DISPOSAL RESTRICTIONS

The Company shall not at any time, except with the prior written consent of the Lender

- 6 1 1 create, purport to create or permit to subsist any Security on, or in relation to, any Secured Asset other than any Security created by this Deed or any other document entered into between the Company and the Lender,
- 6 1 2 sell, assign, transfer, part with possession of, or otherwise dispose of in any manner (or purport to do so), all or any part of, or any interest in, the Secured Assets (except, in the ordinary course of business, Secured Assets that are only subject to an uncrystallised floating charge), or
- 6 1 3 create or grant (or purport to create or grant) any interest in the Secured Assets in favour of a third party

6 2 PRESERVATION OF SECURED ASSETS

The Company shall not do, or permit to be done, any act or thing that would or might depreciate, jeopardise or otherwise prejudice the security held by the Lender, or materially diminish the value of any of the Secured Assets or the effectiveness of the security created by this Deed

6 3 COMPANY'S WAIVER OF SET-OFF

The Company waives any present or future right of set-off it may have in respect of the Secured Liabilities (including sums payable by the Company under this Deed)

6 4 COMPLIANCE WITH LAWS AND REGULATIONS

6 4 1 The Company shall not, without the Lender's prior written consent, use or permit the Secured Assets to be used in any way contrary to law

6 4 2 The Company shall

- (a) comply with the requirements of any law and regulation relating to or affecting the Secured Assets or the use of it or any part of them,
- (b) obtain, and promptly renew from time to time, and comply with the terms of all authorisations that are required in connection with the Secured Assets or their use or that are necessary to preserve, maintain or renew any Secured Asset, and
- (c) promptly effect any maintenance, modifications, alterations or repairs that are required by any law or regulation to be effected on or in connection with the Secured Assets

6.5 ENFORCEMENT OF RIGHTS

The Company shall use its best endeavours to

6 5 1 procure the prompt observance and performance of the covenants and other obligations imposed on the Company's counterparties (including each counterparty in respect of a Relevant Agreement and each insurer in respect of an Insurance Policy), and

6 5 2 enforce any rights and institute, continue or defend any proceedings relating to any of the Secured Assets that the Lender may require from time to time

6 6 NOTICE OF MISREPRESENTATION AND BREACHES

The Company shall, promptly on becoming aware of any of the same, notify the Lender in writing of

6 6 1 any representation or warranty set out in clause 5 which is incorrect or misleading in any material respect when made or deemed to be repeated, and

6 6 2 any breach of any covenant set out in this Deed

6 7 TITLE DOCUMENTS

The Company shall, on the execution of this Deed (or, if later, the date of acquisition of the relevant Secured Asset), deposit with the Lender and the Lender shall, for the duration of this Deed be entitled to hold

6 7 1 all deeds and documents of title relating to the Secured Assets that are in the possession or control of the Company (and if these are not within the possession

or control of the Company, the Company undertakes to obtain possession of all these deeds and documents of title),

- 6 7 2 all Insurance Policies and any other insurance policies relating to any of the Secured Assets that the Company is entitled to possess,
- 6 7 3 all deeds and documents of title (if any) relating to the Book Debts as the Lender may specify from time to time, and
- 6 7 4 copies of all the Relevant Agreements, certified to be true copies by either a director of the Company or by the Company's solicitors

6.8 INSURANCE

The Company shall effect or procure to be effected and thereafter maintain

- 6 8 1 all risks insurance in respect of the Property (or part thereof) including, without limitation, terrorism insurance, to the full reinstatement value thereof with sufficient provision made for site clearance and associated fees and a sum which, in the opinion of the Lender, is equal to three years' rental income from the Property,
- 6 8 2 insurance against public liability risks,
- ~~6 8 3 The Company will ensure at all times that all Insurance Policies contain~~
 - (a) a mortgagee clause whereby such Insurance Policy will not be vitiated or avoided as against a mortgagee or security holder in the event of or as a result of any misrepresentation, act, neglect or failure to make disclosure on the part of the insured party (other than the Lender) or any circumstances beyond the control of any insured party, and
 - (b) terms providing that it will not be invalidated so far as the Lender is concerned for failure to pay any premium due without the insurer first giving to the Lender not less than 14 days' written notice
- 6 8 4 The Company will at all times ensure that (except as provided in Clause 6 8 2) each Insurance Policy is in the names of the Company and the Lender on behalf of the Lender as co-insured with the Lender named as loss payee and will ensure that each Insurance Policy contains a provision under which the proceeds of the insurance are payable directly to the Lender
- 6 8 5 The Company will use its reasonable endeavours to procure that there be given to the Lender such information in connection with the insurances and copies of the policies as the Lender may reasonably require (including, without limitation, all material correspondence with the insurers) and will notify the Lender of renewals made (and within one month of the expiry date of the relevant insurance provide a copy of the relevant renewal certificate) and variations or cancellations of policies made or, to the knowledge of the Company, threatened or pending

6.9 INSURANCE PREMIUMS

The Company shall procure prompt payment of all premiums and all other things necessary to keep all of the insurance policies in force

6.10 NO INVALIDATION OF INSURANCE

The Company shall not do or permit anything to be done which may make void or voidable any insurance policy in connection with any part of the Property. If the Company fails to comply with any of the provisions of clause 6.8-6.9 the Lender shall immediately be entitled to effect the insurances concerned at the expense of the Company.

6.11 PROCEEDS OF INSURANCE POLICIES

6.11.1 Subject to clause 6.11.2 below, the Company shall apply all monies received or receivable under any insurance in respect of the Property (other than monies received in respect of loss of rent or service charge) towards replacing, restoring or reinstating the Property.

6.11.2 To the extent the relevant insurance policy and any leases or any headleases do not restrict the proceeds of insurance being used to prepay the Secured Liabilities or require those proceeds to be applied for another purpose, the proceeds of insurance shall be used, at the option of the Lender, to prepay the Secured Liabilities.

6.12 NOTICES TO BE GIVEN BY THE COMPANY

The Company shall

6.12.1 on the execution of this Deed and as so requested by the Lender from time to time

- (a) give notice to each counterparty to a Relevant Agreement in the form set out in part 1 of schedule 3, and
- (b) procure that each counterparty promptly provides to the Lender within five Business Days an acknowledgement of the notice in the form set out in part 2 of schedule 3,

6.12.2 on the execution of this Deed and as so requested by the Lender from time to time

- (a) give notice to each insurer under an Insurance Policy in the form set out in part 1 of schedule 4, and
- (b) procure that each insurer promptly provides to the Lender within five Business Days an acknowledgement of the notice in the form set out in part 2 of schedule 4, and

6.12.3 on the execution of this Deed and as so requested by the Lender from time to time

- (a) give notice to each bank, financial institution or other person (other than the Lender) with whom the Company holds an account (including each Designated Account) in the form set out in part 1 of schedule 5, and
- (b) procure that each such bank, financial institution or other person promptly provides to the Lender within five Business Days an acknowledgement of the notice in the form of part 2 of schedule 5

6 13 INFORMATION

The Company shall

- 6 13 1 give the Lender such information concerning the location, condition, use and operation of the Secured Assets as the Lender may require,
- 6 13 2 permit any persons designated by the Lender and any Receiver to enter on its premises and inspect and examine any Secured Asset, and the records relating to that Secured Asset, at all reasonable times and on reasonable prior notice, and
- 6 13 3 promptly notify the Lender in writing of any action, claim, notice or demand made by or against it in connection with all or any part of a Secured Asset or of any fact, matter or circumstance which may, with the passage of time, give rise to such an action, claim, notice or demand, together with, in each case, the Company's proposals for settling, liquidating, compounding or contesting any such action, claim, notice or demand and shall, subject to the Lender's prior approval, implement those proposals at its own expense
- 6 13 4 supply to the Lender all formal documents dispatched by the Company to its shareholders (or any class of them) in their capacity as such, or its creditors generally, at the same time as they are dispatched,

6 13 5 supply to the Lender details of any litigation, arbitration or administrative proceedings which are current, threatened or pending against the Company as soon as it becomes aware of them and which might, if adversely determined, have a material adverse effect on its business, assets or condition, or its ability to perform its material obligations under this deed or any document evidencing the Secured Liabilities, and

6 13 6 supply to the Lender promptly, any further information about the financial condition, business and operations of the Company as the Lender may reasonably request

6 14 PAYMENT OF OUTGOINGS

The Company shall promptly pay all taxes, fees, licence duties, registration charges, insurance premiums and other outgoings in respect of the Secured Assets and, on demand, produce evidence of payment to the Lender

6 15 APPOINTMENT OF ACCOUNTANTS

6 15 1 The Company shall

- (a) at its own cost, if at any time so required by the Lender, appoint an accountant or firm of accountants nominated by the Lender to investigate the financial affairs of the Company and those of its subsidiaries and report to the Lender; and
- (b) co-operate fully with any accountants so appointed and immediately provide those accountants with all information requested

6 15 2 The Company authorises the Lender to make an appointment as it shall think fit at any time, without further authority from the Company In every case, the Company

shall pay, or reimburse the Lender for, the fees and expenses of those accountants

6 16 NOTIFICATION OF DEFAULT

The Company shall notify the Lender of any Event of Default or event or circumstance which would, on the expiry of any grace period, the giving of notice, the making of any determination, satisfaction of any other condition or any combination thereof, constitute an Event of Default (and the steps, if any, being taken to remedy it) promptly upon becoming aware of its occurrence

6.17 AUTHORISATIONS

The Company shall promptly obtain all consents and authorisations necessary (and do all that is needed to maintain them in full force and effect) under any law or regulation of its jurisdiction of incorporation to enable it to perform its obligations under this deed and to ensure the legality, validity, enforceability and admissibility in evidence of this deed in its jurisdiction of incorporation

6 18 COMPLIANCE WITH LAW

The Company shall comply in all respects with all laws to which it may be subject if failure to do so would materially impair its ability to perform its obligations under this deed

6 19 CHANGE OF BUSINESS

The Company shall not make any substantial change to the nature or scope of its business as carried out on the date of this deed

7 PROPERTY COVENANTS

7.1 MAINTENANCE

The Company shall keep all buildings and all fixtures on each Property in good and substantial repair and condition

7 2 PRESERVATION OF PROPERTY, FIXTURES AND EQUIPMENT

The Company shall not, without the prior written consent of the Lender

7 2 1 pull down or remove the whole, or any part of, any building forming part of any Property or permit the same to occur,

7 2 2 make or permit any alterations to any Property, or sever or remove, or permit to be severed or removed, any of its fixtures, or

7 2 3 remove or make any alterations to any of the Equipment belonging to, or in use by, the Company on any Property (except to effect necessary repairs or replace them with new or improved models or substitutes)

7.3 CONDUCT OF BUSINESS ON PROPERTIES

The Company shall carry on its trade and business on those parts (if any) of the Properties as are used for the purposes of trade or business in accordance with the standards of good management from time to time current in that trade or business

7.4 PLANNING INFORMATION

The Company shall

7.4.1 give full particulars to the Lender of any notice, order, direction, designation, resolution or proposal given or made by any planning authority or other public body or authority (**Planning Notice**) that specifically applies to any Property, or to the locality in which it is situated, within seven days after becoming aware of the relevant Planning Notice, and

7.4.2 at its own expense, immediately on request by the Lender, and at the cost of the Company, take all reasonable and necessary steps to comply with any Planning Notice, and make, or join with the Lender in making, any objections or representations in respect of that Planning Notice that the Lender may desire

7.5 COMPLIANCE WITH COVENANTS AND PAYMENT OF RENT

The Company shall

7.5.1 observe and perform all covenants, stipulations and conditions to which each Property, or the use of it, is or may be subjected, and (if the Lender so requires) produce evidence sufficient to satisfy the Lender that those covenants, stipulations and conditions have been observed and performed,

7.5.2 diligently enforce all covenants, stipulations and conditions benefiting each Property and shall not (and shall not agree to) waive, release or vary any of the same, and

7.5.3 (without prejudice to the generality of the foregoing) where a Property, or part of it, is held under a lease, duly and punctually pay all rents due from time to time, and perform and observe all the tenant's covenants and conditions

7.6 PAYMENT OF RENT AND OUTGOINGS

The Company shall

7.6.1 where a Property, or part of it, is held under a lease, duly and punctually pay all rents due from time to time, and

7.6.2 pay (or procure payment of the same) when due all charges, rates, taxes, duties, assessments and other outgoings relating to or imposed on each Property or on its occupier

7.7 MAINTENANCE OF INTERESTS IN PROPERTIES

The Company shall not, without the prior written consent of the Lender

7.7.1 grant, or agree to grant, any licence or tenancy affecting the whole or any part of any Property, or exercise, or agree to exercise, the statutory powers of leasing or

of accepting surrenders under sections 99 or 100 of the Law of Property Act 1925,
or

7 7 2 in any other way dispose of, surrender or create, or agree to dispose of surrender
or create, any legal or equitable estate or interest in the whole or any part of any
Property

7.8 REGISTRATION RESTRICTIONS

If the title to any Property is not registered at the Land Registry, the Company shall procure that no person (other than itself) shall be registered under the Land Registration Acts 1925 to 2002 as proprietor of all or any part of any Property without the prior written consent of the Lender. The Company shall be liable for the costs and expenses of the Lender in lodging cautions against the registration of the title to the whole or any part of any Property from time to time.

7.9 DEVELOPMENT RESTRICTIONS

The Company shall not, without the prior written consent of the Lender

7 9 1 make or, insofar as it is able, permit others to make any application for planning permission or development consent in respect of the Property, or

~~7 9 2 carry out, or permit, or suffer to be carried out on any Property any development as defined in the Town and Country Planning Act 1990 and the Planning Act 2008, or change or permit or suffer to be changed the use of any Property~~

7.10 ENVIRONMENT

The Company shall

7 10 1 comply with all the requirements of Environmental Law both in the conduct of its general business and in the management, possession or occupation of each Property, and

7 10 2 obtain and comply with all authorisations, permits and other types of licences necessary under Environmental Law

7.11 NO RESTRICTIVE OBLIGATIONS

The Company shall not, without the prior written consent of the Lender, enter into any onerous or restrictive obligations affecting the whole or any part of any Property, or create or permit to arise any overriding interest, easement or right whatever in or over the whole or any part of any Property.

7.12 PROPRIETARY RIGHTS

The Company shall procure that no person shall become entitled to assert any proprietary or other like right or interest over the whole or any part of any Property without the prior written consent of the Lender.

7 13 INSPECTION

The Company shall permit the Lender, any Receiver and any person appointed by either of them to enter on and inspect any Property on reasonable prior notice.

7.14 PROPERTY INFORMATION

The Company shall inform the Lender promptly of any acquisition by the Company of, or contract made by the Company to acquire, any freehold, leasehold or other interest in any property

7.15 VAT OPTION TO TAX

The Company shall not, without the prior written consent of the Lender

7.15.1 exercise any VAT option to tax in relation to any Property, or

7.15.2 revoke any VAT option to tax exercised, and disclosed to the Lender, before the date of this Deed

7.16 REGISTRATION AT THE LAND REGISTRY

The Company consents to an application being made by the Lender to the Land Registrar for the following restriction in Form P to be registered against its title to each Property

"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the proprietor for the time being of the charge dated [DATE] in favour of Bangkok Bank Public Company Limited referred to in the charges register or their conveyancer "

8. INVESTMENTS COVENANTS

8.1 DEPOSIT OF TITLE DOCUMENTS

8.1.1 The Company shall

(a) on the execution of this Deed, deliver to the Lender, or as the Lender may direct, all stock or share certificates and other documents of title or evidence of ownership relating to any Investments owned by the Company at that time, and

(b) on the purchase or acquisition by it of Investments after the date of this Deed, deposit with the Lender, or as the Lender may direct, all stock or share certificates and other documents of title or evidence of ownership relating to those Investments

8.1.2 At the same time as depositing documents with the Lender, or as the Lender may direct, in accordance with clause 8.1.1, the Company shall also deposit with the Lender, or as the Lender may direct

(a) all stock transfer forms relating to the relevant Investments duly completed and executed by or on behalf of the Company, but with the name of the transferee, the consideration and the date left blank, and

(b) any other documents (in each case duly completed and executed by or on behalf of the Company) that the Lender may request to enable it or any of its nominees, or any purchaser or transferee, to be registered as the owner

of, or otherwise obtain a legal title to, or to perfect its security interest in any of the relevant Investments,

so that the Lender may, at any time and without notice to the Company, complete and present those stock transfer forms and other documents to the issuer of the Investments for registration

8.2 NOMINATIONS

8 2 1 The Company shall terminate with immediate effect all nominations it may have made (including, without limitation, any nomination made under section 145 or section 146 of the Companies Act 2006) in respect of any Investments and, pending that termination, procure that any person so nominated

(a) does not exercise any rights in respect of any Investments without the prior written approval of the Lender, and

(b) immediately on receipt by it, forward to the Lender all communications or other information received by it in respect of any Investments for which it has been so nominated

8 2 2 The Company shall not, during the Security Period, exercise any rights (including, without limitation, any rights under sections 145 and 146 of the Companies Act 2006) to nominate any person in respect of any of the Investments

8.3 PRE-EMPTION RIGHTS AND RESTRICTIONS ON TRANSFER

The Company shall

8 3 1 obtain all consents, waivers, approvals and permissions that are necessary, under the articles of association (or otherwise) of an issuer of any Investments, for the transfer of the Investments to the Lender or its nominee, or to a purchaser on enforcement of the security constituted by this Deed, and

8 3 2 procure the amendment of the share transfer provisions (including, but not limited to, deletion of any pre-emption provisions) under the articles of association, other constitutional document or otherwise of each issuer of the Investments in any manner that the Lender may require in order to permit the transfer of the Investments to the Lender or its nominee, or to a purchaser on enforcement of the security constituted by this Deed

8 4 DIVIDENDS AND VOTING RIGHTS BEFORE ENFORCEMENT

8 4 1 Before the security constituted by this Deed becomes enforceable, the Company may retain and apply for its own use all dividends, interest and other monies paid or payable in respect of the Investments and, if any are paid or payable to the Lender or any of its nominees, the Lender will hold all those dividends, interest and other monies received by it for the Company and will pay them to the Company promptly on request

8 4 2 Before the security constituted by this deed becomes enforceable, the Company may exercise all voting and other rights and powers in respect of the Investments or, if any of the same are exercisable by the Lender or any of its nominees, to

direct in writing the exercise of those voting and other rights and powers provided that

- (a) it shall not do so in any way that would breach any provision of this deed or for any purpose inconsistent with this deed, and
- (b) the exercise of, or the failure to exercise, those voting rights or other rights and powers would not, in the Lender's opinion, have an adverse effect on the value of the Investments or otherwise prejudice the Lender's security under this deed

8 4 3 The Company shall indemnify the Lender against any loss or liability incurred by the Lender (or its nominee) as a consequence of the Lender (or its nominee) acting in respect of the Investments at the direction of the Company

8 4 4 The Lender shall not, by exercising or not exercising any voting rights or otherwise, be construed as permitting or agreeing to any variation or other change in the rights attaching to or conferred by any of the Investments that the Lender considers prejudicial to, or impairing the value of, the security created by this Deed

8.5 DIVIDENDS AND VOTING RIGHTS AFTER ENFORCEMENT

~~After the security constituted by this Deed has become enforceable~~

8 5 1 all dividends and other distributions paid in respect of the Investments and received by the Company shall be held by the Company on trust for the Lender and immediately paid into a Designated Account or, if received by the Lender, shall be retained by the Lender, and

8 5 2 all voting and other rights and powers attaching to the Investments shall be exercised by, or at the direction of, the Lender and the Company shall, and shall procure that its nominees shall, comply with any directions the Lender may give, in its absolute discretion, concerning the exercise of those rights and powers

8.6 CALLS ON INVESTMENTS

Notwithstanding the security created by this Deed, the Company shall promptly pay all calls, instalments and other payments that may be or become due and payable in respect of all or any of the Investments. The Company acknowledges that the Lender shall not be under any liability in respect of any such calls, instalments or other payments

8 7 NO ALTERATION OF CONSTITUTIONAL DOCUMENTS OR RIGHTS ATTACHING TO INVESTMENTS

The Company shall not, without the prior written consent of the Lender, amend, or agree to the amendment of

8 7 1 the memorandum or articles of association, or any other constitutional documents, of any issuer of the Investments that is not a public company, or

8 7 2 the rights or liabilities attaching to, or conferred by, all or any of the Investments

8 8 PRESERVATION OF INVESTMENTS

The Company shall ensure (as far as it is able to by the exercise of all voting rights powers of control and other means available to it) that any issuer of the Investments that is not a public company shall not

8 8 1 consolidate or subdivide any of the Investments, or re-organise, exchange, repay or reduce its share capital in any way,

8 8 2 issue any new shares or stock or

8 8 3 refuse to register any transfer of any of the Investments that may be lodged with it for registration by, or on behalf of, the Lender or the Company in accordance with this Deed

8 9 INVESTMENTS INFORMATION

The Company shall promptly following receipt, send to the Lender copies of any notice circular, report accounts and any other document received by it that relates to the Investments

9 EQUIPMENT COVENANTS

9 1 MAINTENANCE OF EQUIPMENT

The Company shall

9 1 1 maintain the Equipment in good and serviceable condition (except for expected fair wear and tear) in compliance with all relevant manuals, handbooks, manufacturer's instructions and recommendations and maintenance or servicing schedules,

9 1 2 at its own expense renew and replace any parts of the Equipment when they become obsolete, worn out or damaged with parts of a similar quality and of equal or greater value, and

9 1 3 not permit any Equipment to be

(a) used or handled other than by properly qualified and trained persons, or

(b) overloaded or used for any purpose for which it is not designed or reasonably suitable

9 2 PAYMENT OF EQUIPMENT TAXES

The Company shall promptly pay all taxes, fees, licence duties, registration charges insurance premiums and other outgoings in respect of the Equipment and, on demand, produce evidence of such payment to the Lender

9 3 NOTICE OF CHARGE

The Company

9 3 1 shall, if so requested by the Lender, affix to and maintain on each item of Equipment in a conspicuous place, a clearly legible identification plate containing the following wording

"NOTICE OF CHARGE

This [DESCRIBE ITEM] and all additions to it [and ancillary equipment] are subject to a fixed charge dated [DATE] in favour of Bangkok Bank Public Company Limited "

9 3 2 shall not, and shall not permit any person to, conceal, obscure, alter or remove any plate affixed in accordance with clause 9 3 1

10. BOOK DEBTS COVENANTS

10.1 REALISING BOOK DEBTS

10 1 1 The Company shall as an agent for the Lender, collect in and realise all Book Debts, pay the proceeds into a Designated Account immediately on receipt and, pending that payment, hold those proceeds in trust for the Lender,

10 1 2 The Company shall not, without the prior written consent of the Lender, withdraw any amounts standing to the credit of any Designated Account, and

10 1 3 The Company shall, if called on to do so by the Lender, execute a legal assignment of the Book Debts to the Lender on such terms as the Lender may require and give notice of that assignment to the debtors from whom the Book Debts are due, owing or incurred

10 2 PRESERVATION OF BOOK DEBTS

The Company shall not (except as provided by clause 10 1 or with the prior written consent of the Lender) release, exchange, compound, set-off, grant time or indulgence in respect of, or in any other manner deal with, all or any of the Book Debts

11 RELEVANT AGREEMENTS COVENANTS

11.1 RELEVANT AGREEMENTS

11 1 1 The Company shall, unless the Lender agrees otherwise in writing, comply with the terms of any Relevant Agreement and any other document, agreement or arrangement comprising the Secured Assets (other than the Insurance Policies)

11 1 2 The Company shall not, unless the Lender agrees otherwise in writing

- (a) amend or vary or agree to any change in, or waive any requirement of,
- (b) settle, compromise, terminate, rescind or discharge (except by performance), or
- (c) abandon, waive, dismiss, release or discharge any action, claim or proceedings against any counterparty to a Relevant Agreement or other person in connection with,

any Relevant Agreement or any other document, agreement or arrangement comprising the Secured Assets (other than the Insurance Policies)

12 INTELLECTUAL PROPERTY COVENANTS

12.1 PRESERVATION OF RIGHTS

The Company shall take all necessary action to safeguard and maintain present and future rights in, or relating to, the Intellectual Property including (without limitation) by observing all covenants and stipulations relating to those rights, and by paying all applicable renewal fees, licence fees and other outgoings

12.2 REGISTRATION OF INTELLECTUAL PROPERTY

The Company shall use all reasonable efforts to register applications for the registration of any Intellectual Property, and shall keep the Lender informed of all matters relating to each such registration

12.3 MAINTENANCE OF INTELLECTUAL PROPERTY

The Company shall not permit any Intellectual Property to be abandoned, cancelled or to lapse

13 POWERS OF THE LENDER

13.1 POWER TO REMEDY

13.1.1 The Lender shall be entitled (but shall not be obliged) to remedy, at any time, a breach by the Company of any of its obligations contained in this Deed

13.1.2 The Company irrevocably authorises the Lender and its agents to do all things that are necessary or desirable for that purpose

13.1.3 Any monies expended by the Lender in remedying a breach by the Company of its obligations contained in this Deed shall be reimbursed by the Company to the Lender on a full indemnity basis and shall carry interest in accordance with clause 20.1

13.2 EXERCISE OF RIGHTS

13.2.1 The rights of the Lender under clause 13.1 are without prejudice to any other rights of the Lender under this Deed

13.2.2 The exercise of any rights of the Lender under this Deed shall not make the Lender liable to account as a mortgagee in possession

13.3 POWER TO DISPOSE OF CHATTELS

13.3.1 At any time after the security constituted by this Deed has become enforceable, the Lender or any Receiver may, as agent for the Company, dispose of any chattels or produce found on any Property

13 3 2 Without prejudice to any obligation to account for the proceeds of any disposal made under clause 13 3 1, the Company shall indemnify the Lender and any Receiver against any liability arising from any disposal made under clause 13 3 1

13.4 LENDER HAS RECEIVER'S POWERS

To the extent permitted by law, any right, power or discretion conferred by this Deed on a Receiver may, after the security constituted by this Deed has become enforceable, be exercised by the Lender in relation to any of the Secured Assets whether or not it has taken possession of any Secured Assets and without first appointing a Receiver or notwithstanding the appointment of a Receiver

13.5 CONVERSION OF CURRENCY

13 5 1 For the purpose of, or pending the discharge of, any of the Secured Liabilities, the Lender may convert any monies received, recovered or realised by it under this Deed (including the proceeds of any previous conversion under this clause 13 5) from their existing currencies of denomination into any other currencies of denomination that the Lender may think fit

13 5 2 Any such conversion shall be effected at the Lender's then prevailing spot selling rate of exchange for such other currency against the existing currency

13 5 3 Each reference in this clause 13 5 to a currency extends to funds of that currency and, for the avoidance of doubt, funds of one currency may be converted into different funds of the same currency

13.6 NEW ACCOUNTS

13 6 1 If the Lender receives, or is deemed to have received, notice of any subsequent Security, or other interest, affecting all or part of the Secured Assets, the Lender may open a new account for the Company in the Lender's books Without prejudice to the Lender's right to combine accounts, no money paid to the credit of the Company in any such new account shall be appropriated towards, or have the effect of discharging, any part of the Secured Liabilities

13 6 2 If the Lender does not open a new account immediately on receipt of the notice, or deemed notice, under clause 13 6 1, then, unless the Lender gives express written notice to the contrary to the Company, all payments made by the Company to the Lender shall be treated as having been credited to a new account of the Company and not as having been applied in reduction of the Secured Liabilities, as from the time of receipt or deemed receipt of the relevant notice by the Lender

13.7 INDULGENCE

The Lender may, at its discretion, grant time or other indulgence, or make any other arrangement, variation or release with any person not being a party to this Deed (whether or not any such person is jointly liable with the Company) in respect of any of the Secured Liabilities, or of any other security for them without prejudice either to this Deed or to the liability of the Company for the Secured Liabilities

13 8 APPOINTMENT OF AN ADMINISTRATOR

13 8 1 The Lender may, without notice to the Company, appoint any one or more persons to be an Administrator of the Company pursuant to Paragraph 14 of Schedule B1 of the Insolvency Act 1986 if the security constituted by this Deed becomes enforceable

13 8 2 Any appointment under this clause 13 8 shall

(a) be in writing signed by a duly authorised signatory of the Lender; and

(b) take effect, in accordance with paragraph 19 of Schedule B1 of the Insolvency Act 1986

13 8 3 The Lender may apply to the court for an order removing an Administrator from office and may by notice in writing in accordance with this clause 13 8 appoint a replacement for any Administrator who has died, resigned, been removed or who has vacated office upon ceasing to be qualified

13 9 FURTHER ADVANCES

The Lender covenants with the Company that it shall perform its obligations to make advances under any document to which the Lender and the Company are party (including ~~any obligation to make available further advances~~)

14. WHEN SECURITY BECOMES ENFORCEABLE

14 1 SECURITY BECOMES ENFORCEABLE ON EVENT OF DEFAULT

The security constituted by this Deed shall become immediately enforceable if an Event of Default occurs

14 2 DISCRETION

After the security constituted by this Deed has become enforceable, the Lender may, in its absolute discretion, 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 Secured Assets

15 ENFORCEMENT OF SECURITY

15.1 ENFORCEMENT POWERS

15 1 1 For the purposes of all powers implied by statute, the Secured Liabilities are deemed to have become due and payable on the date of this Deed

15 1 2 The power of sale and other powers conferred by section 101 of the LPA 1925 (as varied or extended by this Deed) shall be immediately exercisable at any time after the security constituted by this Deed has become enforceable under clause 14 1

15 1 3 Section 103 of the LPA 1925 does not apply to the security constituted by this Deed

15 2 EXTENSION OF STATUTORY POWERS OF LEASING

The statutory powers of leasing and accepting surrenders conferred on mortgagees under the LPA 1925 and by any other statute are extended so as to authorise the Lender and any Receiver, at any time after the security constituted by this Deed has become enforceable, whether in its own name or in that of the Company, to

- 15 2 1 grant a lease or agreement to lease,
- 15 2 2 accept surrenders of leases, or
- 15 2 3 grant any option of the whole or any part of the Secured Assets with whatever rights relating to other parts of it,

whether or not at a premium and containing such covenants on the part of the Company, and on such terms and conditions (including the payment of money to a lessee or tenant on a surrender) as the Lender or Receiver thinks fit without the need to comply with any of the restrictions imposed by sections 99 and 100 of the LPA 1925

15 3 ACCESS ON ENFORCEMENT

- 15 3 1 At any time after the Lender has demanded payment of the Secured Liabilities or if the Company defaults in the performance of its obligations under this Deed or an ~~Event of Default is continuing, the Company will allow the Lender or its Receiver,~~ without further notice or demand, immediately to exercise all its rights, powers and remedies in particular (and without limitation) to take possession of any Secured Asset and for that purpose to enter on any premises where a Secured Asset is situated (or where the Lender or a Receiver reasonably believes a Secured Asset to be situated) without incurring any liability to the Company for, or by any reason of, that entry
- 15 3 2 At all times, the Company must use its best endeavours to allow the Lender or its Receiver access to any premises for the purpose of clause 15 3 1 (including obtaining any necessary consents or permits of other persons) and ensure that its employees and officers do the same

15 4 PRIOR SECURITY

At any time after the security constituted by this Deed has become enforceable, or after any powers conferred by any Security having priority to this Deed shall have become exercisable, the Lender may

- 15 4 1 redeem that or any other prior Security,
- 15 4 2 procure the transfer of that Security to it, and
- 15 4 3 settle and pass any account of the holder of any prior Security

The settlement and passing of any such account passed shall, in the absence of any manifest error, be conclusive and binding on the Company All monies paid by the Lender to an encumbrancer in settlement of any of those accounts shall, as from its payment by the Lender, be due from the Company to the Lender on current account and shall bear interest at the Default Rate and be secured as part of the Secured Liabilities

15.5 PROTECTION OF THIRD PARTIES

No purchaser, mortgagee or other person dealing with the Lender, any Receiver or Delegate shall be concerned to enquire

15 5 1 whether any of the Secured Liabilities have become due or payable, or remain unpaid or undischarged,

15 5 2 whether any power the Lender, a Receiver or Delegate is purporting to exercise has become exercisable or is properly exercisable, or

15 5 3 how any money paid to the Lender, any Receiver or any Delegate is to be applied

15.6 PRIVILEGES

Each Receiver and the Lender is entitled to all the rights, powers, privileges and immunities conferred by the LPA 1925 on mortgagees and receivers

15.7 NO LIABILITY AS MORTGAGEE IN POSSESSION

Neither the Lender, any Receiver, any Delegate nor any Administrator shall be liable, by reason of entering into possession of a Secured Asset or for any other reason, to account as mortgagee in possession in respect of all or any of the Secured Assets, nor shall any of them be liable for any loss on realisation of, or for any act, neglect or default of any nature in connection with, all or any of the Secured Assets for which a mortgagee in possession might be liable as such

15.8 CONCLUSIVE DISCHARGE TO PURCHASERS

The receipt of the Lender, or any Receiver or Delegate shall be a conclusive discharge to a purchaser and, in making any sale or other disposal of any of the Secured Assets or in making any acquisition in the exercise of their respective powers, the Lender, and every Receiver and Delegate may do so for any consideration, in any manner and on any terms that it or he thinks fit

15.9 RIGHT OF APPROPRIATION

15 9 1 To the extent that

- (a) the Secured Assets constitute Financial Collateral, and
- (b) this Deed and the obligations of the Company under it constitute a Security Financial Collateral Arrangement,

the Lender shall have the right, at any time after the security constituted by this Deed has become enforceable, to appropriate all or any of those Secured Assets in or towards the payment or discharge of the Secured Liabilities in any order that the Lender may, in its absolute discretion, determine

15 9 2 The value of any Secured Assets appropriated in accordance with this clause shall be

- (a) in the case of cash, the amount standing to the credit of each of the Company's accounts with any bank, financial institution or other person,

together with all interest accrued but unposted, at the time the right of appropriation is exercised, and

- (b) in the case of investments, the price of those investments at the time the right of appropriation is exercised as listed on any recognised market index or determined by any other method that the Lender may select (including independent valuation)

15.9.3 The Company agrees that the methods of valuation provided for in this clause are commercially reasonable for the purposes of the Financial Collateral Regulations

16. RECEIVER

16.1 APPOINTMENT

At any time after the security constituted by this Deed has become enforceable, or at the request of the Company, the Lender may, without further notice, appoint by way of deed, or otherwise in writing, any one or more persons to be a Receiver of all or any part of the Secured Assets

16.2 REMOVAL

The Lender may, without further notice (subject to section 45 of the Insolvency Act 1986 in the case of an administrative receiver), from time to time, by way of deed, or otherwise in writing, remove any Receiver appointed by it and may, whenever it thinks fit, appoint a new Receiver in the place of any Receiver whose appointment may for any reason have terminated

16.3 REMUNERATION

The Lender may fix the remuneration of any Receiver appointed by it without the restrictions contained in section 109 of the LPA 1925, and the remuneration of the Receiver shall be a debt secured by this Deed, to the extent not otherwise discharged

16.4 POWER OF APPOINTMENT ADDITIONAL TO STATUTORY POWERS

The power to appoint a Receiver conferred by this Deed shall be in addition to all statutory and other powers of the Lender under the Insolvency Act 1986, the LPA 1925 or otherwise, and shall be exercisable without the restrictions contained in sections 103 and 109 of the LPA 1925 or otherwise

16.5 POWER OF APPOINTMENT EXERCISABLE DESPITE PRIOR APPOINTMENTS

The power to appoint a Receiver (whether conferred by this Deed or by statute) shall be, and remain, exercisable by the Lender despite any prior appointment in respect of all or any part of the Secured Assets

16.6 AGENT OF THE COMPANY

Any Receiver appointed by the Lender under this Deed shall be the agent of the Company and the Company shall be solely responsible for the contracts, engagements, acts, omissions, defaults, losses and remuneration of that Receiver and for liabilities incurred by that Receiver. The agency of each Receiver shall continue until the Company goes into

liquidation and after that the Receiver shall act as principal and shall not become the agent of the Lender

17 POWERS OF RECEIVER

17 1 GENERAL

17 1 1 Any Receiver appointed by the Lender under this Deed shall, in addition to the powers conferred on him by statute, have the powers set out in clause 17 2 to clause 17 23

17 1 2 If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing him states otherwise) exercise all of the powers conferred on a Receiver under this Deed individually and to the exclusion of any other Receiver

17 1 3 Any exercise by a Receiver of any of the powers given by clause 17 may be on behalf of the Company, the directors of the Company (in the case of the power contained in clause 17 16) or himself

17 2 REPAIR AND DEVELOP PROPERTIES

A Receiver may undertake or complete any works of repair, building or development on the Properties and may apply for and maintain any planning permission, development consent, building regulation approval or any other permission, consent or licence to carry out any of the same

17 3 SURRENDER LEASES

A Receiver may grant, or accept surrenders of, any leases or tenancies affecting any Property and may grant any other interest or right over any Property on any terms, and subject to any conditions, that he thinks fit

17 4 EMPLOY PERSONNEL AND ADVISERS

A Receiver may provide services and employ or engage any managers, officers, servants, contractors, workmen, agents, other personnel and professional advisers on any terms, and subject to any conditions, that he thinks fit A Receiver may discharge any such person or any such person appointed by the Company

17 5 MAKE VAT ELECTIONS

A Receiver may make, exercise or revoke any value added tax option to tax as he thinks fit

17.6 REMUNERATION

A Receiver may charge and receive any sum by way of remuneration (in addition to all costs, charges and expenses incurred by him) that the Lender may prescribe or agree with him

17 7 REALISE SECURED ASSETS

A Receiver may collect and get in the Secured Assets or any part of them in respect of which he is appointed, and make any demands and take any proceedings as may seem expedient for that purpose, and take possession of the Secured Assets with like rights

17 8 MANAGE OR RECONSTRUCT THE COMPANY'S BUSINESS

A Receiver may carry on, manage, develop, reconstruct, amalgamate or diversify or concur in carrying on, managing, developing, reconstructing, amalgamating or diversifying the business of the Company

17 9 DISPOSE OF SECURED ASSETS

A Receiver may sell, exchange, convert into money and realise all or any of the Secured Assets in respect of which he is appointed in any manner (including, without limitation, by public auction or private sale) and generally on any terms and conditions as he thinks fit Any sale may be for any consideration that the Receiver thinks fit and a Receiver may promote, or concur in promoting, a company to purchase the Secured Assets to be sold

17 10 SEVER FIXTURES AND FITTINGS

A Receiver may sever and sell separately any fixtures or fittings from any Property without the consent of the Company

17.11 SELL BOOK DEBTS

A Receiver may sell and assign all or any of the Book Debts in respect of which he is appointed in any manner, and generally on any terms and conditions, that he thinks fit

17 12 VALID RECEIPTS

A Receiver may give valid receipt for all monies and execute all assurances and things that may be proper or desirable for realising any of the Secured Assets

17.13 MAKE SETTLEMENTS

A Receiver may make any arrangement, settlement or compromise between the Company and any other person that he may think expedient

17.14 BRING PROCEEDINGS

A Receiver may bring, prosecute, enforce, defend and abandon all actions, suits and proceedings in relation to any of the Secured Assets as he thinks fit

17.15 IMPROVE THE EQUIPMENT

A Receiver may make substitutions of, or improvements to, the Equipment as he may think expedient

17 16 MAKE CALLS ON COMPANY MEMBERS

A Receiver may make calls conditionally or unconditionally on the members of the Company in respect of uncalled capital with (for that purpose and for the purpose of enforcing payments of any calls so made) the same powers as are conferred by the articles of

association of the Company on its directors in respect of calls authorised to be made by them

17.17 INSURE

A Receiver may, if he thinks fit, but without prejudice to the indemnity in clause 20, effect with any insurer any policy of insurance either in lieu or satisfaction of, or in addition to, the insurance required to be maintained by the Company under this Deed

17.18 POWERS UNDER THE LPA 1925

A Receiver may exercise all powers provided for in the LPA 1925 in the same way as if he had been duly appointed under the LPA 1925, and exercise all powers provided for an administrative receiver in Schedule 1 to the Insolvency Act 1986

17.19 BORROW

A Receiver may, for any of the purposes authorised by this clause 17, raise money by borrowing from the Lender (or from any other person) either unsecured or on the security of all or any of the Secured Assets in respect of which he is appointed on any terms that he thinks fit (including, if the Lender consents, terms under which that security ranks in priority to this Deed)

17.20 REDEEM PRIOR SECURITY

A Receiver may redeem any prior Security and settle and pass the accounts to which the Security relates. Any accounts so settled and passed shall be, in the absence of any manifest error, conclusive and binding on the Company, and the monies so paid shall be deemed to be an expense properly incurred by the Receiver

17.21 DELEGATION

A Receiver may delegate his powers in accordance with this Deed

17.22 ABSOLUTE BENEFICIAL OWNER

A Receiver may, in relation to any of the Secured Assets, exercise all powers, authorisations and rights he would be capable of exercising, and do all those acts and things, as an absolute beneficial owner could exercise or do in the ownership and management of the Secured Assets or any part of the Secured Assets

17.23 INCIDENTAL POWERS

A Receiver may do any other acts and things that he

17.23.1 may consider desirable or necessary for realising any of the Secured Assets,

17.23.2 may consider incidental or conducive to any of the rights or powers conferred on a Receiver under or by virtue of this Deed or law, or

17.23.3 lawfully may or can do as agent for the Company

18. DELEGATION

18.1 DELEGATION

The Lender or any Receiver may delegate (either generally or specifically) by power of attorney or in any other manner to any person any right, power, authority or discretion conferred on it by this Deed (including the power of attorney granted under clause 22 1)

18 2 TERMS

The Lender and each Receiver may make a delegation on the terms and conditions (including the power to sub-delegate) that it thinks fit

18 3 LIABILITY

Neither the Lender nor any Receiver shall be in any way liable or responsible to the Company for any loss or liability arising from any act, default, omission or misconduct on the part of any Delegate

19. APPLICATION OF PROCEEDS

19 1 ORDER OF APPLICATION OF PROCEEDS

All monies received by the Lender, a Receiver or a Delegate pursuant to this Deed, after the security constituted by this Deed has become enforceable, shall (subject to the claims of any person having prior rights and by way of variation of the LPA 1925) be applied in the following order of priority

19 1 1 in or towards payment of or provision for all costs, charges and expenses incurred by or on behalf of the Lender (and any Receiver, Delegate, attorney or agent appointed by it) under or in connection with this Deed, and of all remuneration due to any Receiver under or in connection with this Deed,

19 1 2 in or towards payment of or provision for the Secured Liabilities in any order and manner that the Lender determines, and

19 1 3 in payment of the surplus (if any) to the Company or other person entitled to it

19.2 APPROPRIATION

Neither the Lender, any Receiver nor any Delegate shall be bound (whether by virtue of section 109(8) of the LPA 1925, which is varied accordingly, or otherwise) to pay or appropriate any receipt or payment first towards interest rather than principal or otherwise in any particular order between any of the Secured Liabilities

19.3 SUSPENSE ACCOUNT

All monies received by the Lender, a Receiver or a Delegate under this Deed

19 3 1 may, at the discretion of the Lender, Receiver or Delegate, be credited to any suspense or securities realised account,

19 3 2 shall bear interest, if any, at the rate agreed in writing between the Lender and the Company, and

19 3 3 may be held in that account for so long as the Lender, Receiver or Delegate thinks fit

20. COSTS AND INDEMNITY

20.1 COSTS

The Company shall, promptly on demand, pay to, or reimburse, the Lender and any Receiver, on a full indemnity basis, all costs, charges, expenses, taxes and liabilities of any kind (including, without limitation, legal, printing and out-of-pocket expenses) incurred by the Lender, any Receiver or any Delegate in connection with

20 1 1 this Deed or the Secured Assets,

20 1 2 taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Lender's, a Receiver's or a Delegate's rights under this Deed, or

20 1 3 taking proceedings for, or recovering, any of the Secured Liabilities,

together with interest, which shall accrue and be payable (without the need for any demand for payment being made) from the date on which the relevant cost or expense arose until full discharge of that cost or expense (whether before or after judgment, liquidation, winding up or administration of the Company) at the Default Rate

20 2 INDEMNITY

The Company shall indemnify the Lender, each Receiver and each Delegate, and their respective employees and agents against all liabilities, costs, expenses, damages and losses (including but not limited to any direct, indirect or consequential losses, loss of profit, loss of reputation and all interest, penalties and legal costs (calculated on a full indemnity basis) and all other professional costs and expenses) suffered or incurred by any of them arising out of or in connection with

20 2 1 the exercise or purported exercise of any of the rights, powers, authorities or discretions vested in them under this Deed or by law in respect of the Secured Assets,

20 2 2 taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) the security constituted by this Deed, or

20 2 3 any default or delay by the Company in performing any of its obligations under this Deed

Any past or present employee or agent may enforce the terms of this clause 20 2 subject to and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999

21. FURTHER ASSURANCE

21 1 FURTHER ASSURANCE

21 2 The Company shall, at its own expense, take whatever action the Lender or any Receiver may reasonably require for

21 2 1 creating, perfecting or protecting the security intended to be created by this Deed,

- 21 2 2 facilitating the realisation of any Secured Asset, or
- 21 2 3 facilitating the exercise of any right, power, authority or discretion exercisable by the Lender or any Receiver in respect of any Secured Asset,
- 21 3 including, without limitation (if the Lender or Receiver thinks it expedient) the execution of any transfer, conveyance, assignment or assurance of all or any of the assets forming part of (or intended to form part of) the Secured Assets (whether to the Lender or to its nominee) and the giving of any notice, order or direction and the making of any registration

22 POWER OF ATTORNEY

22.1 APPOINTMENT OF ATTORNEYS

By way of security, the Company irrevocably appoints the Lender, every Receiver and every Delegate separately to be the attorney of the Company and, in its name, on its behalf and as its act and deed, to execute any documents and do any acts and things that

- 22 1 1 the Company is required to execute and do under this Deed, or
- 22 1 2 any attorney deems proper or desirable in exercising any of the rights, powers, authorities and discretions conferred by this Deed or by law on the Lender, any Receiver or any Delegate

22 2 RATIFICATION OF ACTS OF ATTORNEYS

The Company ratifies and confirms, and agrees to ratify and confirm, anything that any of its attorneys may do in the proper and lawful exercise, or purported exercise, of all or any of the rights, powers, authorities and discretions referred to in clause 22 1

23. RELEASE

- 23 1 Subject to clause 30 3, on the expiry of the Security Period (but not otherwise), the Lender shall, at the request and cost of the Company, take whatever action is necessary to
 - 23 1 1 release the Secured Assets from the security constituted by this Deed, and
 - 23 1 2 reassign the Secured Assets to the Company

24 ASSIGNMENT AND TRANSFER

24.1 ASSIGNMENT BY LENDER

- 24 1 1 At any time, without the consent of the Company, the Lender may assign or transfer any or all of its rights and obligations under this Deed
- 24 1 2 The Lender may disclose to any actual or proposed assignee or transferee any information in its possession that relates to the Company, the Secured Assets and this Deed that the Lender considers appropriate

24.2 ASSIGNMENT BY COMPANY

The Company may not assign any of its rights, or transfer any of its rights or obligations, under this Deed

25 SET-OFF

25.1 LENDER'S RIGHT OF SET-OFF

The Lender may at any time set off any liability of the Company to the Lender against any liability of the Lender to the Company, whether either liability is present or future, liquidated or unliquidated, and whether or not either liability arises under this Deed. If the liabilities to be set off are expressed in different currencies, the Lender may convert either liability at a market rate of exchange for the purpose of set-off. Any exercise by the Lender of its rights under this clause 25 shall not limit or affect any other rights or remedies available to it under this Deed or otherwise.

25.2 EXCLUSION OF COMPANY'S RIGHT OF SET-OFF

All payments made by the Company to the Lender under this Deed shall be made without any set-off, counterclaim, deduction or withholding (other than any deduction or withholding of tax as required by law).

26 AMENDMENTS, WAIVERS AND CONSENTS

26.1 AMENDMENTS

No amendment of this Deed shall be effective unless it is in writing and signed by, or on behalf of, each party (or its authorised representative).

26.2 WAIVERS AND CONSENTS

26.2.1 A waiver of any right or remedy under this Deed or by law, or any consent given under this Deed, is only effective if given in writing by the waiving or consenting party and shall not be deemed a waiver of any other breach or default. It only applies in the circumstances for which it is given and shall not prevent the party giving it from subsequently relying on the relevant provision.

26.2.2 A failure to exercise, or a delay in exercising, any right or remedy provided under this Deed or by law shall not constitute a waiver of that or any other right or remedy, prevent or restrict any further exercise of that or any other right or remedy or constitute an election to affirm this Deed. No single or partial exercise of any right or remedy provided under this Deed or by law shall prevent or restrict the further exercise of that or any other right or remedy. No election to affirm this Deed by the Lender shall be effective unless it is in writing.

26.3 RIGHTS AND REMEDIES

The rights and remedies provided under this Deed are cumulative and are in addition to, and not exclusive of, any rights and remedies provided by law.

27. SEVERANCE

27 1 SEVERANCE

If any provision (or part of a provision) of this Deed is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision (or part of a provision) shall be deemed deleted. Any modification to or deletion of a provision (or part of a provision) under this clause shall not affect the legality, validity and enforceability of the rest of this Deed.

28. COUNTERPARTS

28 1 COUNTERPARTS

This Deed may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all the counterparts shall together constitute one deed.

29. THIRD PARTY RIGHTS

29 1 THIRD PARTY RIGHTS

29 1 1 Except as expressly provided in clause 20 2, a person who is not a party to this Deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce, or enjoy the benefit of, any term of this Deed. This does not affect any right or remedy of a third party which exists, or is available, apart from that Act.

29 1 2 The rights of the parties to rescind or agree any amendment or waiver under this Deed are not subject to the consent of any other person.

30. FURTHER PROVISIONS

30.1 INDEPENDENT SECURITY

The security constituted by this Deed shall be in addition to, and independent of, any other security or guarantee that the Lender may hold for any of the Secured Liabilities at any time. No prior security held by the Lender over the whole or any part of the Secured Assets shall merge in the security created by this Deed.

30 2 CONTINUING SECURITY

The security constituted by this Deed shall remain in full force and effect as a continuing security for the Secured Liabilities, despite any settlement of account, or intermediate payment, or other matter or thing, unless and until the Lender discharges this Deed in writing.

30.3 DISCHARGE CONDITIONAL

Any release, discharge or settlement between the Company and the Lender shall be deemed conditional on no payment or security received by the Lender in respect of the Secured Liabilities being avoided, reduced or ordered to be refunded pursuant to any law.

relating to insolvency, bankruptcy, winding-up, administration, receivership or otherwise
Despite any such release, discharge or settlement

30 3 1 the Lender or its nominee may retain this Deed and the security created by or pursuant to it, including all certificates and documents relating to the whole or any part of the Secured Assets, for any period that the Lender deems necessary to provide the Lender with security against any such avoidance, reduction or order for refund, and

30 3 2 the Lender may recover the value or amount of such security or payment from the Company subsequently as if the release, discharge or settlement had not occurred

30 4 CERTIFICATES

A certificate or determination by the Lender as to any amount for the time being due to it from the Company under this Deed shall be, in the absence of any manifest error, conclusive evidence of the amount due

30 5 CONSOLIDATION

The restriction on the right of consolidation contained in section 93 of the LPA 1925 shall not apply to this Deed

30 6 SMALL COMPANY MORATORIUM

Notwithstanding anything to the contrary in this Deed, neither the obtaining of a moratorium by the Company under schedule A1 to the Insolvency Act 1986 nor the doing of anything by the Company with a view to obtaining such a moratorium (including any preliminary decision or investigation) shall be, or be construed as

30 6 1 an event under this Deed which causes any floating charge created by this Deed to crystallise,

30 6 2 an event under this Deed which causes any restriction which would not otherwise apply to be imposed on the disposal of any property by the Company, or

30 6 3 a ground under this Deed for the appointment of a Receiver

31. NOTICES

31 1 DELIVERY

Each notice or other communication required to be given to a party under or in connection with this Deed shall be

31 1 1 in writing,

31 1 2 delivered by hand, by pre-paid first-class post or other next working day delivery service or sent by fax, and

31 1 3 sent to

(a) the Company at c/o Anthony Louca Solicitors Limited of 24 Lisson Grove, Marylebone, London NW1 6TT

Fax 020 7723 6009

Attention Anthony Argyrou

(b) the Lender at

Exchequer Court, 33 St Mary Axe, London EC3A 8BY

Fax 020 7283 3988

Attention Andrew Lam

or to any other address or fax number as is notified in writing by one party to the other from time to time

31 2 RECEIPT BY COMPANY

Any notice or other communication that the Lender gives to the Company shall be deemed to have been received

~~31 2 1 if delivered by hand, at the time it is left at the relevant address,~~

31 2 2 if posted by pre-paid first-class post or other next working day delivery service, on the second Business Day after posting, and

31 2 3 if sent by fax, when received in legible form

A notice or other communication given as described in clause 31 2 1 or clause 31 2 3 on a day that is not a Business Day, or after normal business hours, in the place it is received, shall be deemed to have been received on the next Business Day

31 3 RECEIPT BY LENDER

Any notice or other communication given to the Lender shall be deemed to have been received only on actual receipt

31.4 SERVICE OF PROCEEDINGS

This clause 31 does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution

31 5 NO NOTICE BY EMAIL

A notice or other communication given under or in connection with this Deed is not valid if sent by email

32 GOVERNING LAW AND JURISDICTION

32.1 GOVERNING LAW

This Deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales

32.2 JURISDICTION

Each party irrevocably agrees that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any dispute or claim arising out of or in connection with this Deed or its subject matter or formation (including non-contractual disputes or claims) Nothing in this clause shall limit the right of the Lender to take proceedings against the Company in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction

32.3 AGENT FOR SERVICE

32.3.1 The Company irrevocably appoints Anthony Louca Solicitors Limited of 24 Lisson Grove, Marylebone, London NW1 6TT Fax 020 7723 6009 as its agent to receive, on its behalf in England or Wales, service of any proceedings under clause 32.2 above

32.3.2 Such service shall be deemed completed on delivery to such agent (whether or not it is forwarded to and received by the Company) and shall be valid until such time as the Lender has received prior written notice from the Company that such agent has ceased to act as agent

32.3.3 If for any reason such agent ceases to be able to act as agent or no longer has an address in England or Wales, the Company shall immediately appoint a substitute acceptable to the Lender and deliver to the Lender the new agent's name address and fax number within England and Wales

THIS DEED has been entered into on the date stated at the beginning of it

SCHEDULE 1
Property

PART 1
Registered Property

Leasehold land and buildings known as Felda House, 575 North End Road, Wembley HA9 0UU demised by a lease dated on or about the date of this deed and made between FIC Global Limited (1) and FIC Management Houses PTE Limited (2)

PART 2
Unregistered Property

Not applicable

SCHEDULE 2
Relevant Agreements

Management Agreement dated 3 September 2015 and made between FIC Management Houses PTE Limited (1) and CRM Students Limited (2)

SCHEDULE 3
Notice and acknowledgement - Relevant Agreement

PART 1
Form of notice

[On the letterhead of the Company]

[NAME OF COUNTERPARTY]

[ADDRESS LINE 1]

[ADDRESS LINE 2]

[POSTCODE]

[DATE]

Dear Sirs,

Debenture (Debenture) dated [DATE] between [COMPANY] and [LENDER]

We refer to the [DESCRIBE RELEVANT AGREEMENT] (Contract)

This letter constitutes notice to you that under the Debenture [(a copy of which is attached)] we have [charged OR assigned, by way of security,] to [LENDER] (Lender) all our rights in respect of the Contract

We confirm that

- We will remain liable under the Contract to perform all the obligations assumed by us under the Contract
- None of the Lender, any delegate appointed by the Lender or any receiver will at any time be under any obligation or liability to you under or in respect of the Contract

Neither the Debenture nor this notice releases, discharges or otherwise affects your liability and obligations in respect of the Contract

Subject to the above, we will remain entitled to exercise all our rights, powers and discretions under the Contract and you may continue to deal with us in relation to the Contract and give notices under the Contract to us unless and until you receive written notice to the contrary from the Lender. Thereafter, all such rights, powers and discretions shall be exercisable by, and notices shall be given to, the Lender or as it directs and we will cease to have any right to deal with you in relation to the Contract and you must deal only with the Lender

Please note that we have agreed that we will not amend or waive any provision of or terminate the Contract without the prior written consent of the Lender

The instructions in this notice may only be revoked or amended with the prior written consent of the Lender

Please confirm that you agree to the terms of this notice, and to act in accordance with its provisions, by sending the attached acknowledgement to the Lender at [ADDRESS OF LENDER], with a copy to us

This notice, and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims), shall be governed by and construed in accordance with the law of England and Wales

Yours faithfully,

[NAME OF COMPANY]

PART 2
Form of acknowledgement

[On the letterhead of the counterparty]

[NAME OF LENDER]

[ADDRESS LINE 1]

[ADDRESS LINE 2]

[POSTCODE]

[DATE]

Dear Sirs,

Debenture (Debenture) dated [DATE] between [COMPANY] and [LENDER]

We confirm receipt from [COMPANY] (Company) of a notice (Notice) dated [DATE] of [a charge **OR** an assignment, by way of security,] of all the Company's rights under [DESCRIBE RELEVANT AGREEMENT] (Contract)

[Terms defined in the Notice shall have the same meaning when used in this acknowledgement]

We confirm that

- We accept the confirmations and instructions contained in the Notice and agree to comply with the Notice
- There has been no amendment, waiver or release of any rights or interests in the Contract since the date of the Contract
- We will not cancel, avoid, release or otherwise allow the Contract to lapse without giving the Lender at least 30 days' prior written notice
- We have not, as at the date of this acknowledgement, received notice that the Company has assigned its rights under the Contract to a third party, or created any other interest (whether by way of security or otherwise) in the Contract in favour of a third party

- The Lender will not in any circumstances have any liability in relation to the Contract
- The Contract shall not be rendered void, voidable or unenforceable by reason of any non-disclosure by the Lender

This letter, and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims), shall be governed by and construed in accordance with the law of England and Wales

Yours faithfully,

[COUNTERPARTY]

SCHEDULE 4
Notice and acknowledgement - Insurance Policy

PART 1
Form of notice

[On the letterhead of the Company]

[NAME OF INSURANCE COMPANY]

[ADDRESS LINE 1]

[ADDRESS LINE 2]

[POSTCODE]

[DATE]

Dear Sirs,

Debenture (Debenture) dated [DATE] between [COMPANY] and [LENDER]

We refer to the [DESCRIBE INSURANCE POLICY AND SPECIFY ITS POLICY NUMBER] (Policy)

This letter constitutes notice to you that under the Debenture [(a copy of which is attached)] we have [charged OR assigned, by way of security,] to [LENDER] (Lender) all our rights in respect of the Policy (including all claims and all returns of premium in connection with the Policy)

We irrevocably instruct and authorise you to

- [Note the Lender's interest on the Policy as [DESCRIBE NOTATION REQUIRED BY LENDER TO BE ENDORSED ON POLICY, FOR EXAMPLE, "FIRST MORTGAGEE"] and first loss payee OR Name the Lender on the Policy as co-insured]
- Comply with the terms of any written instructions received by you from the Lender relating to the Policy, without notice or reference to, or further authority from, us and without enquiring as to the justification or the validity of those instructions
- Hold all sums from time to time due and payable by you to us under the Policy to the order of the Lender
- Pay, or release, all monies to which we are entitled under the Policy to the Lender, or to such persons as the Lender may direct
- Disclose information in relation to the Policy to the Lender on request by the Lender

Neither the Debenture nor this notice releases, discharges or otherwise affects your liability and obligations in respect of the Policy

Subject to the foregoing, you may continue to deal with us in relation to the Policy until you receive written notice to the contrary from the Lender. Thereafter, we will cease to have any right to deal with you in relation to the Policy and you must deal only with the Lender

The instructions in this notice may only be revoked or amended with the prior written consent of the Lender

Please confirm that you agree to the terms of this notice and to act in accordance with its provisions by sending the attached acknowledgement to the Lender at [ADDRESS OF LENDER], with a copy to us

This notice, and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims), shall be governed by and construed in accordance with the law of England and Wales

Yours faithfully,

[NAME OF COMPANY]

PART 2
Form of acknowledgement

[On the letterhead of the insurance company]

[NAME OF LENDER]

[ADDRESS LINE 1]

[ADDRESS LINE 2]

[POSTCODE]

[DATE]

Dear Sirs,

Debenture (Debenture) dated [DATE] between [COMPANY] and [LENDER]

We confirm receipt from [COMPANY] (Company) of a notice (Notice) dated [DATE] of [a charge OR an assignment, by way of security,] of all the Company's rights under [DESCRIBE INSURANCE POLICY AND ITS NUMBER] (Policy)

[Terms defined in the Notice shall have the same meaning when used in this acknowledgement]

We confirm that

- We accept the instructions and authorisations contained in the Notice and agree to comply with the Notice
- We have noted the Lender's interest on the Policy as [DESCRIBE NOTATION REQUIRED BY LENDER TO BE ENDORSED ON POLICY, FOR EXAMPLE, "FIRST MORTGAGEE AND FIRST LOSS PAYEE" OR AS "CO-INSURED"]
- There has been no amendment, waiver or release of any rights or interests in the Policy since the date the Policy was issued

- We will not cancel, avoid, release or otherwise allow the Policy to lapse without giving the Lender at least 30 days' prior written notice
- We have not, as at the date of this acknowledgement, received notice that the Company has assigned its rights under the Policy to a third party, or created any other interest (whether by way of security or otherwise) in the Policy in favour of a third party
- The Lender will not in any circumstances be liable for the premiums in relation to the Policy
- The Policy shall not be rendered void, voidable or unenforceable by reason of any non-disclosure by the Lender

This letter, and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims), shall be governed by and construed in accordance with the law of England and Wales

Yours faithfully,

[INSURER]

SCHEDULE 5
Notice and acknowledgement - bank account

PART 1
Form of notice

[On the letterhead of the Company]

[BANK, FINANCIAL INSTITUTION OR OTHER PERSON]

[ADDRESS LINE 1]

[ADDRESS LINE 2]

[POSTCODE]

[DATE]

Dear Sirs,

Debenture (Debenture) dated [DATE] between [COMPANY] and [LENDER]

This letter constitutes notice to you that under the Debenture ((a copy of which is attached)) we have ~~charged, by way of first fixed charge, in favour of [LENDER] (the Lender) all monies from time to time~~ standing to the credit of the account held with you and detailed below (the Account), together with all other rights and benefits accruing to or arising in connection with the Account (including, but not limited to, entitlements to interest)

Name of Account: [NAME OF ACCOUNT]

Sort code: [SORT CODE]

Account number: [ACCOUNT NUMBER]

We irrevocably instruct and authorise you to

- Disclose to the Lender any information relating to the Account requested from you by the Lender
- Comply with the terms of any written notice or instructions relating to the Account received by you from the Lender
- Hold all sums from time to time standing to the credit of the Account to the order of the Lender
- Pay or release all or any part of the monies standing to the credit of the Account in accordance with the written instructions of the Lender

We acknowledge that you may comply with the instructions in this notice without any further permission from us

We are not permitted to withdraw any amount from the Account without the prior written consent of the Lender

The instructions in this notice may only be revoked or amended with the prior written consent of the Lender

This notice, and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims), shall be governed by and construed in accordance with the law of England and Wales

Please confirm that you agree to the terms of this notice and to act in accordance with its provisions by sending the attached acknowledgement to the Lender at [ADDRESS OF LENDER], with a copy to us

Yours faithfully,

Signed

[NAME OF COMPANY]

PART 2
Form of acknowledgement

[On the letterhead of the bank, financial institution or other person]

[LENDER]

[ADDRESS LINE 1]

[ADDRESS LINE 2]

[POSTCODE]

[DATE]

Dear Sirs,

Debenture (Debenture) dated [DATE] between [COMPANY] and [LENDER]

We confirm receipt from [COMPANY] (the Company) of a notice (the Notice) dated [DATE] of a charge (on the terms of the Debenture) over all monies from time to time standing to the credit of the account detailed below (the Account), together with all other rights and benefits accruing to or arising in connection with the Account (including, but not limited to, entitlements to interest)

We confirm that we

- Accept the instructions contained in the Notice and agree to comply with the Notice
- Will not permit any amount to be withdrawn from the Account without your prior written consent
- Have not received notice of the interest of any third party in the Account
- Have neither claimed nor exercised, nor will claim or exercise any security interest, set-off, counter-claim or other right in respect of the Account

The Account is

Name of Account: [NAME OF ACCOUNT]

Sort code [SORT CODE]

Account number [ACCOUNT NUMBER]

This letter, and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims), shall be governed by and construed in accordance with the law of England and Wales

Yours faithfully,

Signed

[NAME OF BANK, FINANCIAL INSTITUTION OR OTHER PERSON]

Executed as a deed for and on behalf)
FIC MANAGEMENT HOUSES PTE LIMITED)
acting by [NAME OF FIRST DIRECTOR])
a director)

Director

In the presence of

Witness signature

Witness name

Witness address

Witness occupation

Signed by **BANGKOK BANK PUBLIC**)
COMPANY LIMITED for and on its)
behalf by its duly authorised officer)

Authorised Signatory

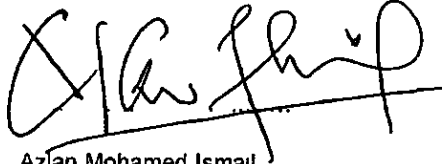
Executed as a deed for and on behalf)
FIC MANAGEMENT HOUSES PTE LIMITED)
acting by [NAME OF FIRST DIRECTOR])
a director)



Director

In the presence of

Witness signature



Witness name Azlan Mohamed Ismail

Witness address No 25 Jalan BPP 3/5, Pusat Bandar Putra Permai, 43300 Seri Kembangan,
Selangor, Malaysia

Witness occupation Acting Chief Financial Officer

Signed by **BANGKOK BANK PUBLIC**)
COMPANY LIMITED for and on its)
behalf by its duly authorised officer) Authorised Signatory