



Registration of a Charge

Company name: **MAGNUM HYDE PARK NOMINEE 1 LIMITED**

Company number: **04290014**



X6L3XY16

Received for Electronic Filing: **12/12/2017**

Details of Charge

Date of creation: **30/11/2017**

Charge code: **0429 0014 0007**

Persons entitled: **LLOYDS BANK PLC**

Brief description:

Contains fixed charge(s).

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by:

**JOSEPH PLUMB CMS CAMERON MCKENNA NABARRO OLSWANG
LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4290014

Charge code: 0429 0014 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th November 2017 and created by MAGNUM HYDE PARK NOMINEE 1 LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 12th December 2017 .

Given at Companies House, Cardiff on 14th December 2017

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



Companies House



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

DATED 30 November 2017

OMNIBUS GUARANTEE & SET-OFF AGREEMENT
(with admission and release provisions)

between

MAYA HYDE PARK LIMITED
and Others

and

LLOYDS BANK PLC

To be presented for registration at Companies House
within 21 days of execution against all
the companies which are a party to this document.

Table of Contents

1.	Definitions and Interpretation
2.	Guarantee
3.	Interest, costs, etc
4.	Indemnity and warranties
5.	Currency Conversion
6.	Continuing security
7.	Conclusive evidence
8.	Power of Attorney
9.	Dealings by the Bank
10.	Opening or continuance of new or existing accounts
11.	Suspense account
12.	Guarantee not to be avoided by certain events and preference
13.	Companies claims
14.	Set-off
15.	Security held by the Companies
16.	Other securities or rights
17.	Payments free from deduction
18.	Payments
19.	Unlawfulness, partial invalidity
20.	Non-merger etc.
21.	Admission and Release
22.	Attorney's Power of Attorney
23.	Transfers by the Bank or the Companies
24.	Restriction on Liability of the Bank
25.	Notices
26.	Miscellaneous
27.	No reliance on the Bank
28.	Other signatories not bound, etc.
29.	Law and Jurisdiction

Schedule 1 Part 1 - The Attorney

Schedule 1 Part II - The Other Companies

Schedule 2 (Deed referred to in sub-clause 21.1)

Schedule 3 (Deed referred to in sub-clause 21.2)

THIS OMNIBUS GUARANTEE & SET-OFF AGREEMENT is made on the day of **30 November** 2017

BETWEEN:

- (1) **THE COMPANIES** the names, numbers and registered offices of which are specified in schedule 1; and
- (2) **LLOYDS BANK plc** whose address for the purposes of this Agreement is at Horley Securities Centre, P.O. Box 104, 13 High Street, Horley, Surrey, RH6 7YA (or at such other address as the Bank may from time to time notify to the Attorney in writing for this purpose)

1. Definitions and Interpretation

- 1.1 In this Agreement, so far as the context admits, the following words and expressions shall have the following meanings:

"Accounts" means all the present and future accounts of the Companies with the Bank whether such accounts are in the sole name of any of the Companies or in the joint names of two or more Companies and includes accounts in the Bank's name with any designation which includes the name(s) of any one or more of the Companies and Account means any one of them;

"Attorney" means the Company named in Part I of schedule 1;

"Bank" means Lloyds Bank plc;

"Companies" means the Attorney and the other companies named in schedule 1 (and such expression shall include any company executing a deed pursuant to sub-clause 21.1 but shall not include any company released pursuant to sub-clause 21.2 as from the date of its release) and each or any of them severally and Company means any one of them;

"Credit Balance" means any sum standing to the credit of an Account, whether in Sterling or any other currency or currency unit and the debt from time to time owing by the Bank represented by that sum and **"Credit Balances"** means all of them;

"Guarantee" means the guarantee contained in clause 2 and the indemnity contained in clause 4 (and, in each case, any corresponding provision in any deed supplemental to this Agreement);

"Notice of Discontinuance" means a notice served in accordance with sub-clauses 2.2(a) and 25.4;

"Principal" means any Company insofar only as it at any time owes money or has incurred liabilities (whether certain or contingent) to the Bank otherwise than pursuant to the terms of this Agreement;

"Principals' Liabilities" means:

- (a) all money and liabilities whether actual or contingent now or at any time hereafter due, owing or incurred from or by any one or more of the Principals to the Bank anywhere or for which any one or more of the Principals may be or become liable to the Bank in any manner whatsoever without limitation (and whether alone or jointly with any other person and in whatever style, name or form and whether as principal or surety and notwithstanding that the same may at any earlier time have been due, owing or incurred to some other person and have subsequently become due, owing or incurred to the Bank as a result of a transfer, assignment or other transaction or by operation of law) including:
 - (i) in the case of the liquidation, administration or dissolution of any Principal, all sums (whether actual or contingent) which would at any time have been due, owing or incurred to the Bank by such Principal if such liquidation, administration or dissolution had commenced on the date of discontinuance and notwithstanding such liquidation, administration or dissolution; and
 - (ii) in the event of the discontinuance of the Guarantee in respect of any Principal, all cheques, drafts or other orders or receipts for money signed, bills accepted, promissory notes made and negotiable instruments or securities drawn by or for the account of such Principal on the Bank or its agents and purporting to be dated on or

before the date of discontinuance of that Guarantee, although presented to or paid by the Bank or its agents after the date of discontinuance of that Guarantee and all liabilities of such Principal to the Bank at such date whether actual or contingent and whether payable forthwith or at some future time or times and also all credits then established by the Bank for such Principal;

- (b) interest on all such money and liabilities to the date of payment at such rate or rates as may from time to time be agreed between the Bank and the relevant Principal or, in the absence of such agreement, at the rate, in the case of an amount denominated in Sterling, of two percentage points per annum above the Banks base rate for the time being in force (or its equivalent or substitute rate for the time being) or, in the case of an amount denominated in any currency or currency unit other than Sterling, at the rate of two percentage points per annum above the cost to the Bank (as conclusively determined by the Bank) of funding sums comparable to and in the currency or currency unit of such amount in the London Interbank Market (or such other market as the Bank may select) for such consecutive periods (including overnight deposits) as the Bank may in its absolute discretion from time to time select; and
- (c) commission and other banking charges and legal, administrative and other costs, charges and expenses (on a full and unqualified indemnity basis) incurred by the Bank in enforcing or endeavouring to enforce payment of such money and liabilities whether by any Principal or others and in relation to the preparation and enforcement of any security held by or offered to the Bank for such liabilities together with interest computed as provided in paragraph (b) above on each such sum from the date that the same was incurred or fell due;

"Secured Obligations" means the aggregate of the Principals' Liabilities and all other money and liabilities payable by the Companies under this Agreement;

"Set-off Arrangements" means the arrangements described in clause 14 (and any corresponding provision in any deed supplemental to this Agreement);

"Sterling" means the legal currency for the time being of the United Kingdom; and

"Value Added Tax" includes any other form of sales or turnover tax.

1.2 In this Agreement:

- (a) the expression **"Attorney"** **"Attorney Bank"** **"Company"** **"Companies"** **"Principal"** and **"Bank"** where the context admits includes their respective successors in title and/or assigns whether immediate or derivative. Each Company hereby irrevocably appoints each of such successors and assigns of the Bank to be its attorney in the terms and for the purposes set out in clause 8;
- (b) unless the context requires otherwise:
 - (i) the singular shall include the plural and vice versa;
 - (ii) any reference to a person shall include an individual, company, joint venture, society or unincorporated association, organisation or body of persons (including a trust, a partnership and a limited liability partnership) and any government, government agency or para-statal organisation. References to a person also include that persons successors and assigns;
 - (iii) the expression this Agreement shall mean this Omnibus Guarantee & Set-Off Agreement and shall extend to every separate and independent stipulation contained herein;
 - (iv) any liberty or power which may be exercised or any determination which may be made hereunder by the Bank may be exercised or made in the absolute and unfettered discretion of the Bank and the Bank shall not be under any obligation to give reasons therefor;
 - (v) references to any statutory provisions shall be deemed to include a reference to any modification or re-enactment thereof for the time being in force, all regulations

made thereunder from time to time and any analogous provision or rule under any applicable law;

- (vi) references to clauses, sub-clauses and schedules shall be references to clauses, sub-clauses and schedules of this Agreement;
- (vii) references to discontinuance of the Guarantee in respect of any Principal shall mean discontinuance of that Guarantee effected by a Notice of Discontinuance and discontinuance or determination of that Guarantee by any other means whatsoever (whether or not involving notice to the Bank) including (without prejudice to the generality of the foregoing) the liquidation, administration or dissolution of that Principal or of any Company; and
- (viii) the date of discontinuance shall for the purposes of the Guarantee in respect of any Principal be treated as whichever shall be the earlier of:
 - (A) the date upon which the Bank receives actual notice (rather than notice given in any official publication or by newspaper) of the discontinuance of that Guarantee; and
 - (B) the date upon which a Notice of Discontinuance of that Guarantee becomes effective;
- (c) each and every undertaking and liability of the Companies shall be joint and several on their part and this Agreement shall be construed accordingly;
- (d) any demand made under this Agreement on any Company shall be deemed to have been duly made on all the other Companies; and
- (e) except where expressly otherwise stated or where the context requires otherwise, each of the provisions of this Agreement shall apply both before and after any demand for payment hereunder and both before and after any Notice of Discontinuance becomes effective.

1.3 The clause headings shall be ignored in construing this Agreement.

1.4 The perpetuity period applicable to any trust constituted by this Agreement shall be eighty years.

2. **Guarantee**

2.1 Each Company guarantees payment of the Principals' Liabilities in the currency or respective currencies thereof on demand by the Bank.

- 2.2 (a) Any Company may give written notice to the Bank to prevent further Principals' Liabilities being guaranteed by that Company under this Agreement. Any such notice shall only be valid and become effective when the provisions of sub-clause 25.4 are met.
- (b) When any Notice of Discontinuance becomes effective in relation to any Company under the terms of sub-clause 25.4 or when discontinuance occurs in relation to such Company in any other manner, such Company shall nevertheless remain liable for all money and liabilities (whether actual or contingent) which are either due, owing or incurred to the Bank at the date of discontinuance or which thereafter become due, owing or incurred to the Bank by reason of agreements, events, transactions or any other fact or matter whatsoever without limitation occurring or arising on or before such date (as well as those referred to in paragraph (a)(ii) of the definition of Principals' Liabilities).
- (c) The giving of any such Notice of Discontinuance shall not affect the continuing liability under this Agreement of any Company which has not given a Notice of Discontinuance nor the operation of the Set-off Arrangements at any time thereafter, which shall remain in full force and effect.
- (d) Subject to sub-clause 2.2(b), whenever there is discontinuance of the Guarantee in respect of any Principal:
 - (i) by reason of the liquidation, administration or dissolution of any Company, then the obligations of the other Companies under this Agreement shall not extend to

obligations of such Company incurred after the date of discontinuance; and the obligations of such Company under this Agreement shall not extend to obligations of the other Companies incurred after the date of discontinuance; and

- (ii) by reason of a Notice of Discontinuance becoming effective, then the obligations of the Company which has given the Notice of Discontinuance shall not extend to the obligations of the other Companies incurred after the date of discontinuance

but otherwise this Agreement shall continue in full force and effect and shall remain binding on all the Companies.

3. Interest, costs, etc.

3.1 In addition to its liabilities under clause 2, each of the Companies jointly and severally agrees further to pay to the Bank on demand:

- (a) interest (both before and after any demand or judgment) on the amount due or owing hereunder either from the date of demand for payment on such Company or the date of discontinuance, whichever first occurs, until payment (but so that such Company shall not also be liable for interest under paragraph (b) of the definition of Principals' Liabilities for such period) such interest to be:

- (i) in the case of an amount denominated in Sterling, at the rate of two percentage points per annum above the Banks base rate for the time being in force (or its equivalent or substitute rate for the time being) or in the case of an amount denominated in any currency or currency unit other than Sterling, at the rate of two percentage points per annum above the cost to the Bank (as conclusively determined by the Bank) of funding sums comparable to and in the currency or currency unit of such amount in the London Interbank Market (or such other market as the Bank may select) for such consecutive periods (including overnight deposits) as the Bank may in its absolute discretion from time to time select; or
- (ii) at the highest rate payable from time to time by the relevant Principal or which, but for any such matter or event as is mentioned in clause 4 , would have been payable from time to time by that Principal;

(whichever is the higher) and (without prejudice to the right of the Bank to require payment of such interest) all such interest shall be compounded both before and after any demand or judgment (in the case of interest charged by reference to the Banks base rate) on the Banks usual charging dates in each year and (in the case of interest charged by reference to the cost of funding in the London Interbank Market or other market) at the end of each such period as is selected by the Bank pursuant to sub-clause 3.1(a)(i) or at three monthly intervals whichever is the shorter; and

- (b) legal and other costs, charges and expenses (on a full and unqualified indemnity basis) incurred by the Bank whether before or after the date of demand on any of the Companies for payment on the date of discontinuance;
 - (i) in enforcing or reasonably endeavouring to enforce the payment of any money due under this Agreement or otherwise in relation to this Agreement; and
 - (ii) in resisting or reasonably endeavouring to resist any claims or defences made against the Bank by any Principal or others in connection with any liabilities or alleged liabilities to the Bank of any Principal or others or any money or benefits received by or any preference or alleged preference given to the Bank by any Principal or others;

3.2 If any payment made by or on behalf of the Bank hereunder includes an amount in respect of Value Added Tax, or if any payment due to the Bank hereunder shall be in reimbursement of any expenditure by or on behalf of the Bank which includes an amount in respect of Value Added Tax, then such an amount shall be payable by the Companies to the Bank on demand.

3.3 Each of the Companies jointly and severally agrees to pay on demand any fees charged by the Bank

for the time spent by the Banks officials, employees or agents in dealing with any matter relating to this Agreement. Such fees shall be payable at such rate as may be specified by the Bank.

4. **Indemnity and warranties**

4.1 Any money and liabilities which, but for the circumstances set out in this sub-clause 4.1, would form all or part of the Principals' Liabilities and which cannot be recovered or cannot for the time being be recovered by the Bank from any Principal or any one or more of the Companies for any reason whatsoever including (without prejudice to the generality of the foregoing):

- (a) any legal disability or incapacity of any Principal or Company;
- (b) any invalidity or illegality affecting any of such money or liabilities;
- (c) any want of authority in any person purporting to act on behalf of any Principal or Company;
- (d) any provision of insolvency law;
- (e) the dissolution of any Principal or Company and the inability of the Bank to make effective demand on any Principal or Company as a result of such dissolution;
- (f) the passage of time under any relevant Limitation Act;
- (g) any moratorium or any statute, decree or requirement of any governmental or other authority in any territory;
- (h) any inability of any Principal or Company to acquire or effect payment in the currency or currency unit in which any of such money or liabilities are denominated or to effect payment in the place where any of such money or liabilities are or are expressed to be payable;
- (i) any event of force majeure or any event frustrating payment of such money or liabilities; or
- (j) any other event or circumstance (apart from payment or express release of all the Principals' Liabilities) which would constitute or afford a legal or equitable discharge or release of, or defence to, a guarantor or indemnifier,

shall nevertheless be recoverable from each of the Companies as though it was a principal debtor in respect of an equivalent aggregate amount, whether any such reason, event or circumstance shall have been made known to the Bank before or after such money or liabilities were incurred and each of the Companies shall indemnify the Bank on demand against all cost, damage, expense and loss which the Bank may suffer or incur as a consequence of such inability to recover from any Principal or Company.

4.2 Each of the Companies jointly and severally agrees to indemnify the Bank and its employees and agents (as a separate covenant with each such person indemnified) against all loss incurred in connection with:

- (a) any statement made by any Company or on its behalf in connection with this Agreement being untrue or misleading;
- (b) the Bank entering into any obligation with any person (whether or not any of the Companies) at the request of any of the Companies (or any person purporting to be any of the Companies);
- (c) any actual or proposed amendment, supplement, waiver, consent or release in relation to this Agreement; and
- (d) any stamping or registration of this Agreement or the security constituted by it,

whether or not any fault (including negligence) can be attributed to the Bank or its employees and agents.

4.3 This indemnity does not and shall not extend to any loss to the extent that there is a prohibition against an indemnity extending to that loss under any law relating to this indemnity.

- 4.4 Each of the Companies warrants to the Bank that:
- (a) it has full power and authority to own its assets and to carry on business in each jurisdiction in which it carries on business;
 - (b) it is duly incorporated and in good standing in the jurisdiction in which it is incorporated; and
 - (c) it is empowered by its constitution to enter into this Agreement and all necessary corporate action has been taken to approve and authorise the execution of this Agreement.

5. **Currency Conversion**

- 5.1 If and to the extent that any Company fails to pay on demand the amount due under this Agreement in the currency or currency unit or currencies or currency units demanded (the First Currency/Currencies), the Bank shall be entitled in its absolute discretion and with or without notice to any Company and without prejudice to any other remedy to purchase as it shall think fit with any other currency or currency unit or any other currencies or currency units (the Second Currency/Currencies) either forthwith or at any time or times thereafter the amount (or any part thereof) of the First Currency/Currencies which is unpaid and each Company agrees to indemnify the Bank against the price in the Second Currency/Currencies paid by the Bank therefor and to pay interest to the Bank on the amount of such Second Currency/Currencies at the rate of two percentage points per annum above the cost (as certified by the Bank) of funding such amount of Second Currency/Currencies until payment compounded as provided in sub-clause 3.1(a) to the intent that if and in so far as such purchase is made by the Bank the liability of each Company to indemnify and pay interest to the Bank under this sub-clause shall thenceforth to that extent be in substitution for all liability under clauses 2 and 3 only in respect of the said amount of the First Currency/Currencies which has been so purchased, and if such purchase(s) is or are made by the Bank as aforesaid, the Bank shall inform the Attorney of the amount of the First Currency/Currencies so purchased, the date(s) of such purchase(s), the currency or the currency unit or currencies or the currency units used in such purchase(s) and the price(s) paid.
- 5.2 Without prejudice to sub-clause 5.1, each Company undertakes to indemnify the Bank against any loss through currency or currency unit exchanges, including any loss occasioned by payment of any currency or currency unit premium or through any rule of law requiring judgments or proofs of debt, claims or payment of dividends in administration or liquidation to be in any particular currency or currency unit, which may be suffered by the Bank before the Bank has been paid all amounts due or owing under this Agreement in the First Currency/Currencies. Each Company also agrees to pay interest in accordance with sub-clause 5.1 in respect of any such loss.

6. **Continuing security**

This Agreement shall continue to bind each of the Companies as a continuing security notwithstanding that the liabilities of any Principal to the Bank may from time to time be reduced to nil and notwithstanding any change in the name, style, constitution or otherwise of any Principal and shall continue to bind each of the Companies until the receipt by the Bank of an effective Notice of Discontinuance whereupon the provisions of sub-clause 2.2 shall apply.

7. **Conclusive evidence**

A certificate by an official of the Bank as to the Principals' Liabilities shall (save for manifest error) be binding and conclusive on each of the Companies in any legal proceedings both in relation to the existence of the liability and as to the amount thereof.

8. **Power of Attorney**

- 8.1 For the purpose of securing the payment of the Secured Obligations each Company irrevocably appoints the Bank and the persons deriving title under it and its and their substitutes (the "Attorney Bank") jointly and also severally to be its true and lawful attorney. For the purpose aforesaid, the Attorney shall have the right to do anything which that Company may lawfully do and all the rights and powers which may lawfully be given to an attorney including, without prejudice to the generality of the foregoing:

- (a) the right to do anything to procure or carry out the performance of that Company's obligations under this Agreement and anything to facilitate the exercise of the Banks rights under this Agreement;
 - (b) the right to act in the name of that Company; and
 - (c) the right to delegate and sub-delegate any or all of the rights of the Attorney.
- 8.2 Each Company ratifies and shall ratify everything done or purported to be done by the Attorney on its behalf.
- 9. **Dealings by the Bank**
- 9.1 The Bank may, without any consent from any Company and without affecting this Agreement:
 - (a) grant, renew, vary, increase, extend, release or determine any advances, accommodation or facilities given or to be given to any Principal or any other person and agree with such Principal or any such person as to the application thereof;
 - (b) hold, renew, modify or release or omit to take, perfect, maintain or enforce any security or guarantee or right now or hereafter held from or against any Principal or any other person in respect of any of the Principals' Liabilities; and
 - (c) grant time or indulgence to or settle with or grant any waiver or concession to any Principal or any other person.
- 9.2 In relation to each Company, this Agreement shall not be affected or discharged by anything which would not have discharged or affected it if such Company had been a principal debtor to the Bank. In particular, but without limitation, the Bank may release any Company or other surety for any of the Principals' Liabilities and may discharge any security held by the Bank as security for the liability of any such Principal, Company or other surety notwithstanding that any other Company may have a claim for contribution against any such Principal, Company or other surety and notwithstanding that any other Company may claim to be subrogated to the Banks rights under such security.
- 10. **Opening or continuance of new or existing accounts**
- 10.1 The Bank may at all times open and continue any new account(s) or continue any existing account(s) with any Principal and, without prejudice to the Set-off Arrangements, no money paid from time to time into any such new or existing account(s) by or on behalf of that Principal shall be appropriated towards or have the effect of reducing or affecting any of the Principals' Liabilities.
- 10.2 If the Bank does not open a new account on the date of discontinuance of the Guarantee in respect of any Principal, it shall nevertheless be treated as if it had done so at such date and, as from that date, all payments made to the Bank in respect of the Principals' Liabilities shall be credited or treated as having been credited to the new account and shall not operate to reduce or affect the amount of the Principals' Liabilities owing at such date.
- 11. **Suspense account**
- 11.1 The Bank may at all times place and keep to the credit of a separate or suspense account any money received under or by virtue of this Agreement for so long and in such manner as the Bank may determine without any obligation to apply the same or any part thereof in or towards the discharge of any of the Principals' Liabilities.
- 11.2 Notwithstanding any such payment, in the event of any proceedings relating to any Principal in or analogous to administration, liquidation, composition or arrangement, the Bank may prove for or claim (as the case may be) and agree to accept any dividend or composition in respect of the whole or any part of the Principals' Liabilities and other sums in the same manner as if such money had not been received.
- 11.3 The Bank may, in its absolute discretion, agree not to charge interest on so much of any of the Principals' Liabilities as is equal to the credit balance from time to time on such separate or suspense account and/or pay or allow interest at such rate as it may from time to time determine on such credit balance or such part thereof as the Bank thinks fit.

12. **Guarantee not to be avoided by certain events and preference**

- 12.1 (a) No assurance, security or payment which may be avoided under any applicable law (Applicable Law) of any jurisdiction (including without prejudice to the generality of the foregoing Sections 234, 238, 239, 241, 242, 243, 245, 339, 340, 342 and 423 of the Insolvency Act 1986) and no release, settlement, discharge or arrangement including but not limited to a release, settlement, discharge or arrangement of or in relation to this Agreement, which may have been given or made on the faith of any such assurance, security or payment, shall prejudice or affect the right of the Bank to recover hereunder as if such assurance, security, payment, release, settlement, discharge or arrangement (as the case may be) had never been granted, given or made.
- (b) Any such release, settlement, discharge or arrangement shall, as between the Bank and each of the Companies, be deemed to have been given or made upon the express condition that it shall become and be voidable at the instance of the Bank if the assurance, security or payment on the faith of which it was made or given shall at any time thereafter be avoided under any Applicable Law or otherwise to the intent and so that the Bank shall become and be entitled at any time after any such avoidance to exercise all or any of the rights in this Agreement expressly conferred upon the Bank and/or all or any other rights which by virtue and as a consequence of this Agreement the Bank would have been entitled to exercise but for such release, settlement, discharge or arrangement.
- 12.2 (a) The Bank shall be entitled to retain any security held for the Secured Obligations for a period of two months plus any period during which any assurance, security or payment such as is referred to in sub-clause 12.1(a) may be avoided or invalidated (or such longer period as the Bank shall consider reasonable in the light of the provisions of any Applicable Law) after (as the case may be) the creation of such assurance or security or after the payment of all sums that are or may become due to the Bank from any Principal notwithstanding any release, settlement, discharge or arrangement given or made by the Bank.
- (b) If at any time within such period or prior to such repayment, an application shall be presented to a competent Court for an administration order or for an order for the winding-up of any Principal or any Principal shall commence to be wound-up voluntarily or a notice of appointment of or notice of intention to appoint an administrator is issued by or in respect of any Principal (or any step is taken under any Applicable Law which is analogous to any of the foregoing), then the Bank shall be entitled to continue to retain this Agreement and any such security as is referred to in sub-clause 12.2(a) for and during such further period as the Bank may determine, in which event this Agreement and such security shall be deemed to have continued to have been held by the Bank as security for the payment to the Bank of all the Secured Obligations (including any sums which the Bank is ordered to repay pursuant to any order of any Court or as a consequence of any Applicable Law).

13. **Companies claims**

Until all the Principals' Liabilities shall have been paid or discharged in full, notwithstanding payment in whole or in part of the Secured Obligations or any release or cancellation hereof falling within sub-clause 12.1(b), none of the Companies shall by virtue of any such payment or the operation of the Set-off Arrangements or by any other means or on any other ground (save as hereinafter provided):

- (a) claim any set-off or counter-claim against any Principal or any other Company in respect of any liability on its part to such Principal or such other Company;
- (b) make any claim or enforce any right against any Principal or any other Company or prove in competition with the Bank in respect of any such claim or right;
- (c) accept any repayment from any Principal or any other Company of any amount owed to it by such Principal or such other Company;
- (d) be entitled to claim or have the benefit of any proof against or dividend, composition or payment by any Principal or any other Company in the voluntary arrangement,

administration or liquidation of such Principal or such other Company;

- (e) be entitled to claim or have the benefit of any security or guarantee now or hereafter held by the Bank for any of the Principals' Liabilities or to have any share therein;
- (f) claim or enforce any right of contribution against any surety of any Principal or any other Company,

PROVIDED THAT in relation to any Company:

- (i) sub-clauses 13(a), (b) and (c) shall only apply after the date that demand has been made upon that Company hereunder or after the date of discontinuance (whichever is earlier); and
- (ii) if that Company shall have any right of proof or claim in the voluntary arrangement, administration or liquidation of any Principal or any other Company, it shall exercise such right of proof or claim on behalf of the Bank and hold any dividend or other money received in respect thereof upon trust for the Bank to the extent of the Secured Obligations and it shall in like manner hold upon trust for the Bank to the extent of the Secured Obligations any money which it may receive or recover from any surety by virtue of any right of contribution and any money which it may receive but should not have received by reason of any of sub-clauses 13(a) to (f) inclusive.

14. Set-off

- 14.1 Without prejudice to the other provisions of this Agreement, the Companies jointly and severally agree that, in addition to any general lien or similar right to which the Bank as bankers may be entitled by law, the Bank may at any time and from time to time and with or without notice to the Companies or any of them:
 - (a) combine or consolidate all or any of the Accounts with all or any of the Principals' Liabilities; and
 - (b) set-off or transfer any Credit Balance in or towards satisfaction of any of the Principals' Liabilities.
- 14.2 Each Company with full title guarantee hereby charges its Credit Balances to the Bank to secure repayment of the Secured Obligations.
- 14.3 The Bank may at any time and from time to time exercise the rights referred to in sub-clause 14.1 with or without notice to the Companies or any of them notwithstanding any other term or condition applying to the Accounts and notwithstanding that any Credit Balance may have been placed with the Bank for fixed or determinable periods of time.
- 14.4 The Bank may at its sole discretion from time to time with or without notice to the Companies or any of them elect to convert the whole or any part of a Credit Balance into the currency or currency unit or currencies or currency units of any of the Principals' Liabilities (deducting from the proceeds of the conversion any currency premium or other expense) and the rate of exchange shall be the Banks spot rate for selling the currency or currency unit or currencies or currency units of such Principals' Liabilities for the currency or currency unit or currencies or currency units of the Credit Balance prevailing at or about 11.00 a.m. on the date or dates the Bank exercises its right to combine or consolidate and/or to set-off or transfer.
- 14.5 Until all the Secured Obligations have been fully discharged and satisfied the Bank may at any time (including, without limitation, after the expiry of any fixed or determinable period of time during which a Credit Balance has been placed with the Bank) refuse to permit any withdrawal of the whole or any part of a Credit Balance (whether by dishonouring cheques or otherwise).
- 14.6 In the event of any Company going into liquidation whether voluntary or compulsory, or in the event of a receiver being appointed of the whole or any part of the undertaking, property or assets of any Company, or an application for the appointment of an administrator of any Company being presented or of a voluntary arrangement being approved in relation to any Company or a notice of appointment of or notice of intention to appoint an administrator is issued by or in respect of any

Company, the Secured Obligations shall be deemed to have become presently due and payable without demand or further demand immediately before the making of the interim order or the presentation of the petition or application or the passing of the resolution for such winding up or administration or the issuing of the notice of appointment of or notice of intention to appoint such administrator or the appointment of such receiver or the approval of such voluntary arrangement.

- 14.7 Each Company agrees with the Bank that it shall not (without the prior written consent of the Bank) assign, mortgage, charge or otherwise confer upon any third party any right, title or interest in or to any Credit Balance, or otherwise dispose of any Credit Balance or agree to do any such thing, or allow any such third party right, title or interest to subsist (except in each case in favour of, or upon, the Bank).
- 14.8 The Bank shall not be liable for any loss occasioned to any of the Companies by reason of the exercise of the Banks powers hereunder including, without limitation, any loss of interest occasioned by any deposit being terminated without due notice or before its maturity.
- 14.9 The Set-off Arrangements shall not prejudice or affect any other guarantee, right of set-off, combination or consolidation exercisable by the Bank in connection with the Accounts or any of them or the Principals' Liabilities and is in addition and without prejudice to any security the Bank may now or hereafter hold.

15. Security held by the Companies

Any security now or hereafter held by or for any of the Companies from any Principal or any other Company shall be held in trust for the Bank as security for the Secured Obligations and upon request by the Bank such Company shall forthwith deposit such security with the Bank or assign the same to the Bank.

16. Other securities or rights

- 16.1 This Agreement is in addition to and is not to prejudice or be prejudiced by any other guarantee or security or other rights which is or are now or may hereafter be held by the Bank for or in relation to the Secured Obligations, whether from any of the Companies or otherwise, and on discharge by payment or otherwise this document shall remain the property of the Bank. It shall not be necessary for the Bank before claiming payment hereunder to resort to or seek to enforce any other guarantee or security or other rights whether from or against any Company or any other person.
- 16.2 It is hereby agreed that it shall not be a condition precedent or subsequent to this Agreement that the Bank shall take any security from any Principal, Company or any surety or any guarantee from any intended surety, nor shall the liability of any of the Companies hereunder be affected by any failure by the Bank to take any such security or guarantee or by the illegality, inadequacy or invalidity of any such security or guarantee.

17. Payments free from deduction

All payments to be made hereunder shall be made without set-off or counterclaim and shall be made free and clear of, and without deduction for, any taxes, levies, imposts, duties, charges, fees or withholdings of any nature now or hereafter imposed by any governmental authority in any jurisdiction or any political subdivision or taxing authority thereof or therein provided that if any Company is compelled by law to deduct or withhold any such amounts, such Company shall simultaneously pay to the Bank such additional amount as shall result in the payment to the Bank of the full amount which would have been received but for such deduction or withholding.

18. Payments

- 18.1 If at any time the currency in which all or any part of the Secured Obligations are denominated is or is due to be or has been converted into the Euro or any other currency as a result of a change in law or by agreement between the Bank and the relevant obligor, then the Bank may in its sole discretion direct that all or any of the Secured Obligations shall be paid in the Euro or such other currency or currency unit.
- 18.2 The Bank may apply, allocate or appropriate the whole or any part of any payment made by any Company or any money received by the Bank under any guarantee or third party security or from

any liquidator, receiver or administrator of any Company to such part or parts of the Secured Obligations as the Bank may in its sole discretion think fit to the entire exclusion of any right of any Company to do so.

19. **Unlawfulness, partial invalidity**

19.1 If (but for this sub-clause 19.1) it would for any reason be unlawful for any Company to guarantee any particular liability of a Principal to the Bank (including, without prejudice to the generality of the foregoing, any case where it would be unlawful for any Company to do so under Sections 151 and 330 of the Companies Act 1985), then (notwithstanding anything herein contained) the Guarantee given by such Company and the Set-off Arrangements shall not (to the extent that it would be so unlawful) extend to such liability but without in any way limiting the scope or effectiveness of this Agreement as regards the rest of the Principals' Liabilities.

19.2 Each of the provisions in this Agreement shall be severable and distinct from one another and, if at any time any one or more of such provisions is or becomes invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

20. **Non-merger etc.**

Nothing herein contained shall operate so as to merge or otherwise prejudice or affect any bill, note, guarantee, mortgage or other security or any contractual or other right which the Bank may at any time have for any of the Secured Obligations or any right or remedy of the Bank thereunder. Any receipt, release or discharge of the security provided by, or of any liability arising under, this Agreement shall not release or discharge the Companies from any liability to the Bank for the same or any other money which may exist independently of this Agreement, nor shall it release or discharge the Companies from any liability to the Bank under the indemnity contained in clause 4.

21. **Admission and Release**

21.1 If the Companies and the Bank and any other company or companies agreeing to become a party to this Agreement shall execute a deed in the form or substantially in the form set out in schedule 2, such other company or companies being listed in Part II of the schedule to such deed shall thenceforth be included as one of the Companies for all the purposes of this Agreement.

21.2 If the Companies and the Bank shall execute a deed in the form or substantially in the form set out in schedule 3, the Company or Companies listed in Part I of the schedule to such deed shall thenceforth cease to be included as one of the Companies for all the purposes of this Agreement.

22. **Attorney's Power of Attorney**

Each of the Companies (other than the Attorney) hereby irrevocably appoints the Attorney and its substitutes jointly and also severally to be its attorney for it and in its name and as its act and deed or otherwise to execute any such deed as is mentioned in clause 21 with such variations as the attorney in its absolute and unfettered discretion shall think fit and to execute and do all such other deeds, acts and things as the attorney may consider necessary or expedient in connection therewith and each of the Companies hereby agrees to ratify and confirm anything executed or done or purported to be executed or done by the attorney in its name.

23. **Transfers by the Bank or the Companies**

23.1 Each of the Bank's rights in relation to this Agreement is freely and separately assignable or transferable by the Bank. On request by the Bank, each Company shall immediately execute and deliver to the Bank any form of instrument required by the Bank to confirm or facilitate any such assignment or transfer.

23.2 The Companies shall not assign or transfer any of their rights or obligations under this Agreement or enter into any transaction or arrangement which would result in any of those rights or obligations passing to or being held in trust for or for the benefit of another person.

24. **Restriction on Liability of the Bank**

Except to the extent that any such exclusion is prohibited or rendered invalid by law, neither the

Bank nor its employees and agents shall:

- (a) be under any duty of care or other obligation of whatsoever description to any of the Companies in relation to or in connection with the exercise of any right conferred upon the Bank; or
- (b) be under any liability to any of the Companies as a result of, or in consequence of, the exercise, or attempted or purported exercise, or failure to exercise, any of the Banks rights hereunder.

25. Notices

25.1 Any notice or demand by the Bank to or on any Company shall be deemed to have been sufficiently given or made if sent to that Company:

- (a) by hand or prepaid letter post to its registered office or its address stated herein or its address last known to the Bank; or
- (b) by telex or facsimile to the last known telex or facsimile number relating to any such address or office.

25.2 Any such notice or demand given or made under sub-clause 25.1 shall be deemed to have been served on that Company:

- (a) at the time of delivery to the address referred to in sub-clause 25.1(a), if sent by hand;
- (b) at the earlier of the time of delivery or 10.00 a.m. on the day after posting (or, if the day after posting be a Sunday or any other day upon which no delivery of letters is made, at the earlier of the time of delivery or 10.00 a.m. on the next succeeding day on which delivery of letters is scheduled to be made), if sent by prepaid letter post;
- (c) at the time of transmission, if sent by telex or facsimile (and a facsimile shall be deemed to have been transmitted if it appears to the sender to have been transmitted from a machine which is apparently in working order); or
- (d) on the expiry of 72 hours from the time of despatch, in any other case.

25.3 Service of legal proceedings in the manner described in sub-clause 25.1(a) above shall be deemed to constitute good service.

25.4 In order to be valid:

- (a) a Notice of Discontinuance must be received by the Bank at the address of its branch, office or department mentioned under its name on the first page of this Agreement (or such other address as the Bank may notify to the Attorney in writing for this purpose); and
- (b) (where the Bank administers a facility to any Principal from or at a branch, office or department other than one located at the address mentioned in sub-clause 25.4(a)) a Notice of Discontinuance must, if it is to be valid in respect of such facility, also be received at the address of such other branch, office or department (or, if there is more than one such branch, office or department, at the address of all of them) PROVIDED THAT, in any event, each such other branch, office or department shall be deemed to have received a Notice of Discontinuance no later than thirty days after the date of its receipt at the address mentioned in sub-clause 25.4(a).

Any Notice of Discontinuance received as above shall become effective on and from the first working day after receipt (or, as the case may be, deemed receipt).

26. Miscellaneous

26.1 Any amendment of or supplement to any part of this Agreement shall only be effective and binding on the Bank and the Companies if made in writing and agreed to by both the Bank and the Companies. References to this Agreement include each such amendment and supplement.

26.2 The Companies and the Bank shall from time to time amend the provisions of this Agreement if the Bank notifies the Companies that any amendments are required to ensure that this Agreement

reflects the market practice at the relevant time following the introduction or extension of economic and monetary union and/or the euro in all or any part of the European Union.

- 26.3 The Companies and the Bank agree that the occurrence or non-occurrence of European economic and monetary union, any event or events associated with European economic and monetary union and/or the introduction of any new currency in all or any part of the European Union shall not result in the discharge, cancellation, rescission or termination in whole or in part of this Agreement or give any party to this Agreement the right to cancel, rescind, terminate or vary this Agreement in whole or in part.
- 26.4 Any waiver, consent, receipt, settlement or release given by the Bank in relation to this Agreement shall only be effective if given in writing and then only for the purpose for and upon any terms on which it is given.
- 26.5 For the purpose of exercising, assigning or transferring its rights under this Agreement, the Bank may disclose to any person any information relating to the Companies which the Bank has at any time.
- 26.6 Any change in the constitution of the Bank or its absorption of or amalgamation with any other person shall not in any way prejudice or affect its or their rights hereunder and the expression the Bank shall include any such other person.
- 26.7 The Bank shall be entitled to debit any of the accounts of any of the Companies for the time being with the Bank with any sum falling due to the Bank hereunder.

27. **No reliance on the Bank**

- (a) Each Company acknowledges to and agrees with the Bank that, in entering into this Agreement:
 - (i) it has not relied on any oral or written statement, representation, advice, opinion or information made or given to it in good faith by the Bank or anybody on the Banks behalf and the Bank shall have no liability to it if it has in fact done so;
 - (ii) it has made, independently of the Bank, its own assessment of the viability and profitability of any purchase, project or purpose for which each Principal has incurred the Principals' Liabilities and the Bank shall have no liability to it if in fact it has not done so;
 - (iii) there are no arrangements, collateral or relating to this Agreement, which have not been recorded in writing and signed by it and on behalf of the Bank; and
 - (iv) it has made, without reliance on the Bank, its own independent investigation of each Principal and its affairs and financial condition and of any other relevant person and assessment of the creditworthiness of each Principal or any other relevant person and the Bank shall have no liability to it if in fact it has not done so.
- (b) Each Company agrees with the Bank that the Bank did not have prior to the date of this Agreement, does not have and shall not have any duty to it:
 - (i) in respect of the application by any Principal of the money hereby guaranteed;
 - (ii) in respect of the effectiveness, appropriateness or adequacy of the security constituted by this Agreement or of any other security for the Principals' Liabilities;
 - (iii) to provide it with any information relating to any other Company or any other relevant person.
- (c) Each Company agrees with the Bank that the validity and enforceability of this Agreement and the recoverability of the Secured Obligations shall not be affected or impaired by:
 - (i) any other security or any guarantee taken by the Bank from it or any third party;
 - (ii) by any such other security or guarantee proving to be inadequate;
 - (iii) by the failure of the Bank to take, perfect or enforce any such other security or

guarantee ;or

(iv) by the release by the Bank of any such other security or guarantee.

(d) Each Company agrees with the Bank for itself and as trustee for its officials, employees and agents that neither the Bank nor its officials, employees or agents shall have any liability to it in respect of any act or omission by the Bank, its officials, employees or agents done or made in good faith.

28. **Other signatories not bound, etc.**

Each of the Companies agrees and consents to be bound by this Agreement notwithstanding that any other or others of them which were intended to execute or be bound hereby or by any deed intended to be completed and delivered pursuant to clause 21 may not do so or be effectually bound hereby or by such deed for any reason, cause or circumstances whatsoever and this Agreement shall be deemed to constitute a separate and independent guarantee by each of the Companies. None of such guarantees which is otherwise valid shall be avoided or invalidated by reason of one or more of the several guarantees intended to be hereby established being invalid or unenforceable.

29. **Law**

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

30. **Jurisdiction and Enforcement**

Jurisdiction

30.1 The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Agreement (including a dispute relating to the existence, validity or termination of this Agreement or any non-contractual obligation arising out of or in connection with this Agreement) (a "Dispute").

30.2 The parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no party will argue to the contrary.

30.3 Clauses 30.1 and 30.2 above are for the benefit of the Finance Parties only. As a result, no Finance Party shall be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Finance Parties may take concurrent proceedings in any number of jurisdictions.

Service of Process

30.4 Without prejudice to any other mode of service allowed under any relevant law, each Obligor (other than an Obligor incorporated in England and Wales):

- (a) irrevocably appoints Macfarlanes LLP whose address for service is 20 Cursitor Street, London EC4A 1LT as its agent for service of process in relation to any proceedings before the English courts in connection with any Finance Document; and
- (b) agrees that failure by an agent for service of process to notify the relevant Obligor of the process will not invalidate the proceedings concerned.

IN WITNESS whereof the Companies have executed this Agreement and have delivered it upon its being dated.

Schedule 1**Part 1 - The Attorney**

Name	Jurisdiction of Incorporation and Registration Number	Registered Office
Maya Hyde Park Limited	England and Wales	Hill House, 1 Little New Street, London EC4A 3TR

Part II - The Other Companies

Name	Jurisdiction of Incorporation and Registration Number	Registered Office
DT Hyde Park S.à r.l	Luxembourg B 167 218	46a, Avenue J.F. Kennedy, L-1855, Luxembourg, Grand Duchy of Luxembourg
Magnum Hyde Park Nominee 1 Limited	England and Wales 4290014	Hill House 1 Little New Street London EC4A 3TR
Magnum Hyde Park Nominee 2 Limited	England and Wales 4290057	Hill House 1 Little New Street London EC4A 3TR

Schedule 2
(Deed referred to in sub-clause 21.1)

To be presented for registration at Companies House
within 21 days of execution against all
the companies (both "Existing" and "Further") which are a party to this document.

THIS DEED OF ADMISSION is made the day of

BETWEEN:

- (1) THE SEVERAL COMPANIES specified in Part I of the schedule hereto (the "**Existing Companies**");
- (2) THE COMPANY [COMPANIES] specified in Part II of the schedule hereto (the "**Further Company [Companies]**"); and
- (3) LLOYDS BANK plc (the "**Bank**")

SUPPLEMENTAL to an Omnibus Guarantee & Set-Off Agreement dated and made between the Existing Companies named in Part I of the schedule (1) and the Bank (2) [as supplemented by deeds dated and] (the said Omnibus Guarantee & Set-Off Agreement [as so supplemented] is hereinafter referred to as the "**Principal Deed**")

NOW THIS DEED WITNESSETH as follows:

1. In so far as the context admits expressions defined in the Principal Deed shall bear the same respective meanings herein.
2. The parties hereto hereby agree that the Further [Company] [Companies] shall be included within the expressions Companies and Principal for all the purposes of the Principal Deed so that (without prejudice to the generality of the foregoing):
 - 2.1 [the] [each] Further Company hereby covenants with and guarantees to the Bank to pay or discharge to the Bank on demand:
 - 2.1.1 all money and liabilities whether actual or contingent now or at any time hereafter due, owing or incurred to the Bank from or by any one or more of the Existing Companies [and any other Further Company] anywhere in any manner whatsoever without limitation whether alone or jointly with any other person and in whatever style, name or form and whether as principal or surety and notwithstanding that the same may at any earlier time have been due, owing or incurred to some other person and have subsequently become due, owing or incurred to the Bank as a result of a transfer, assignment or other transaction or by operation of law including:
 - (a) in the case of the liquidation, administration or dissolution of any such Existing Company [or Further Company], all sums (whether actual or contingent) which would at any time have been due, owing or incurred to the Bank by such Existing Company [or Further Company] if such liquidation, administration or dissolution had commenced on the date of discontinuance and notwithstanding such liquidation, administration or dissolution; and
 - (b) in the event of the discontinuance by any means of the Guarantee in respect of any Existing Company [or any Further Company], all cheques, drafts or other orders or receipts for money signed, bills accepted, promissory notes made and negotiable instruments or securities drawn by or for the account of such Existing Company [or Further Company] on the Bank or its agents and purporting to be dated on or before the date of discontinuance of that Guarantee, although presented to or paid by the Bank or its agents after the date of discontinuance of that Guarantee and all

liabilities of such Existing Company [or Further Company] to the Bank at such date whether actual or contingent and whether payable forthwith or at some future time or times and also all credits then established by the Bank for such Existing Company [or Further Company]; and

- 2.1.2 interest on all such money and liabilities to the date of payment at such rate or rates as may from time to time be agreed between the Bank and the Existing Companies [and the Further [Company][Companies]] or, in the absence of such agreement, at the rate, in the case of any amount denominated in Sterling, of two percentage points per annum above the Bank's base rate for the time being in force (or its equivalent or substitute rate for the time being) or, in the case of an amount denominated in any currency or currency unit other than Sterling, at the rate of two percentage points per annum above the cost to the Bank (as conclusively determined by the Bank) of funding sums comparable to and in the currency or currency unit of such amount in the London Interbank Market (or such other market as the Bank may select) for such consecutive periods (including overnight deposits) as the Bank may in its absolute discretion from time to time select; and
- 2.1.3 commission and other banking charges and legal, administrative and other costs, charges and expenses (on a full and unqualified indemnity basis) incurred by the Bank in enforcing or endeavouring to enforce payment of such money and liabilities whether by any [Existing Company] [or Further Company] or others and in relation to the preparation and enforcement of any security held by or offered to the Bank for such liabilities together with interest computed as provided in paragraph 2.1.2 above on each such sum from the date that the same was incurred or fell due,

PROVIDED THAT the liability of the Further [Company] [Companies] under the Guarantee may be determined in the manner (and with the consequences) set out in clause 2 of the Principal Deed;

- 2.2 each of the Existing Companies hereby covenants with and guarantees to the Bank to pay or discharge to the Bank on demand:

- 2.2.1 all money and liabilities whether actual or contingent now or at any time hereafter due, owing or incurred to the Bank from or by [the Further Company] [any one or more of the Further Companies] anywhere in any manner whatsoever without limitation whether alone or jointly with any other person and in whatever style, name or form and whether as principal or surety and notwithstanding that the same may at any earlier time have been due, owing or incurred to some other person and have subsequently become due, owing or incurred to the Bank as a result of a transfer, assignment or other transaction or by operation of law including:

- (a) in the case of the liquidation, administration or dissolution of [the] [such] Further Company, all sums (whether actual or contingent) which would at any time have been due, owing or incurred to the Bank by [the] [such] Further Company if such liquidation, administration or dissolution had commenced on the date of discontinuance and notwithstanding such liquidation, administration or dissolution; and
- (b) in the event of the discontinuance by any means of the Guarantee in respect of [the] [such] Further Company, all cheques, drafts or other orders or receipts for money signed, bills accepted, promissory notes made and negotiable instruments or securities drawn by or for the account of [the] [such] Further Company on the Bank or its agents and purporting to be dated on or before the date of discontinuance of that Guarantee, although presented to or paid by the Bank or its agents after the date of discontinuance of that Guarantee and all liabilities of [the] [such] Further Company to the Bank at such date whether actual or contingent and whether payable forthwith or at some future time or times and also all credits then established by the Bank for [the] [such] Further Company;

- 2.2.2 interest on all such money and liabilities to the date of payment at such rate or rates as may from time to time be agreed between the Bank and [the] [such] [Further Company] or, in the absence of such agreement, at the rate, in the case of any amount denominated in Sterling,

of two percentage points per annum above the Bank's base rate for the time being in force (or its equivalent or substitute rate for the time being) or, in the case of an amount denominated in any currency or currency unit other than Sterling, at the rate of two percentage points per annum above the cost to the Bank (as conclusively determined by the Bank) of funding sums comparable to and in the currency or currency unit of such amount in the London Interbank Market (or such other market as the Bank may select) for such consecutive periods (including overnight deposits) as the Bank may in its absolute discretion from time to time select; and

- 2.2.3 commission and other banking charges and legal and other costs, charges and expenses (on a full and unqualified indemnity basis) incurred by the Bank in enforcing or endeavouring to enforce payment of such money and liabilities whether by any Existing Company or [the][such] Further Company or others and in relation to the preparation and enforcement of any security held by or offered to the Bank for such liabilities together with interest computed as provided in paragraph 2.2.2 above on each such sum from the date that the same was incurred or fell,

PROVIDED THAT the liability of each Existing Company under the Guarantee may be determined in the manner (and with the consequences) set out in clause 2 of the Principal Deed;

- 2.2.4 the Further [Company] [Companies] and the Existing Companies jointly and severally agree that, in addition to any general lien or similar right to which the Bank as bankers may be entitled by law, the Bank may at any time and from time to time and with or without notice to the Further [Company] [Companies] or the Existing Companies or any of them:

- (a) combine or consolidate all or any of the Accounts with all or any of the Principals Liabilities; and
- (b) set-off or transfer any Credit Balance in or towards satisfaction of any of the Principals Liabilities;

- 2.2.5 [the] [each] Further Company and each of the Existing Companies with full title guarantee hereby charges its Credit Balances to the Bank to secure repayment of the Secured Obligations.

3. ALL the covenants, provisions and powers contained in or subsisting under the Principal Deed (except the covenants for payment and discharge of the money and liabilities thereby secured contained in clause 2 thereof but including, without limitation, the power of attorney contained in clause 22 thereof) shall be applicable for defining and enforcing the rights of the parties under the guarantees hereby provided as if [the] [each] Further Company had been one of the Companies parties to the Principal Deed.

IN WITNESS whereof this deed has been executed by the Existing Companies and the Further [Company] [Companies] and has been delivered upon its being dated, in the case of the Existing Companies other than the Attorney, for and on its behalf by the Attorney pursuant to a power of attorney contained in the Principal Deed and a resolution of the board of directors of the Attorney dated appointing any two Directors or a Director and the Company Secretary for this purpose in accordance with section 74(4) of the Law of Property Act 1925 or applicable law of any jurisdiction and all other powers thereto enabling it.

The Schedule**Part I - The Existing Companies**

<u>Name</u>	<u>Company Number</u>	<u>Registered Office</u>
-------------	-----------------------	--------------------------

Part II - The Further [Company] [Companies]

<u>Name</u>	<u>Company Number</u>	<u>Registered Office</u>
-------------	-----------------------	--------------------------

SIGNED as a deed by [the Further Company] acting by its;

.....(insert full name)(insert full name)
Director	Director/Secretary*
.....(signature)(signature)

in the presence of

Witness: (name)
(signature)

Address:

Occupation:

SIGNED as a deed by acting by its;

.....(insert full name)(insert full name)
Director	Director/Secretary*
.....(signature)(signature)

in the presence of

Witness: (name)
(signature)

Address:

Occupation:

SIGNED as a deed by the Existing Companies other than acting by their duly authorised attorney acting by its;

.....(insert full name)(insert full name)
Director	Director/Secretary*
.....(signature)(signature)

in the presence of

Witness: (name)
(signature)

Address:

Occupation:

* Delete as applicable.

End of schedule 2

Schedule 3
(Deed referred to in sub-clause 21.2)

THIS DEED OF RELEASE is made the day of

BETWEEN:

- (1) THE SEVERAL COMPANIES specified in Part I of the schedule hereto (the “**Existing Companies**”);
- (2) THE COMPANY [COMPANIES] specified in Part II of the schedule hereto (the “**Released Company [Companies]**”); and
- (3) LLOYDS BANK plc (the “**Bank**”)

SUPPLEMENTAL to an Omnibus Guarantee & Set-Off Agreement dated and made between the Existing Companies named in Part I of the schedule (1) and the Bank (2) [as supplemented by deeds dated and] (the said Omnibus Guarantee & Set-Off Agreement [as so supplemented] is hereinafter referred to as the “**Principal Deed**”)

NOW THIS DEED WITNESSETH as follows:

1. In so far as the context admits expressions defined in the Principal Deed shall bear the same respective meanings herein.
2. The parties hereto hereby agree that the Released [Company] [Companies] shall henceforth cease to be included within the expressions Companies and Principal for all the purposes of the Principal Deed. The expression “**Continuing Companies**” shall mean the Existing Companies specified in Part I of this schedule excluding the Released Companies specified in Part II of this schedule.
3. In pursuance of the said agreement the Bank hereby releases and discharges [the] [each] Released Company from the Set-off Arrangements PROVIDED THAT the Set-off Arrangements shall remain in full force and effect in relation to the Continuing Companies.
4. In further pursuance of the said agreement the Bank hereby releases:
 - 4.1 [each][the] Released [Company] from each and every one of its covenants and obligations (whether actual or contingent) given or owing and the rights granted to the Bank under the Principal Deed PROVIDED THAT the Released [Company] [Companies] shall not be released from any covenant or obligation which exists or would have existed independently of the Principal Deed nor shall this deed operate as a release of any covenants or obligations to the Bank or any rights granted to the Bank otherwise than by the Principal Deed;
 - 4.2 the Continuing Companies from each and every one of their covenants and obligations (whether actual or contingent) given or owing and the rights granted to the Bank under the guarantees given by each of them under the Principal Deed but only in so far as such guarantees are given for the money and liabilities, interest and other sums now or at any time hereafter due, owing or incurred from or by the Released [Company] [Companies] to the Bank and the Bank hereby further releases the Continuing Companies from the other rights granted by them to the Bank under the Principal Deed but only in so far as such rights relate solely to the money and liabilities, interest and other sums due owing or incurred from or by the Released [Company] [Companies] to the Bank.
5. Save as expressly otherwise provided by clauses 3 and 4 the covenants and obligations (whether actual or contingent) given or owing and the other rights granted to the Bank by the Principal Deed shall continue in full force.

6. Without prejudice to clause 28 of the Principal Deed, the Continuing Companies have executed this deed to indicate their consent to the terms hereof and to confirm their agreement that notwithstanding the releases herein contained the Principal Deed shall (save only as expressly herein provided) continue in full force and effect notwithstanding any fluctuation in the amounts from time to time guaranteed thereby or subject thereto or the existence at any time of any credit balance on any current or other account.
7. This deed may be executed in any number of counterparts all of which taken together shall constitute one and the same instrument. Any party to this deed may enter into this deed by executing any such counterpart.

IN WITNESS whereof the Bank and the Continuing Companies have executed this deed and have delivered it upon its being dated, in the case of the Continuing Companies other than the Attorney, for and on their behalf by the Attorney pursuant to a power of attorney contained in the Principal Deed and a resolution of the board of directors of the Attorney dated appointing any two Directors or a Director and the Company Secretary for this purpose in accordance with section 74(4) of the Law of Property Act 1925 or applicable law of any jurisdiction and all other powers thereto enabling it.

The Schedule**Part I - The Existing Companies**

<u>Name</u>	<u>Company Number</u>	<u>Registered Office</u>
-------------	-----------------------	--------------------------

Part II - The Released [Company] [Companies]

<u>Name</u>	<u>Company Number</u>	<u>Registered Office</u>
-------------	-----------------------	--------------------------

SIGNED and delivered as a deed as attorney for and on behalf of Lloyds Bank plc by;

.....(insert full name of person appointed to exercise the power of attorney)

.....(signature)

in the presence of

Witness: (name)

.....(signature)

Address:

.....

Occupation:

.....

SIGNED as a deed by acting by its;

.....(insert full name)

Director

.....(insert full name)

Director/Secretary*

.....(signature)

.....(signature)

in the presence of

Witness: (name)

.....(signature)

Address:

.....

Occupation:

.....

SIGNED as a deed by the Existing Companies other than acting by their duly authorised attorney acting by its;

.....(insert full name)

Director

.....(insert full name)

Director/Secretary*

.....(signature)

.....(signature)

in the presence of

Witness: (name)

.....(signature)

Address:

.....

Occupation:

.....

* Delete as applicable.


End of schedule 3

EXECUTION PAGES

EXECUTED AS A DEED by) 
MAYA HYDE PARK LIMITED)
 on being signed by a Director)
 in the presence of:) (Director)

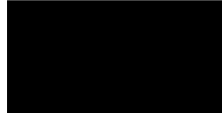
Witness signature : 
 Witness name: CLAIRE TOMASSINI
 Witness address: 

Witness occupation: EXECUTIVE PA

EXECUTED AS A DEED by) 
MAGNUM HYDE PARK)
NOMINEE 1 LIMITED)
 on being signed by a Director)
 in the presence of:) (Director)

Witness signature: 
 Witness name: CLAIRE TOMASSINI
 Witness address: 

Witness occupation: EXECUTIVE PA

EXECUTED AS A DEED by) 
MAGNUM HYDE PARK)
NOMINEE 2 LIMITED)
 on being signed by a Director)
 in the presence of:) (Director)

Witness signature: 
 Witness name: CLAIRE TOMASSINI
 Witness address: 

Witness occupation: EXECUTIVE PA

EXECUTED AS A DEED by)
DT HYDE PARK S.À R.L)
on being signed by two Managers)

Sharon Callahan
.....

Manager



.....

Manager

LLOYDS BANK PLC

By:

Address: 25 Gresham Street, London EC2V 7HN

Fax Number: +44 20 7356 2485

For the Attention of: Tony Burnell

EXECUTED AS A DEED by)
DT HYDE PARK S.À R.L)
on being signed by two Managers)

.....

Manager

.....

Manager

LLOYDS BANK PLC

By:


Charlie Allanson

Address: 25 Gresham Street, London EC2V 7HN

Fax Number: +44 20 7356 2485

For the Attention of: Tony Burnell