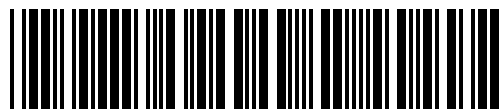




Registration of a Charge

Company Name: **KIDSPACE CROYDON LIMITED**

Company Number: **06029871**



XC26WZNN

Received for filing in Electronic Format on the: **25/04/2023**

Details of Charge

Date of creation: **20/04/2023**

Charge code: **0602 9871 0013**

Persons entitled: **KPC II LTD**

Brief description:

Contains fixed charge(s).

Contains floating charge(s) (floating charge covers all the property or undertaking of the company).

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

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

Certified by: **DAWN REOCH**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 6029871

Charge code: 0602 9871 0013

The Registrar of Companies for England and Wales hereby certifies that a charge dated 20th April 2023 and created by KIDSPACE CROYDON LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 25th April 2023 .

Given at Companies House, Cardiff on 26th April 2023

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**

For and on behalf of Burness Paull LLP, I certify that, save for the information redacted pursuant to section 859G of the Companies Act 2006, this is a certified true copy of an original document.



ESCAPADE GROUP LIMITED

KIDSPACE ADVENTURES LIMITED

KIDSPACE CROYDON LIMITED

KIDSPACE ROMFORD LIMITED

HOBBLEDOWN LIMITED

HOBBLEDOWN WEST LONDON LIMITED

HOBBLEDOWN BAY LIMITED

and

KPC II LTD

GUARANTEE AND DEBENTURE

Dated 20 April 2023

This guarantee and debenture is subject to the Intercreditor Deed (as defined herein).

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Signing this document will have legally binding consequences for you. Burness Paul LLP is only advising the Escapade Group, and the other parties mentioned below should therefore take separate independent legal advice prior to signing this Guarantee and Debenture and/or any document referred to herein or relating to the subject matter of this Guarantee and Debenture.

THIS DEED is dated 20 April 2023 and is made between:

- (1) **ESCAPADE GROUP LIMITED**, a company incorporated in England with registered number 07792595 and having its registered office at Hobbledown Limited, Horton Lane, Epsom, Surrey, KT19 8PT (the **"Company"**);
- (2) **KIDSPACE ADVENTURES LIMITED**, a company incorporated in England with registered number 05287286 and having its registered office at Hobbledown Limited, Horton Lane, Epsom, Surrey, KT19 8PT (**"Kidspace Adventures"**);
- (3) **KIDSPACE CROYDON LIMITED**, a company incorporated in England with registered number 06029871 and having its registered office at Hobbledown Limited, Horton Lane, Epsom, Surrey, KT19 8PT (**"Kidspace Croydon"**);
- (4) **KIDSPACE ROMFORD LIMITED**, a company incorporated in England with registered number 05341858 and having its registered office at Hobbledown Limited, Horton Lane, Epsom, Surrey, KT19 8PT (**"Kidspace Romford"**);
- (5) **HOBBLEDOWN LIMITED**, a company incorporated in England with registered number 07655909 and having its registered office at Hobbledown Limited, Horton Lane, Epsom, Surrey, KT19 8PT (**"Hobbledown"**);
- (6) **HOBBLEDOWN BAY LTD** incorporated and registered in England and Wales with company number 14707147 whose registered office is at Hobbledown, Horton Lane, Epsom, Surrey, England, KT19 8PT (**"Hobbledown Bay"**);
- (7) **HOBBLEDOWN WEST LONDON LIMITED**, a company incorporated in England with registered number 09446438 and having its registered office at 62 Wilson Street, London, United Kingdom, EC2A 2BU (**"Hobbledown WL"**), and, together with Kidspace Adventures, Kidspace Croydon, Kidspace Romford, Hobbledown and Hobbledown Bay, the **"Group Companies"**); and
- (8) **KPC II LTD**, a company incorporated in England with registered number 10210133 and having its registered office at 27 Hanson Street, London, England W1W 6TR (**"KPC"**).

IT IS AGREED as follows:

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions from Loan Note Instruments

Words and expressions defined in the 2020 Loan Note Instrument and/or the 2023 Loan Note Instruments shall bear the same meaning in this Guarantee and Debenture (including, without limitation, the recitals and schedules hereto) unless otherwise defined herein or unless the context otherwise requires.

1.2 Definitions

In this Guarantee and Debenture and the recitals hereto:

“2020 Loan Notes” means the redeemable loan notes of £1.00 each constituted by the 2020 Loan Note Instrument and for the time being issued and outstanding.

“2020 Loan Note Instrument” means the loan and payment in kind note instrument dated 30 March 2020 by the Company creating the 2020 Notes.

“2020 Loan Note Security Documents” means the guarantee and debenture dated 30 March 2020 granted by certain of the Obligors in favour of KPC and any other security documents granted by the Obligors in respect of the 2020 Notes from time to time.

“2020 Notes” means the 2020 Loan Notes and the 2020 PIK Notes, or any of them, and **“2020 Note”** has a corresponding meaning.

“2020 Loan Note Documents” means the 2020 Loan Note Instrument, the 2020 Loan Notes, the 2020 PIK Notes and the 2020 Loan Note Security Documents.

“2020 Loan Notes” means the redeemable loan notes of £1.00 each constituted by the 2020 Loan Note Instrument and for the time being issued and outstanding.

“2023 Loan Note Instrument” means each of:

- (a) the loan note instrument constituting up to £2,100,000 12% subordinated secured redeemable loan notes and payment in kind notes issued by the Company on or around the date of this Guarantee and Debenture; and
- (b) the loan note instrument constituting up to £2,000,000 4.5% subordinated secured redeemable loan notes and payment in kind notes issued by the Company on or around the date of this Guarantee and Debenture.

“2023 Loan Note Security Documents” means this Guarantee and Debenture and any other security documents granted by the Obligors in respect of the 2023 Notes from time to time.

“2023 Notes” means the loan notes issued under each of the 2023 Loan Note Instruments from time to time or any of them, and **“2023 Note”** has a corresponding meaning;

“2023 Loan Note Documents” means the 2023 Loan Note Instruments, the 2023 Loan Notes, and the 2023 Loan Note Security Documents;

“2020 PIK Notes” means the payment in kind notes constituted by the 2020 Loan Note Instrument and for the time being issued and outstanding;

“Act” means The Law of Property Act 1925.

“Charged Property” means the property, assets or income of the Obligors mortgaged, charged or assigned to KPC by or pursuant to this Guarantee and Debenture.

“Default Rate” means the aggregate of two per cent. per annum over the base rate for the time being of the Bank of England.

“Environment” means humans, animals, plants and all other living organisms including the ecological systems of which they form part and the following media:

- (c) air (including without limitation, air within natural or man-made structures, whether above or below ground);
- (d) water (including without limitation, territorial, coastal and inland waters, water under or within land and water in drains and sewers); and
- (e) land (including without limitation, land under water).

“Environmental Law” means any applicable law or regulation which relates to:

- (a) the pollution or protection of the Environment;
- (b) harm to or the protection of human health;
- (c) the conditions of the workplace; or
- (d) the generation, handling, storage, use, release or spillage of any emission or substance which, alone or in combination with any other, is capable of causing harm to the Environment including, without limitation, any waste.

“Event of Default” means the occurrence of any event set out in Clause 10 (Default) of the 2020 Loan Note Instrument and Clause 10 (Default) of each of the 2023 Loan Note Instruments.

“Finance Documents” means the 2020 Loan Note Documents, the 2023 Loan Note Documents and any other document designated by an Obligor and KPC as a Finance Document from time to time.

“Financial Collateral Regulations” means the Financial Collateral Arrangements (No. 2) Regulations (SI 2003 No. 3226).

“Insurance Policies” means the insurance policies in which any of the Obligors may from time to time have an interest and **“Insurance Policy”** shall be construed accordingly.

“Intercreditor Deed” means any intercreditor agreement, subordination agreement, priority deed or similar agreement which is entered into among, any or all of a Senior Security Trustee, a Senior Funder, KPC, the Noteholders and the Obligors from time to time including, without prejudice to the foregoing generality, a subordination deed originally dated 6 August 2021 and made between, amongst others, Santander UK plc and the Company (as such agreement is amended and amended and restated from time to time);

“Intellectual Property Rights” means the Specified Intellectual Property Rights and any other licences and patents (including applications and the rights to apply therefor), copyrights, rights in trade marks whether registered or not, trade names, rights in service marks whether registered or not, registered designs, business names, design rights, moral rights, inventions, know-how and rights in confidential information.

“Investment Interests” means all shares and stock in the capital of any company (other than the Shares), debentures, securities, certificates or deposits, interests in collective investment schemes, warrants, options and any other rights to subscribe for or acquire any such investments held by or on behalf of any of the Obligors in any manner whatsoever or in which it otherwise has an interest together in all cases with all rights, including dividends and other distributions arising in relation thereto in any manner whatsoever.

“Legal Reservations” means:

- (a) the principle that equitable remedies may be granted or refused at the discretion of a court and the limitation of enforcement by laws relating to bankruptcy, insolvency, liquidation, reorganisation, court schemes, moratoria, administration and other laws generally affecting the rights of creditors;
- (b) the time barring of claims under the Limitation Act 1980 and the Foreign Limitation Periods Act 1984, the possibility that an undertaking to assume liability for or indemnify a person against non-payment of UK stamp duty may be void and defences of set-off or counterclaim;
- (c) the principle that in certain circumstances Security granted by way of fixed charge may be recharacterised as a floating charge or that Security

purported to be constituted by an assignment may be recharacterised as a charge;

- (d) the principle that any additional interest imposed pursuant to any relevant agreement may be held to be unenforceable on the grounds that it is a penalty and thus void;
- (e) the principle that an English court may not give effect to an indemnity for legal costs incurred by an unsuccessful litigant;
- (f) the principle that the creation or purported creation of Security over any contract or agreement which is subject to a prohibition against transfer, assignment or charging, may be void, ineffective or invalid and may give rise to a breach entitling the contracting party to terminate or take any other action in relation to such contract or agreement; and
- (g) similar principles, rights and defences under the laws of any other relevant jurisdiction.

“Legally Mortgaged Property” means the freehold, leasehold and other immovable property described in SCHEDULE 2 (The Legally Mortgaged Property) together with the proceeds of sale thereof and all buildings and trade and other fixtures on any such property belonging to or charged to any of the Obligors and machinery thereon and therein and all rights, licenses, guarantees, rents, deposits, contracts, covenants and warranties relating to any such property.

“Obligor” means the Company and the Group Companies.

“Permitted Security” means any security granted by an Obligor with the consent of KPC (whether in terms of an Intercreditor Agreement or otherwise) in favour of any party providing senior debt to the Group;

“Planning Acts” means the Town and Country Planning Act 1990, the Planning (Listed Building and Conservation Areas) Act 1990, the Planning (Hazardous Substances) Act 1990, the Planning (Consequential Provisions) Act 1990, the Planning and Compensation Act 1991, the Planning and Compulsory Purchase Act 2004 and all regulations made or taking effect as if made thereunder in each case as from time to time amended and re-enacted by subsequent legislation and regulations.

“Property” means the Legally Mortgaged Property and any other present and future freehold or leasehold property together with the proceeds of sale thereof and all buildings and trade and other fixtures on any such property.

“Plant and Equipment” means plant, machinery, computers, office and other equipment and vehicles together with the benefit of any obligations and warranties given by the manufacturer or supplier of such plant, machinery, computers, office or other equipment or vehicles and the

benefit of all maintenance agreements entered into in respect of such plant, machinery, computers, office and other equipment and vehicles.

“Quasi-Security” means an arrangement or transaction in terms of which any of the Obligor:

- (a) sells, transfers or otherwise disposes of any of its assets on terms whereby they are or may be leased to or re-acquired by any other Obligor;
- (b) sells, transfers or otherwise disposes of any of its receivables on recourse terms;
- (c) enters into an arrangement under which money or the benefit of a bank or other account may be applied, set-off or made subject to a combination of accounts; or
- (d) enters into any other preferential arrangements having a similar effect,

in circumstances where the arrangement or transactions is entered into primarily as a method of raising any indebtedness or of financing the acquisition of an asset.

“Receiver” means a receiver and manager, receiver or administrative receiver and includes any substitute receiver, receiver and manager or administrative receiver.

“Secured Liabilities” means all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or as principal debtor, guarantor, surety or otherwise or as the equivalent obligor under the laws of any other jurisdiction) of the Company and each other Obligor (or any of them) to KPC under the Finance Documents together with:

- (a) any refinancing, novation, refunding, deferral or extension of or increase in any of those obligations or liabilities;
- (b) any further advances and additional facilities which may be made by KPC to any Obligor under any agreement expressed to be supplemental to any of the Finance Documents and all interest, fees and costs in connection therewith;
- (c) any claim for damages or restitution in the event of rescission of any of those obligations or liabilities or otherwise in connection with any of the Finance Documents;
- (d) any claim against the Company or any other Obligor flowing from the recovery by the Company or any other Obligor of a payment or discharge in respect of any of those liabilities on grounds of preference or otherwise;

- (e) any amounts which would be included in any of the foregoing but for any discharge, non-provability, unenforceability or non-allowability of the same in any insolvency or other proceedings; and
- (f) all costs, charges and expenses incurred by KPC or any receiver in connection with the protection, preservation or enforcement of its rights against any Obligor.

“Security” means a mortgage, charge, standard security, pledge, lien or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect.

“Senior Funder” means any provider of senior ranking credit facilities (or other senior ranking facilities under which credit exposures may arise) to any Obligor from time to time;

“Senior Security Trustee” means any entity or individual appointed to act as security trustee for one or more Senior Funders from time to time and for the purposes of this definition shall include any Senior Funder which holds the benefit of security granted by an Obligor in its own name;

“Shares” means the shares listed in SCHEDULE 1 (The Shares) and all other shares held by or on behalf of any Obligor in any member of the Group together with all rights, including dividends and other distributions, arising in relation thereto in any manner whatsoever.

“Specified Accounts” means any current, deposit or other account with any bank, lender, financial institution or similar third party that may at any time be designated in writing as a Specified Account by the Company and KPC.

“Specified Intellectual Property Rights” means the intellectual property rights in which any Obligor has an interest as at the date of this Guarantee and Debenture and detailed in Schedule 3 (The Specified Intellectual Property Rights).

“Subsidiary” means in relation to any company, corporation or legal entity (a “holding company”), any company, corporation or legal entity:

- (a) which is controlled, directly or indirectly, by the holding company; or
- (b) more than half the issued share capital of which is beneficially owned, directly or indirectly, by the holding company; or
- (c) which is a subsidiary of another subsidiary of the holding company,

and, for these purposes, a company, corporation or legal entity shall be treated as being controlled by another if that other company, corporation or legal entity is able to direct its affairs and/or to control the composition of its board of directors or equivalent body.

“Supplemental Mortgage” means a legal mortgage or charge in respect of any other freehold or leasehold property at any time belonging to any Obligor (other than the Legally Mortgaged Property) together with all present and future buildings and fixtures (including trade fixtures) and fixed plant machinery from time to time thereon and therein entered into pursuant to the provisions of Clause 7 (Further Assurance) in a form required by KPC.

1.3 Interpretation

Save where the contrary is indicated, any reference in this Guarantee and Debenture to:

- 1.3.1 **“assets”** includes present and future properties, revenues and rights of every description;
- 1.3.2 **“book debts”** means all present and future book and other debts and monetary and other claims due or owing to any Obligor and the benefit of all security, guarantees and other rights enjoyed or held by any Obligor in relation to any of them;
- 1.3.3 a **“company”** includes any body corporate;
- 1.3.4 **“guarantee”** means any guarantee, letter of credit, bond, indemnity or similar assurance against loss, or any obligation, direct or indirect, actual or contingent, to purchase or assume any indebtedness of any person or to make an investment in or loan to any person or to purchase assets of any person where, in each case, such obligation is assumed in order to maintain or assist the ability of such person to meet its indebtedness;
- 1.3.5 **“indebtedness”** includes any obligation (whether incurred as principal or as surety) for the payment or repayment of money, whether present or future, actual or contingent;
- 1.3.6 **“intellectual property”** shall be construed as a reference to the property described in Clause 4.2.5;
- 1.3.7 a **“person”** includes any individual, firm, company, corporation, government, state or agency of a state or any association, trust, joint venture, consortium or partnership (whether or not having separate legal personality);
- 1.3.8 a **“regulation”** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, intergovernmental or supranational body, agency or department or of any regulatory, self-regulatory or other authority or organisation;
- 1.3.9 a provision of law is a reference to that provision as amended or re-enacted;
- 1.3.10 the singular shall include the plural and vice versa;

1.3.11 this Guarantee and Debenture and any provisions of this Guarantee and Debenture or to any other agreements, instrument or document are to be construed as references to this Guarantee and Debenture, those provisions or that agreement, instrument or document as amended, varied, supplemented, substituted, replaced or novated (however fundamentally) from time to time, including (without limiting the generality of the foregoing) (1) any variation, increase, extension or addition of or any variation of or to any facility or amount made available under any Finance Document or any variation of the purposes for which such facility or amount may be available from time to time and (2) in respect of this Guarantee and Debenture;

1.3.12 Clauses and Schedules are to be construed as references to the Clauses of, and Schedules to, this Guarantee and Debenture as amended or varied from time to time and references to sub-clauses shall unless otherwise specifically stated be construed as references to the sub-clauses of the Clause in which the reference appears; and

1.3.13 an Event of Default is "continuing" if it has not been remedied or waived.

1.4 Law of Property (Miscellaneous Provisions) Act 1994

The limitations on liability set out in Section 6 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not apply to, or in respect of, the covenants implied by virtue of Sections 2(1)(a), 3 and 4 of that Act on the part of each of the Obligors by their execution and delivery of this Guarantee and Debenture.

1.5 Law of Property (Miscellaneous Provisions) Act 1989

The terms of the agreements or documents under which the Secured Liabilities arise and of any side letters between the Obligors and KPC relating thereto are incorporated in this Guarantee and Debenture the extent required for any purported disposition of the Charged Property contained in this Guarantee and Debenture to be a valid disposition in accordance with Section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.

1.6 Successors and assignees

Any reference in this Guarantee and Debenture to KPC shall include the successors, permitted assignees and permitted transferees of KPC.

1.7 Rights of Third Parties

Unless expressly provided to the contrary in any of the Finance Documents, a third party (being any person other than the Obligors or KPC and their permitted successors and assignees) has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or enjoy the benefit of any term of this Guarantee and Debenture and no consent of any third party is required for any amendment, variation or termination of this Guarantee and Debenture.

1.8 Tacking

KPC must perform its obligations under the Finance Documents (including any obligation to make available further advances).

1.9 Supplemental Mortgage

If any of the provisions of this Guarantee and Debenture duplicate or contradict the provisions of any Supplemental Mortgage, the provisions of that Supplemental Mortgage shall prevail.

1.10 Intercreditor Deed

This Guarantee and Debenture is subject to the terms of the Intercreditor Deed. If there is any inconsistency between any provision of this Guarantee and Debenture and any provision of the Intercreditor Deed, the provisions of the Intercreditor Deed shall prevail. In particular, this Guarantee and Debenture shall have the ranking set out in the Intercreditor Deed.

2 COVENANT TO PAY

2.1 Covenant to Pay

Each Obligor hereby as principal debtor and not merely as surety, covenants with KPC that they will pay or discharge the Secured Liabilities on the due date therefor in the manner provided in the relevant Finance Document or, where no such provision is made in the Finance Documents, on demand.

2.2 Interest

If any Obligor fails to pay any sum on the due date for payment of that sum, that Obligor shall pay interest on any such sum (before and after any judgment and to the extent interest at a default rate is not otherwise being paid on such sum) from the date of demand until the date of payment calculated on a daily basis at the Default Rate.

3 GUARANTEE AND INDEMNITY

Each Obligor hereby irrevocably and unconditionally:-

3.1 guarantees to KPC the due and punctual payment, observance and performance of the Secured Liabilities owing by each other Obligor when and as the same shall become due;

3.2 as principal debtor undertakes to KPC that if and each time that any other Obligor shall be in default in the payment or performance of any of the Secured Liabilities, it will on demand from KPC make good the default and pay all sums which may be payable in respect thereof as if it instead of such other Obligor were the principal debtor in respect thereof, together with interest thereon at the rate per annum from time to time payable by such other Obligor on such

sums from the date when such sums become payable by that other Obligor hereunder until payment of the Secured Liabilities in full; and

- 3.3 agrees as a primary obligation to indemnify each KPC on demand from and against any loss incurred by KPC or any of them in connection with the non-payment or non-performance of any of the Secured Liabilities owing by any other Obligor or as a result of any of the Secured Liabilities or any of the Finance Documents being or becoming void, voidable, unenforceable or ineffective as against any other Obligor for any reason whatsoever, whether or not known to KPC or any other person, the amount of such loss being the amount which the person or persons suffering it would otherwise have been entitled to recover from such other Obligor.

4 CHARGING CLAUSE

4.1 Legal Mortgage

Each Obligor hereby charges with full title guarantee in favour of KPC as security for the payment and discharge of all the Secured Liabilities, by way of first legal mortgage, all its estates and interests in the Legally Mortgaged Property.

4.2 Fixed Charges

Each Obligor hereby charges with full title guarantee in favour of KPC as security for the payment and discharge of the Secured Liabilities, by way of first fixed charge:

- 4.2.1 all its estates and interests in the Property (other than the Legally Mortgaged Property);
- 4.2.2 all its Plant and Equipment;
- 4.2.3 the Shares;
- 4.2.4 all its Investment Interests;
- 4.2.5 all its Intellectual Property Rights;
- 4.2.6 all licences, consents and authorisations (statutory or otherwise) held or required in connection with its business or the use of any Charged Property and all rights in connection with them;
- 4.2.7 all its beneficial interests, claims or entitlements in any pension fund;
- 4.2.8 all its goodwill and uncalled capital;
- 4.2.9 all the book debts and monetary claims due or owing to it in any manner whatsoever;

4.2.10 all balances standing to the credit of any of its current, deposit or other account with any banks, lenders, financial institutions or similar third parties and the debt or debts represented thereby, other than any such balances to the extent effectively assigned to KPC under this Guarantee and Debenture; and

4.2.11 all its benefits in respect of all contracts and policies of insurance which are from time to time taken out by it or (to the extent of such interest) in which it has an interest, other than any such benefits to the extent effectively assigned to KPC under this Guarantee and Debenture.

4.3 Assignments in Security

4.3.1 Each Obligor hereby assigns with full title guarantee absolutely to KPC as security for the payment and discharge of all the Secured Liabilities, all of its right, title and interest in and to:

(a) the Insurance Policies; and

(b) the Specified Accounts.

4.3.2 To the extent (if any) that such right, title and/or interest is not assignable, such assignment will operate as an assignment of all proceeds received by the each Obligor under the Insurance Policies or the Specified Accounts (as the case may be) as security for the Secured Liabilities.

4.4 Floating Charge

4.4.1 Each Obligor hereby charges with full title guarantee in favour of KPC as security for the payment and discharge of all the Secured Liabilities, by way of first floating charge, its undertaking and all its property and assets both present and future (including, without limitation, any property or assets situated in Scotland or governed by Scots Law).

4.4.2 The floating charge created by this Guarantee and Debenture shall be deferred in point of priority to all fixed security validly and effectively created by each Obligor under the Finance Documents in favour of KPC.

4.4.3 Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by this Guarantee and Debenture.

4.5 Conversion Of Floating Charge

4.5.1 Conversion by Notice

If, at any time:

- (a) an Event of Default occurs and is continuing;
- (b) KPC reasonably believes that any assets of any Obligor are in danger of being seized or sold under any form of distress, execution or similar process or are otherwise in jeopardy; or
- (c) KPC reasonably believes that it is desirable to protect the priority or enforceability of the Security created by this Guarantee and Debenture,

then, without prejudice to the provisions of Clause 4.5.2 (Automatic Conversion), KPC may, by notice in writing to the relevant Obligor, convert the floating charge created by said Obligor under this Guarantee and Debenture into a fixed charge in relation to the assets specified in such notice.

4.5.2 Automatic Conversion

If:

- (a) Any Obligor charges, pledges or otherwise encumbers (whether by way of fixed or floating charge) any of the Charged Property or attempts to do so without the prior written consent of KPC;
- (b) any creditor or other person levies any distress, execution or other process against all or any of the Charged Property belonging to any Obligor;
- (c) a resolution is passed or an order is made for the winding up, dissolution, administration or re-organisation of any Obligor; or
- (d) an administrator is appointed to any Obligor or any person entitled to do so gives notice of its intention to appoint an administrator to an Obligor or files such a notice with the court,

then, in the absence of any notice or other action by KPC pursuant to Clause 4.5.1 (Conversion by Notice), the floating charges created by this Guarantee and Debenture by each Obligor shall automatically operate as a fixed charge upon the property, assets or income belonging to that Obligor which is subject to the floating charges created by this Guarantee and Debenture forthwith upon the occurrence of such event.

4.5.3 Scotland

The terms of Clause 4.5.1 (Conversion by Notice) and Clause 4.5.2 (Automatic Conversion) shall not apply in respect of any property or assets situated in Scotland or governed by Scots law if and to the extent that any such conversion is ineffective under Scots law or would result in any Receiver being unable to exercise any powers under Section 72 of the Insolvency Act 1986.

4.5.4 Assets Acquired After Any Floating Charge Crystallisation

Any asset acquired by any Obligor after any crystallisation of the floating charge created under this Guarantee and Debenture by the Obligors which, but for such crystallisation, would be subject to a floating charge shall be charged to KPC by way of first fixed charge.

4.5.5 Reconversion of Fixed Charge into Floating Charge

At any time following the conversion of each floating charge created under this Guarantee and Debenture by each Obligor into a fixed charge in accordance with Clause 4.5.1 (Conversion by Notice) or Clause 4.5.2 (Automatic Conversion), KPC may reconvert such fixed charge into a floating charge by giving notice to the relevant Obligor.

4.5.6 Small company moratorium

Notwithstanding any other provision of this Guarantee and Debenture, where ny Obligor is an eligible company in terms of section 1A and Schedule A1 of the Insolvency Act 1986, the obtaining of a moratorium or anything done with a view to obtaining a moratorium (including any preliminary decision or investigation) shall not cause the floating charge created by this Guarantee and Debenture to crystallise or cause restrictions that would not otherwise apply to be imposed on the disposal of property by said Obligor.

5 NEGATIVE PLEDGE

5.1 Negative Pledge

Each Obligor hereby covenants that (without the prior consent of KPC) it shall not:

- 5.1.1 create (or permit to subsist) any Security or Quasi-Security over all or any part of its present or future revenues or assets, other than Permitted Security;
- 5.1.2 sell, assign, lease, transfer or otherwise dispose of or part with possession of (by one or more transactions or series of transactions whether related or not) the whole or any part of its property revenues, assets or rights (other than assets only subject to an uncrystallised floating charge in the ordinary course of business); or
- 5.1.3 dispose of the equity of redemption of all or any part of the Charged Property,

except as permitted under the Finance Documents.

6 PROTECTION OF SECURITY

6.1 Notice of Assignments

6.1.1 Each Obligor undertakes to KPC:

- (a) to give promptly upon the request of KPC in the case of the Insurance Policies, a notice substantially in the form of Schedule 4 (Form of Notice of Assignment of Insurance);
- (b) to give promptly upon the designation at any time by that Obligor and KPC of any bank account as a Specified Account in the case of the Specified Accounts, a notice substantially in the form of Schedule 5 (Form of Notice of Assignment of Specified Account),

and/or such other form of notice of assignment (and any subsequent assignments hereunder) as KPC may from time to time require.

6.1.2 Each Obligor undertakes to KPC to use reasonable endeavours to procure that each notice specified in Clause 6.1.1 is acknowledged by the recipient thereof.

6.2 **Notices of Charge**

Each Obligor undertakes to KPC that, if requested by KPC at any time, it will promptly deliver to KPC (or procure delivery of) notices of charge (in form and substance reasonably satisfactory to KPC) executed by, or on behalf of, that Obligor and shall use its reasonable endeavours to deliver to KPC acknowledgements of each of those notices from each of the banks, lender, financial institutions or similar third parties with which any of its bank accounts charged in terms of Clause 4.2.10 are opened or maintained.

6.3 **Registration of Restriction¹**

In respect of the Legally Mortgaged Property the title to which is registered at the Land Registry and in respect of any other registered title(s) in England and Wales against which this Guarantee and Debenture may be noted, the relevant Obligor shall apply forthwith to the Land Registry for a restriction completed in substantially the following terms to be entered on the Register of Title relating thereto:

“No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [●] in favour of [●] referred to in the charges register or their conveyancer. (Standard Form P)”

6.4 **Further Advances**

The obligation on the part of KPC to make further advances is deemed to be incorporated in this Guarantee and Debenture and the Company applies to the Chief Land Registrar for a note

¹ BP Real Estate to review

of such obligation to be entered on the Register of Title of all present and future registered freehold and leasehold property of the Company.

6.5 Deposit of Title Deeds

Each Obligor undertakes to KPC that it shall:

- 6.5.1 on the date of this Guarantee and Debenture or as otherwise requested by KPC, deposit with KPC (or procure the deposit of) all deeds and documents of title relating to the Legally Mortgaged Property and all other freehold and leasehold property in which any Obligor has an interest on the date of this Guarantee and Debenture; and
- 6.5.2 promptly upon the acquisition of any interest in any freehold or leasehold property, deposit with KPC (or procure the deposit of) all deeds and documents of title relating to that property,

subject to the terms of any Intercreditor Agreement (and save to the extent such deeds and documents of title are held by or to the order of a Senior Funder).

- 6.5.3 Each of Hobbledown WL and Hobbledown Bay and Hobbledown (as a registered proprietor of the Legally Mortgaged Property) shall notify the landlord of that Legally Mortgaged Property of the legal mortgage created by this deed in respect of the relevant Legally Mortgaged Property in accordance with its obligations in any lease of the Legally Mortgaged Property within 5 working days of the date of this deed.
- 6.5.4 Each Obligor shall submit a notice of charge to its landlord in respect of leasehold properties other than the Legally Mortgaged Property where such notice is required under the terms of the relevant lease.

6.6 Deposit of Share Certificates

Each Obligor undertakes to KPC that it shall:

- 6.6.1 on the date of this Guarantee and Debenture or as otherwise requested by KPC, deposit with KPC (or procure the deposit of) all certificates or other documents of title to the Shares and any Investment Interests held by or on its behalf as at the date of this Guarantee and Debenture together with stock transfer forms (executed in blank by or on behalf of the relevant Obligor);
- 6.6.2 in the event that any of the Shares are consolidated and/or redesignated after the date of this Guarantee and Debenture, at KPC's request, deposit with KPC (or procure the deposit of) stock transfer forms reflecting such consolidated/redesignated shares (executed in blank by or on behalf of the Obligor); and
- 6.6.3 promptly upon the acquisition of any Investment Interests or the accrual, offer or issue of any stocks, shares, warrants or other securities in respect of or derived from

the Shares or the Investment Interest, notify KPC of that occurrence and deliver to KPC (i) all certificates or other documents of title and (ii) such stock transfer forms or other instruments of transfer (executed in blank by or on behalf of the Obligor) in respect thereof as KPC may request,

subject to the terms of any Intercreditor Agreement (and save to the extent held by or to the order of a Senior Funder).

6.7 Registration of Intellectual Property Rights

Each Obligor hereby agrees:

- 6.7.1 if requested by KPC, to register the interest of KPC in any of its Specified Intellectual Property Rights (in each registry where such Specified Intellectual Property Rights are registered) and shall, if requested by KPC, execute all such documents and do all acts that KPC may reasonably require to record the interest of KPC in any registers relating to any Specified Intellectual Property Rights; and
- 6.7.2 if requested by KPC, to register the interest of KPC in any Intellectual Property Rights (other than the Specified Intellectual Property Rights) in which the Obligor has an interest (in each registry where such Intellectual Property Right is registered) and shall, if requested by KPC, execute all such documents and do all such acts that KPC may reasonably require to record the interest of KPC in any registers relating to any such Intellectual Property Right.

6.8 Notice of Charge of Plant and Equipment

Promptly upon a request by KPC, each Obligor shall (at its own expense) place and maintain in a conspicuous place on each item of Plant and Equipment as KPC may specify a clearly legible plate, sign or label in such form as KPC may require giving notice of the charge created by this Guarantee and Debenture.

6.9 Consents

If valid Security under or pursuant to this Guarantee and Debenture cannot be created over **any Obligor's** rights under any document or agreement without the consent of any party thereto, that Obligor shall promptly so notify KPC and (unless KPC otherwise requires) shall use reasonable endeavours to obtain such party's consent, and pending such consent this Guarantee and Debenture shall exclude such document or agreement itself but shall secure by way of assignment or charge, as the case may be, all proceeds, claims, damages, compensation, profit, rent, rental and other sums of any description which the Obligor has received or may receive or be entitled to under or in respect of such document or agreement.

7 FURTHER ASSURANCE

7.1 Further assurance

Each Obligor shall:

- 7.1.1 at the request of KPC and at the cost of the Company, execute in favour of KPC (or as it may direct) a Supplemental Mortgage over any freehold or leasehold property which it owns or leases;
- 7.1.2 at the request of KPC procure that any Subsidiary which is not an Obligor grant security in favour of KPC on the same or substantially the same terms (having regard to the laws of any overseas jurisdiction) as the security conferred or intended to be conferred on KPC under this Guarantee and Debenture; and
- 7.1.3 enter into such further or other legal assignments, transfers, mortgages, charges or other documents and do all such other things as in any such case KPC may require in respect of **each Obligor's** estate or interest in any property or assets of whatsoever nature or tenure and wherever situated, for the purpose of more effectively perfecting or protecting the security intended to be provided hereby, for facilitating the enforcement of such security or to create in favour of KPC security no more onerous than the security intended to be created pursuant to this Guarantee and Debenture and any Supplemental Mortgage over any property or asset of the Obligor located in a jurisdiction outside England and Wales.

7.2 Necessary Action

- 7.3 Each Obligor shall take all such action as is available to it (including making all filings and registrations) as may be necessary for the purposes of the creation, perfection, protection or maintenance of any Security conferred or intended to be conferred on KPC by or pursuant to this Guarantee and Debenture.

8 UNDERTAKINGS

8.1 Undertakings

Each Obligor hereby undertakes with KPC that it will:

- 8.1.1 take all such action as is available to it (including making all filings and registrations) and as may be necessary to create, perfect, protect or maintain all or any of the security created or intended to be created in favour of KPC by or pursuant to this Guarantee and Debenture and any Supplemental Mortgage;
- 8.1.2 if requested to do so by KPC use reasonable endeavours to obtain (in form and content reasonably satisfactory to KPC) as soon as possible any consents necessary to enable the assets of the Obligor to be the subject of an effective fixed charge or assignment pursuant to Clause 4 (Charging Clause) and, immediately upon obtaining any such consent, the relevant asset shall become subject to such Security and the Obligor shall deliver a copy of each consent to KPC;

- 8.1.3 notify KPC writing of the acquisition or purchase by the Obligor from time to time of any freehold or leasehold property (or the equivalent in any other jurisdiction) and, promptly upon such acquisition or purchase, enter into such documents (including mortgages and charges) in favour of KPC as KPC may require;
- 8.1.4 keep all buildings forming part of the Charged Property and all plant, machinery, works, fixtures, fittings, implements, tools and other effects thereon and therein in no worse state of repair and condition than as at the date hereof (fair wear and tear excepted) and not take, or omit to take, with regard to any freehold or leasehold property or any such buildings forming part of the Charged Property, any action which might have a material adverse effect on the value of such property;
- 8.1.5 perform and observe all covenants and stipulations restrictive or otherwise affecting the Charged Property and permit KPC or any person nominated by it free access at all reasonable times and upon reasonable notice to view the state and condition thereof;
- 8.1.6 not carry out any development within the meaning of the Planning Acts on or in respect of the Charged Property or any part thereof or sever or remove any of the fixtures forming part of the Charged Property or any of the plant and machinery on or in the Charged Property (except for the purpose of the replacement thereof or any necessary repairs) without the prior written consent of KPC;
- 8.1.7 pay the rents reserved by and perform and observe all the covenants, agreements and stipulations on the part of the lessee contained in any lease or leases of the Charged Property and not do or suffer to be done any act or thing whereby the said lease or leases may become liable to forfeiture or otherwise be determined;
- 8.1.8 use the Charged Property only for such purpose or purposes as may from time to time be authorised as the permitted use thereof under or by virtue of the Planning Acts;
- 8.1.9 pay all taxes, rents, rates, duty, fees, charges, assessments, impositions and outgoings whatsoever (whether imposed by deed or statute or otherwise) which are properly payable in respect of the Charged Property or any part thereof by the owner or occupier thereof;
- 8.1.10 preserve, maintain and renew as and when necessary all copyrights, licences, patents, trademarks and other intellectual property rights required in connection with its business and not use or permit such intellectual property rights to be used in any manner which may have a material and adverse effect upon its value; and
- 8.1.11 upon request and following receipt of reasonable notice from KPC, permit KPC and its representatives, advisers and contractors, access at reasonable times to any of its freehold or leasehold properties or other premises to view the Charged Property.

8.2 Failure to comply

If an Obligor fails to comply with any of the undertakings detailed in Clause 8.1 (Undertakings), KPC may do such things as in its reasonable opinion may be required to remedy such failure and all sums expended in so doing shall be reimbursed by that Obligor to KPC on demand and shall carry interest from the date of payment by KPC until it is reimbursed at the Default Rate.

9 THE SHARES AND INVESTMENT INTERESTS

9.1 Shares: Prior to an Event of Default

Until the occurrence of an Event of Default which is continuing:

- 9.1.1 Each Obligor shall be entitled to receive and obtain all dividends paid in respect of its Shares; and
- 9.1.2 Each Obligor shall be entitled to exercise all voting and other rights and powers attached to its Shares provided that no Obligor shall exercise any voting rights or other powers in any way that restricts or limits the ability of KPC to sell or transfer its Shares to any third party, conflicts with any of the Finance Documents or is otherwise likely to have an adverse effect on the value of its Shares.

9.2 Shares and Investment Interests: Following an Event of Default

After the occurrence of an Event of Default which is continuing, KPC may at its discretion (subject to the terms of the Intercreditor Agreement and the Downing Debenture):

- 9.2.1 exercise (or refrain from exercising) any voting rights in respect of the Shares or the Investment Interests;
- 9.2.2 apply all dividends, interest and other monies arising from the Shares and the Investment Interests in accordance with Clause 16 (Application of Monies);
- 9.2.3 complete the stock transfer forms referred to in Clause 6.6 (Deposit of Share Certificates) and transfer the Shares or the Investment Interests into the name of KPC or its nominee(s); and
- 9.2.4 exercise (or refrain from exercising) all other powers and rights of the legal or beneficial owner of the Shares and the Investment Interests in each case in such manner and on such terms as KPC may think fit, and the proceeds of any such action shall form part of the Charged Property.

9.3 Shares: Nominations

9.3.1 Each Obligor shall terminate with immediate effect all nominations it may have made under Sections 145 and 146 of the Companies Act 2006 in respect of the Shares and pending such termination procure that any person so nominated:

- (a) does not exercise any rights in respect of the Shares without the prior written approval of KPC; and
- (b) immediately upon receipt, forward to KPC all communications or other information received in respect of any Shares for which it has been so nominated.

9.3.2 No Obligor shall exercise any rights under Section 145 and 146 of the Companies Act 2006 to nominate any person in respect of the Shares.

9.4 **Shares: Information**

Each Obligor shall send to KPC copies of all notices, circulars, reports, accounts and other documents which are sent to holders of any Shares promptly following receipt.

9.5 **Shares and Investment Interests: Calls and Payments**

Subject to the terms of the Finance Documents, each Obligor shall promptly pay all calls or other payments which may be or become due and payable in respect of any of the Shares or any of the Investment Interests. If any Obligor defaults in making such payment, KPC may make such payment on behalf of said Obligor. Any sums paid by KPC shall be reimbursed by the Obligor to KPC on demand and shall carry interest from the date of payment by KPC until reimbursed at the Default Rate.

9.6 **Investment Interests: Exercise of Rights**

No Obligor shall exercise any of its rights and powers in relation to any of the Investment Interests in any manner that restricts or limits the ability of KPC to sell or transfer the Investment Interests to any third party, conflicts with any of the Finance Documents or is otherwise likely to have an adverse effect on the value of the Investment Interests.

10 **ACCOUNTS**

10.1 **Accounts: Notification and Variation**

Each Obligor:

- 10.1.1 shall deliver to KPC on the date of this Guarantee and Debenture (and on the date of any change occurring thereafter) details of each current, deposit or other account maintained by it with any bank, lender, financial institution or similar third party; and

10.1.2 shall not, without KPC' prior written consent, permit or agree to any variation of the rights attaching to any current, deposit or other account or close any such account where, in the reasonable opinion of KPC, such variation or closure would prejudice the security created by this Guarantee and Debenture in any manner whatsoever.

10.2 **Accounts: Prior to an Event of Default**

Until the occurrence of an Event of Default which is continuing, each Obligor shall be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any current, deposit or other such account (other than a Specified Account).

10.3 **Accounts: Following an Event of Default**

After the occurrence of an Event of Default which is continuing, no Obligor shall be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any current, deposit or other account without the prior consent of KPC.

10.4 **Specified Accounts**

10.4.1 Until the occurrence of an Event of Default which is continuing, no Obligor shall be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any Specified Account.

10.4.2 After the occurrence of an Event of Default which is continuing:

- (a) No Obligor shall be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any Specified Account without the prior consent of KPC;
- (b) KPC shall be entitled to exercise from time to time all rights, powers and remedies held by it as assignee of the Specified Accounts and to:
 - (i) demand and receive all and any monies due under or arising out of each Specified Account; and
 - (ii) exercise all such rights as the Obligor was then entitled to exercise in relation to such Specified Account or might, but for the terms of any of the Finance Documents, exercise.

10.5 **Accounts: Application of Monies**

Following the occurrence of an Event of Default which is continuing, KPC shall be entitled to apply, transfer or set-off all or any of the credit balances from time to time on any current, deposit or other account in or towards the payment or other satisfaction of all or part of the Secured Liabilities in accordance with the provisions of Clause 16 (Application of Monies).

11 **BOOK DEBTS**

11.1 **Collection**

No Obligor will deal with its book debts other than by getting them in and realising them in the ordinary course of its business and by paying them into a current, deposit or other account. Each Obligor shall, pending such payment, hold all amounts so received in trust for KPC.

11.2 **Book Debts: Prior to an Event of Default**

Until the occurrence of an Event of Default which is continuing, such amount will be credited to a current, deposit or other account will be subject to the terms of the floating charge created by Clause 4.4 (Floating Charge) but (subject thereto) each Obligor shall be free to deal with such amount in the ordinary course of its business.

11.3 **Book Debts: Following an Event of Default**

After the occurrence of an Event of Default which is continuing, no Obligor shall except with the prior written consent of KPC, be entitled to withdraw or otherwise deal in any way with any amount standing to the credit of any current, deposit or other account or any Specified Account.

12 **INSURANCE**

12.1 **Insurance Undertakings**

Each Obligor shall, in respect of its Charged Property:

- 12.1.1 keep the Charged Property insured (with reputable independent insurance companies or underwriters) against those risks and to the extent as is usual for companies carrying on the same or substantially similar business;
- 12.1.2 if required by KPC, ensure that each Insurance Policy relating to the Charged Property (other than any Insurance Policies in respect of which a notice of assignment has already been sent pursuant to the provisions of Clause 6.1 (Notice of Assignments)) is issued in the joint name of KPC and the relevant Obligor under this Guarantee and Debenture noted thereon;
- 12.1.3 promptly pay all premiums and other moneys payable under its Insurance Policies and, promptly upon request by KPC, deliver to KPC a copy of each policy and evidence (in a form acceptable to KPC) of the payment of such sums;
- 12.1.4 perform all of its obligations under its Insurance Policies; and
- 12.1.5 if required by KPC, deposit all Insurance Policies with KPC.

KPC's Powers

If at any time any Obligor fails to comply with the terms of Clause 12.1 (Insurance Undertakings), KPC may effect or renew any such insurance on such terms, in such name and in such amount as it may consider appropriate and all sums expended in doing so shall be reimbursed by that Obligor to KPC on demand and shall carry interest from the date of payment by KPC until it is reimbursed at the Default Rate.

12.2 Application of Insurance Proceeds

All moneys received under any insurance policies relating to the Charged Property shall (subject to the rights and claims of any person having prior rights thereto) prior to the occurrence of an Event of Default which is continuing be applied in reinstatement or replacement of the assets which were the subject of the relevant claim. After the occurrence of an Event of Default which is continuing, the relevant Obligor shall hold such monies upon trust for KPC pending payment to KPC in accordance with Clause 16.1 (Application of Monies) and that Obligor waives any right it may have to require that such monies are applied in reinstatement of any part of the Charged Property.

13 POWERS OF KPC

13.1 Exercise of Powers

At any time after the occurrence of an Event of Default which is continuing, the security created by or pursuant to this Guarantee and Debenture is immediately enforceable and KPC may (without further notice and without any of the restrictions contained in Section 103 of the Act and whether or not it shall have appointed a Receiver):

- 13.1.1 exercise all the powers conferred on mortgagees by the Act (as varied or extended by this Guarantee and Debenture);
- 13.1.2 exercise all the powers and discretions conferred by this Guarantee and Debenture;
- 13.1.3 enforce all or any part of the security created by or pursuant to this Guarantee and Debenture; and
- 13.1.4 take possession of and retain or dispose of all or any part of the Charged Property.

The power of sale conferred upon KPC and on any Receiver by this Guarantee and Debenture shall operate as a variation and extension of the statutory power of sale under Section 101 of the Act and such power shall arise (and the Secured Liabilities shall be deemed due and payable for that purpose) on the execution of this Guarantee and Debenture.

13.2 Statutory Powers

13.2.1 The statutory powers of leasing, letting, entering into arrangements for leases or lettings and accepting and agreeing to accept the surrenders of leases conferred by Sections 99 and 100 of the Act shall not be exercisable by any Obligor in relation to any part of the Charged Property without the prior written consent of KPC.

13.2.2 KPC shall have power after the occurrence of an Event of Default which is continuing to lease or make agreements for leases at a premium or otherwise and accept surrenders of leases without any restriction on the kinds of leases and agreements for leases that KPC may make without the necessity for KPC to comply with the provisions of Sections 99 and 100 of the Act.

13.2.3 KPC may delegate the powers set out in Clauses 13.2.1 and 13.2.2 to any person and no such delegation shall preclude the subsequent exercise of such powers by KPC itself or preclude KPC from making a subsequent delegation thereof to some other person. Any such delegation may be revoked by KPC at any time.

13.3 Consolidation of mortgages

The restriction on the right of consolidating mortgage securities contained in Section 93 of the Act shall not apply to this Guarantee and Debenture or to any Supplemental Mortgage.

13.4 Mortgagee in possession

So far as permitted by law, neither KPC nor any Receiver shall, by reason of it or any Receiver entering into possession of any part of the Charged Property when entitled to do so, be liable to account as mortgagee in possession or be liable for any loss or realisation or for any default or omission for which a mortgagee in possession might be liable.

13.5 Prior Charges

KPC may at any time after the occurrence of an Event of Default which is continuing redeem any prior Security on or relating to the Charged Property or may procure the transfer of such Security to itself and settle and pass the accounts to which the Security relates. Any accounts so settled and passed shall be, in the absence of manifest error, conclusive and binding on each Obligor. Each Obligor shall reimburse KPC on demand all principal monies and interest and all losses incidental to such redemption or transfer.

13.6 Financial Collateral

KPC may, to the extent that any of the mortgaged property constitutes "financial collateral" (as defined in the Financial Collateral Regulations) and that this Guarantee and Debenture constitutes a "security financial collateral arrangement" (as defined in the Financial Collateral Regulations), appropriate such financial collateral in or towards the discharge of the Secured Liabilities.

13.7 Value of Financial Collateral

Each Obligor and KPC agree for the purposes of Clause 13.6 (Financial Collateral) that the value of any such financial collateral so appropriated shall be:

- 13.7.1 in the case of any cash, the amount standing to the credit of the relevant account together with any accrued interest at the date of appropriation; and
- 13.7.2 in the case of the Shares or the Investment Interests (or any other shares or stock of any nature whatsoever in the capital of any company), the market value thereof as determined by KPC (acting reasonably) by reference to the information available to KPC.

In each case each Obligor and KPC agree that the method of valuation referred to above shall constitute a commercially reasonable method of valuing the relevant financial collateral for the purposes of the Financial Collateral Regulations.

14 APPOINTMENT OF RECEIVER

14.1 Appointment of Receiver

At any time after:

- 14.1.1 the occurrence of an Event of Default which is continuing;
- 14.1.2 a petition or application is presented or a resolution proposed for the winding up, reorganisation or administration of any Obligor;
- 14.1.3 any Obligor or any other person entitled to do so gives written notice of its intention to appoint an administrator or liquidator to any Obligor or the appointment of an administrator or liquidator to any Obligor; or
- 14.1.4 a written request has been made by any Obligor to KPC for the appointment of a Receiver or administrator,

KPC may appoint one or more persons to be a Receiver or Receivers of the Charged Property or any part thereof.

14.2 Removal of Receiver

Subject to Section 45 of the Insolvency Act 1986, KPC may remove any Receiver previously appointed under this Guarantee and Debenture and appoint another person or persons as Receiver or Receivers, either in the place of a Receiver so removed or who has otherwise ceased to act or to act jointly with the Receiver or Receivers previously appointed under this Guarantee and Debenture.

14.3 Joint and several appointment

If at any time and by virtue of any such appointments any two or more persons shall hold office as Receivers of the same assets or income, such Receivers may act jointly and/or severally so that each one of such Receivers shall be entitled (save to the extent that the contrary shall be stated in any of the deeds or other instruments appointing them) to exercise all the powers and discretions conferred by this Guarantee and Debenture on Receivers individually and to the exclusion of the other or others of them.

14.4 Appointment in writing under hand

Every such appointment or removal and every delegation, appointment or removal by KPC in the exercise of any rights to delegate its powers or to remove delegates contained in this Guarantee and Debenture, may be made in writing under the hand of any officer of KPC.

14.5 General Powers of Receiver

Every Receiver shall have:

- 14.5.1 all the powers conferred by the Act on mortgagees in possession and receivers appointed under the Act;
- 14.5.2 all the powers specified in the Insolvency Act 1986 (whether or not such Receiver is an administrative receiver within the meaning of the Insolvency Act 1986);
- 14.5.3 all the powers of KPC under this Guarantee and Debenture;
- 14.5.4 all the powers and rights of an absolute owner to do or omit to do anything which any Obligor itself could do or omit to do; and
- 14.5.5 the power to do all things which are in the opinion of the Receiver incidental or conducive to the powers vested in him by this Guarantee and Debenture or by law or are incidental or conducive to the gathering in by him of any assets which, when gathered in would be, Charged Property.

14.6 Further Powers of a Receiver

Every Receiver may:

- 14.6.1 collect in and take possession of the Charged Property or any part of it and make such demands and take such proceedings as may seem expedient for that purpose;
- 14.6.2 carry on the business of each Obligor as he thinks fit;
- 14.6.3 provide services and employ, or engage such managers, contractors and other personnel on such terms as he thinks fit;
- 14.6.4 discharge any person appointed by any Obligor;

- 14.6.5 raise and borrow money (either unsecured or secured on any Charged Property) on such terms as he shall think fit (including terms under which such security ranks in priority to this Guarantee and Debenture);
- 14.6.6 undertake or complete any works of repair, building or development on any property of the Obligor in respect of which he is appointed;
- 14.6.7 grant options and licences over all or any part of the Charged Property, sell, concur in selling, assign or concur in assigning, lease or concur in leasing and accept or concur in accepting surrenders of leases of, all or any of the property of the Company in respect of which he is appointed;
- 14.6.8 make any arrangement, settlement or compromise between any Obligor and any other person which he may think expedient;
- 14.6.9 bring, prosecute, enforce, defend and abandon all actions and proceedings and submit to arbitration in the name of any Obligor in relation to any Charged Property as he may think expedient;
- 14.6.10 make calls conditionally or unconditionally on the members of any Obligor in respect of uncalled capital;
- 14.6.11 make such elections for value added tax purposes as he thinks fit;
- 14.6.12 manage, develop, reconstruct, amalgamate or diversify or concur in managing, developing, reconstructing, amalgamating or diversifying the business of any Obligor;
- 14.6.13 redeem any prior Security on or relating to the Charged Property and settle and pass the accounts to which the Security relates so that any accounts so settled and passed shall be, in the absence of manifest error, conclusive and binding on the Obligor and the monies so paid shall be deemed to be an expense properly incurred by him;
- 14.6.14 effect with any insurer any policy of insurance in relation to the Charged Property; and
- 14.6.15 promote or establish any new company (whether a Subsidiary of the Company or not).

14.7 Consideration

In making any sale or the disposal of any of the Charged Property in the exercise of their respective powers, the Receiver or KPC may accept as, and by way of consideration for such sale or other disposal, cash, shares, loan capital or other obligations, including, without limitation, consideration fluctuating, according to or dependent on turnover and consideration

the amount of which is to be determined by a third party. Any such consideration may be receivable in a lump sum or by way of instalments.

14.8 Receiver as agent of the Company

Every Receiver shall be the agent of the Obligor in respect of which he is appointed which shall be solely responsible for his acts and defaults and for the payment of his remuneration.

14.9 Remuneration

Each Receiver shall be entitled to remuneration for his services at a rate to be fixed by agreement between him and KPC (or, failing such agreement, to be conclusively fixed by KPC) commensurate with the work and responsibilities involved upon the basis of charging from time to time adopted in accordance with his current practice or the current practice of his firm and without being limited to the maximum rate specified in Section 109(6) of the Act.

15 APPOINTMENT OF ADMINISTRATOR

15.1 Appointment of an Administrator

At any time after:

- 15.1.1 the occurrence of an Event of Default which is continuing;
- 15.1.2 a petition or application is presented or resolution proposed for the winding up, reorganisation or administration of any Obligor;
- 15.1.3 any Obligor or any other person entitled to do so gives written notice of its intention to appoint an administrator or liquidator to any Obligor or the appointment of an administrator or liquidator to any Obligor; or
- 15.1.4 a written request has been made by any Obligor to KPC for the appointment of a Receiver or administrator,

KPC may without further notice appoint in writing under its hand any person or persons to be an administrator of that Obligor.

15.2 Joint and several appointment

If at any time and by virtue of any such appointments any two or more persons shall hold office as administrators, such administrators may act jointly and/or severally so that each one of such administrators shall be entitled (save to the extent that the contrary shall be stated in any of the deeds or other instruments appointing them) to exercise all the powers and discretions conferred by this Guarantee and Debenture and by law on administrators individually and to the exclusion of the other or others of them.

16 APPLICATION OF MONIES

16.1 Application of Monies

Subject to the terms of the Intercreditor Deed, all moneys received by KPC or by any Receiver appointed under this Guarantee and Debenture shall be applied in the following order:

- 16.1.1 in the payment of the costs, charges and expenses of and incidental to the appointment of any Receiver under this Guarantee and Debenture and the payment of his remuneration;
- 16.1.2 in the payment and discharge of any outgoings paid and liabilities incurred by any Receiver appointed under this Guarantee and Debenture in the exercise of any powers of such Receiver;
- 16.1.3 in providing for the matters (other than the remuneration of a Receiver) specified in the first three paragraphs of Section 109(8) of the Act;
- 16.1.4 in or towards payments of any debts or claims which are required by law to be paid in preference to the Secured Liabilities, but only to the extent to which such debts or claims have such preference;
- 16.1.5 in or towards the satisfaction of the Secured Liabilities; and
- 16.1.6 any surplus shall be paid to the Company or any other person entitled thereto.

16.2 Section 109 of the Act

The provisions of this Clause 16.2 and Clause 14.9 (Remuneration) shall take effect as and by way of variation and extension to the provisions of Section 109(8) of the Act, which provisions as so varied and extended shall be deemed to be incorporated in this Guarantee and Debenture.

17 REPRESENTATIONS AND WARRANTIES

17.1 Representations and Warranties

Each Obligor represents and warrants to KPC that:

- 17.1.1 it is a limited liability company duly incorporated and validly existing under the laws of England and Wales with power to own its assets and carry on its business as it is being conducted;
- 17.1.2 subject to the Legal Reservations, the obligations expressed to be assumed by it in each Finance Document to which it is a party are legal, valid, binding and enforceable obligations;

- 17.1.3 the entering into and performance by it of, and the transactions contemplated by, the Finance Documents do not and will not conflict with:
- (a) subject to the Legal Reservations, any law or regulation applicable to it;
 - (b) its constitutional documents;
 - (c) any agreement or instrument binding upon it or any of its assets or constitute a default or termination event (howsoever described) under any such agreement or instrument;
- 17.1.4 it has the necessary power to enter into, perform and deliver, and has taken all necessary action to authorise its entry into, performance and delivery of, the Finance Documents to which it is a party and the transactions contemplated by those Finance Documents;
- 17.1.5 all authorisations, approvals, consents, licences, exemptions, filings, registrations and other matters required by it in connection with the entry into by it of the Finance Documents to which it is a party and the exercise by it of its rights thereunder and the performance by it of its obligations thereunder and in connection with the validity and enforceability of such Finance Documents have been obtained or effected and are in full force and effect;
- 17.1.6 this Guarantee and Debenture validly creates any security interest which it purports to create and validly evidences any Security which it purports to evidence;
- 17.1.7 it is or has the right to be registered as the sole legal and beneficial owner of the Charged Property, free and clear of any Security or Quasi Security which is not permitted in terms of the Finance Documents;
- 17.1.8 the Shares and the Investment Interests comprise the whole of the Shares in any company legally or beneficially owned by each Obligor and the whole of the investments of any kind whatsoever in any company or other entity legally or beneficially owned by that Obligor;
- 17.1.9 subject to the Legal Reservations, this Guarantee and Debenture creates a valid charge over all the Charged Property securing the payment of the Secured Liabilities and, other than registration hereof pursuant to Section 860 of the Companies Act 2006 and, in the case of any property described in Schedule 2 (The Legally Mortgaged Property), registration hereof at the Land Registry, and, in the case of any Specified Intellectual Property Rights described in Schedule 3 (The Specified Intellectual Property Rights), registration hereof at the Intellectual Property Office, no authorisation, approval or other action by, and no notice to or filing with any person, governmental authority or regulatory body is required either for the grant by it of the charges granted hereby or for the execution, delivery or performance of this

Guarantee and Debenture by it, or for the exercise by KPC of its rights and remedies hereunder; and

17.1.10 it has good, valid and marketable title to or valid leases of all of its assets including those necessary to carry on its business as presently conducted.

17.2 Repetition

Each of the representations and warranties made by each Obligor under Clause 17.1 (Representations and Warranties) are made on the date of this Guarantee and Debenture and on each Interest Payment Date.

18 POWER OF ATTORNEY

18.1 Power of Attorney

Each Obligor hereby irrevocably appoints KPC and any Receiver appointed under this Guarantee and Debenture and for the time being holding office as such severally to be its attorney and on its behalf and in its name to sign, seal, execute, deliver, perfect and do all deeds, instruments and/or documents and to do all acts and things which may be required for:-

18.1.1 carrying out any obligation imposed on an Obligor by or pursuant to this Guarantee and Debenture; and

18.1.2 enabling KPC and the Receiver to exercise the rights and powers conferred upon them by or pursuant to this Guarantee and Debenture or by law (including the right to sell, lease, convey, transfer or realise any of the Charged Property).

KPC shall have full power to delegate the power conferred on it by this Clause 18.1 and no such delegation shall preclude the subsequent exercise of such power by KPC itself or preclude KPC from making a subsequent delegation thereof to some other person and any such delegation may be revoked by KPC at any time.

18.2 Ratification

Each Obligor shall ratify and confirm all acts and things done and all deeds, instruments and/or documents signed, sealed, executed and/or perfected by any attorney in the exercise or purported exercise of all or any of his powers.

18.3 Powers of Attorney Act 1971

The power of attorney hereby granted is as regards KPC its delegates and any such Receiver (and each Obligor hereby acknowledges) granted irrevocably and for value as part of the security constituted by this Guarantee and Debenture to secure proprietary interests in and the performance of obligations owed to the respective donees within the meaning of the Powers of Attorney Act 1971.

19 PROTECTION OF PURCHASERS

19.1 Consideration

The receipt of KPC or any Receiver shall be conclusive discharge to a purchaser and, in making any sale or disposal of any of the Charged Property or making any acquisition, KPC or any Receiver may do so for such consideration, in such manner and on such terms as it thinks fit.

19.2 Protection of Purchasers

No purchaser or other person dealing with KPC or its delegate or any Receiver appointed hereunder shall be bound to see or enquire whether the right of KPC or such Receiver to exercise any of its or his powers has arisen or become exercisable or be concerned with notice to the contrary or be concerned to see whether any such delegation by KPC shall have lapsed for any reason or be revoked.

20 PRESERVATION OF SECURITY

20.1 Continuing Security

The security created by or pursuant to this Guarantee and Debenture and by any Supplemental Mortgage shall remain in full force and effect as a continuing security for the Secured Liabilities unless and until discharged by KPC and shall not be considered satisfied by any intermediate payment or satisfaction of all or any of the Secured Liabilities or for any other reason.

20.2 Waiver of defences

Neither the obligations of each Obligor under this Guarantee and Debenture nor the rights, powers and remedies conferred in respect of any Obligor upon KPC will be affected by any act, omission, matter or thing which, but for this Clause 20.2, would reduce, release or prejudice any of those obligations or those rights, powers and remedies (without limitation and whether or not known to it or KPC) including:

- 20.2.1 any time, waiver or consent granted to, or composition with, any Obligor or other person;
- 20.2.2 the release of any other Obligor or any other person under the terms of any composition or arrangement with any creditor of any member of the Group;
- 20.2.3 the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or security over assets of, any Obligor or other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any security;

- 20.2.4 any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of an Obligor or any other person;
- 20.2.5 any amendment, novation, supplement, extension or restatement (however fundamental and whether or not more onerous) or replacement of a Finance Document or any other document or security including, without limitation, any change in the purpose of, any extension of or increase in any facility or the addition of any new facility under any Finance Document or other document or security;
- 20.2.6 any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or security; or
- 20.2.7 any insolvency or similar proceedings.

20.3 **Rights Cumulative**

The obligations of each Obligor contained in this Guarantee and Debenture and all rights, powers and remedies of KPC expressed in this Guarantee and Debenture are in addition to and independent of all other rights, powers and remedies possessed by KPC including, without limitation, those provided for in any Finance Document, by applicable law or in any other written instrument or agreement relating to **each Obligor's** obligations or the Charged Property.

20.4 **Remedies and Waivers**

No failure to exercise, nor any delay in exercising, on the part of KPC, any right or remedy under this Guarantee and Debenture shall operate as a waiver, nor shall any single or partial exercise of any right or remedy prevent any further or other exercise or the exercise of any other right or remedy.

20.5 **Partial Invalidity**

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

20.6 **Independent Security**

The security constituted by or pursuant to this Guarantee and Debenture and any Supplemental Mortgage shall be in addition to and shall be independent of every mortgage, charge, pledge, guarantee or other security which KPC may at any time hold in respect of any of the Secured Liabilities and it is hereby declared that no prior security held by KPC over the Charged Property or any part thereof shall merge in the security constituted by this Guarantee and Debenture or any Supplemental Mortgage.

21 PRESERVATION OF RIGHTS

Neither KPC nor any of them shall be obliged before exercising any of the rights, powers, discretions or remedies conferred upon them in respect of any Obligor by any of the Finance Documents or by law:

- 21.1 to make any demand of any Obligor other than that required by the terms of the Finance Documents;
- 21.2 to take any action or obtain judgement in any court against any Obligor;
- 21.3 to submit, make or file any claim or proof in a winding-up, liquidation, insolvency or dissolution of any Obligor; or
- 21.4 to enforce or seek to enforce any other security taken in respect of any of the obligations of any Obligor under the Finance Documents.

22 WAIVER OF RIGHTS

22.1 Waiver of rights

Each Obligor agrees that, so long as any amounts are or may be owed by any Obligor under the Finance Documents or any Obligor is under any actual or contingent obligation under the Finance Documents, no Obligor shall exercise any rights which it may at any time have by reason of performance by it of its obligations under this Guarantee and Debenture or otherwise:

- 22.1.1 to be indemnified by any other Obligor;
- 22.1.2 to claim any contribution from any other guarantor of **another Obligor's** obligations under the Finance Documents;
- 22.1.3 to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of KPC under any of the Finance Documents;
- 22.1.4 to bring legal or other proceedings for an order requiring the any other Obligor to make any payment, or perform any obligation, in respect of which any other Obligor has given a guarantee or indemnity under Clause 3 (Guarantee and Indemnity);
- 22.1.5 to exercise any right of set off against any other Obligor; and/or
- 22.1.6 to claim or prove as a creditor of any other Obligor in competition with KPC.
- 22.2 If any Obligor receives any benefit, payment or distribution in relation to such rights it shall hold that benefit, payment or distribution to the extent necessary to enable all amounts which may be or become payable to KPC by any other Obligor under or in connection with the

Finance Documents to be repaid in full in trust for KPC and shall promptly pay or transfer the same to KPC.

23 SUBSEQUENT SECURITY INTERESTS

If KPC receives or is deemed to have received notice of any subsequent Security affecting all or any part of the Charged Property which is prohibited by the terms of this Guarantee and Debenture, any Supplemental Mortgage or all or any of the Finance Documents, all payments thereafter by or on behalf of any Obligor to KPC shall be treated as having been credited to a new account of that Obligor and not as having been applied in reduction of the Secured Liabilities as at the time when KPC received such notice.

24 SUSPENSE ACCOUNT

So that KPC may claim against any Obligor or prove in any bankruptcy or liquidation of the Obligor for the full amount of the Secured Liabilities then owing by it, KPC may, after the occurrence of an Event of Default and for so long as the same is continuing, hold in a suspense account, until the Secured Liabilities have been irrevocably paid and discharged in full, any moneys received, recovered or realised from or on account of an Obligor without being under any intermediate obligation to apply the same or any part thereof in or towards the discharge of the said amount. KPC may refrain from applying or enforcing any other security, money or rights held or received in respect of the Secured Liabilities or may apply the same in such manner and order as they see fit and no Obligor shall be entitled to the benefit of the same until all the Secured Liabilities have been irrevocably paid and discharged in full.

25 SET-OFF

KPC may set-off any matured obligation due from any Obligor under the Finance Documents (to the extent beneficially owned by that KPC) against any matured obligation owed by that KPC any Obligor, regardless of the place of payment, booking branch or currency of either obligation. If the obligations are in different currencies, KPC may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the set-off.

26 RELEASE AND DISCHARGE

26.1 Release

Subject to Clause 26.2 (Conditional Discharge), the Company shall be entitled, after the Secured Liabilities have been irrevocably and unconditionally discharged in full and none of KPC being under any actual or contingent obligations to make available any facilities of any kind whatsoever to any Obligor under any of the Finance Documents, to require, at its cost and request, the release, re-assignment or retransfer of any of the Charged Property mortgaged, charged, assigned or transferred hereunder or otherwise in terms of this Guarantee and Debenture.

26.2 Conditional Discharge

Any settlement or discharge between an Obligor and KPC shall be conditional upon no security or payment to KPC by that Obligor or any other person on behalf of that Obligor being avoided or reduced by virtue of any provisions or enactments relating to bankruptcy, insolvency or liquidation for the time being in force and, if any such security or payment is so avoided or reduced, KPC shall be entitled to recover the value or amount of such security or payment from that Obligor subsequently as if such settlement or discharge had not occurred.

27 **CHANGES IN SECURED LIABILITIES**

Each Obligor expressly agrees and acknowledges that the parties to the Finance Documents may from time to time agree to make amendments to the terms of those documents and may enter into such supplemental agreements as are required from time to time in order to give effect to such amendments.

28 **ASSIGNMENT**

28.1 KPC may assign and/or transfer all or any of its rights and obligations under this Guarantee and Debenture or any Supplemental Mortgage to any person. KPC shall be entitled to disclose such information concerning the Company and this Guarantee and Debenture or any Supplemental Mortgage as KPC considers appropriate to any actual or proposed direct or indirect successor or to any person to whom information may be required to be disclosed by any applicable law.

28.2 No Obligor may assign or transfer any of its obligations under this Guarantee and Debenture or enter into any transaction which would result in any of those rights or obligations passing to another person.

29 **INDEMNITY**

29.1 **Environmental Indemnity**

Each Obligor shall indemnify KPC against any and all costs, losses, liabilities or expenses incurred by KPC arising (directly or indirectly) out of, or in connection with:

29.1.1 any actual or alleged breach of any Environmental Law by any Obligor or affecting any freehold or leasehold property now or at any time after the date of this Guarantee and Debenture owned or occupied by any Obligor; or

29.1.2 any responsibility of KPC in respect of any clean-up, repair or other corrective action in relation to any actual or alleged breach or liability in respect of the business or any freehold or leasehold property now or at any time hereafter owned or occupied by any Obligor.

29.2 **Indemnity**

Without prejudice to Clause 8.2 (Failure to comply) and Clause 12.1.5 (KPC' Powers), each Obligor shall indemnify KPC and any Receiver against any cost, loss or liability incurred by either of them as a result of:

- 29.2.1 the taking, holding, protection or enforcement of this Guarantee and Debenture;
- 29.2.2 the exercise or purported exercise of any of the rights, powers, discretions and remedies vested in KPC and each Receiver by this Guarantee and Debenture or by law; or
- 29.2.3 any default by each Obligor of any of the obligations expressed to be assumed by it in this Guarantee and Debenture

30 DISCRETION AND DELEGATION

30.1 Discretion

Any power or right which may be exercised by KPC or any Receiver under this Guarantee and Debenture may, subject to the terms and conditions of the Intercreditor Agreement, be exercised in the absolute and unfettered discretion of KPC or Receiver and without any obligation to give reasons.

30.2 Delegation

KPC and any Receiver may delegate (either generally or specifically) by power of attorney or any other manner to any person any right, power, authority or discretion conferred on it by this Guarantee and Debenture (including the power of attorney granted under Clause 18 (Power of Attorney)). KPC and any Receiver may make a delegation on the terms and conditions (including the power to sub-delegate) that it thinks fit. Any such delegation shall not preclude the subsequent exercise, any subsequent delegation or any revocation of such right, power, authority or discretion by KPC or the Receiver.

31 CALCULATIONS AND CERTIFICATES

31.1 Accounts

In any litigation or arbitration proceedings arising out of or in connection with this Guarantee and Debenture, the entries made in the accounts maintained by KPC or a KPC are prima facie evidence of the matters to which they relate.

31.2 Certificates and determinations

Any certificate or determination by KPC of a rate or amount under this Guarantee and Debenture is, in the absence of manifest error, conclusive evidence of the matters to which it relates.

32 PERPETUITY PERIOD

The perpetuity period applicable to the trusts contained in or arising from this Guarantee and Debenture shall be one hundred and twenty five years from the date hereof.

33 NOTICES

33.1 Communications in Writing

Any communication to be made under or in connection with this Guarantee and Debenture shall be made in writing and, unless otherwise stated, may be made by fax or letter.

33.2 Address

The address and fax number (and the department or officer, if any, for whose attention the communication is to be made) of each party for any communication or document to be made or delivered under or in connection with this Guarantee and Debenture is that identified with its name below or any substitute address, fax number or department or officer as the party may notify to the other parties by not less than 5 Business Days' notice.

33.3 Delivery

33.3.1 Any communication or document made or delivered by one person to another under or in connection with this Guarantee and Debenture will only be effective:

- (a) if by way of fax, when received in legible form; or
- (b) if by way of letter, when it has been left at the relevant address or 5 Business Days after being deposited in the post postage prepaid in an envelope addressed to it at that address,

and, if a particular department or officer is specified as part of its address details provided under Clause 33.2 (Address), if addressed to that department or officer.

33.3.2 Any communication or document to be made or delivered to KPC will be effective only when actually received by the Secured Trustee and then only if it is expressly marked for the attention of the department or officer identified with KPCs' signature below (or any substitute department or officer as the Secured Trustee shall specify for this purpose).

33.4 English Language

33.4.1 Any notice given under or in connection with this Guarantee and Debenture must be in English.

33.4.2 All other documents provided under or in connection with this Guarantee and Debenture must be:

- (a) in English; or
- (b) if not in English, and if so required by KPC, accompanied by a certified English translation and, in this case, the English translation will prevail unless the document is a constitutional, statutory or other official document.

34 COUNTERPARTS

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

35 GOVERNING LAW

This Guarantee and Debenture shall be governed by and construed in accordance with English law.

36 JURISDICTION

36.1 Jurisdiction of English Courts

The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Guarantee and Debenture (including a dispute regarding the existence, validity or termination of this Guarantee and Debenture) (a "**Dispute**").

36.2 Convenient Forum

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

36.3 Concurrent Proceedings

This Clause 36 is for the benefit of KPC only. As a result, KPC shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, KPC may take concurrent proceedings in any number of jurisdictions.

IN WITNESS whereof this Guarantee and Debenture has been executed by the Company, each Group Company and KPC as a deed on the day and year first above written.

SCHEDULE 1**THE SHARES**

Shareholder	Company	Number and denomination of shares
Escapade Holdings Limited	Kidspace Adventures Limited	85,102 Ordinary Shares
Escapade Holdings Limited	Hobbledown West London Limited	1 Ordinary Share
Escapade Holdings Limited	Hobbledown Bay Limited	1 Ordinary Share
Kidspace Adventures Limited	Hobbledown Limited	1 Ordinary Share
Kidspace Adventures Limited	Kidspace Romford Limited	1 Ordinary Share
Kidspace Adventures Limited	Kidspace Croydon Limited	1 Ordinary Share

SCHEDULE 2**THE LEGALLY MORTGAGED PROPERTY**

Group Company	Property Description	Lease details
Hobbledown West London Limited	The leasehold property known as Hobbledown Children's Adventure Park, Staines Road, Hounslow, TW4 5DL to be registered at HM Land Registry with Title Absolute under title number TBC	22 December 2022 (1) The Mayor and Burgesses of the London Borough of Hounslow (2) Hobbledown West London Limited
Hobbledown Bay Limited	The freehold property known as Watermouth Castle, Berrynarbor, Ilfracome, EX34 9SL registered at HM Registry with the following title numbers: <ul style="list-style-type: none"> • DN567203 (part) • DN567202 • DN370648 (part) • DN567201 • DN345172 • DN471740 • DN317260 • DN668657 	Not applicable.
Hobbledown Limited	The leasehold property known as Horton Park Childrens Farm, Horton Lane, Epsom, Surrey, KT19 8PT, registered at HM Land Registry with the following title numbers: <ul style="list-style-type: none"> • SY558627 • SY624969 • SY682307 	Held under the following leases: <ol style="list-style-type: none"> 1. Lease dated 6 February 1986 made between (1) Epsom & Ewell Council and (2) Jacqueline Margaret Flaherty 2. Lease dated 16 March 1992 made between (1) Epsom & Ewell Council and (2) Jacqueline Margaret Flaherty 3. Lease dated 2 April 1998 made between (1) Epsom & Ewell Council and (2) Jacqueline Margaret Flaherty

SCHEDULE 3

THE SPECIFIED INTELLECTUAL PROPERTY RIGHTS

PART 1

**TRADE MARKS, SERVICE MARKS, DESIGNS, COPYRIGHTS AND APPLICATIONS
THEREFOR**

None

PART 2

PATENTS AND PATENT APPLICATIONS

None

PART 3

OTHER INTELLECTUAL PROPERTIES

None

SCHEDULE 4

FORM OF NOTICE OF ASSIGNMENT OF INSURANCE

To: [Insurer]

Date: []

Dear Sirs

We hereby give you notice that we have assigned to [●] ("KPC") pursuant to a composite guarantee and debenture entered into by, among others, us in favour of KPC dated [●] all of our right, title and interest in and to the proceeds of [insert details of **relevant insurance policy**] (the "Insurance Policy").

With effect from your receipt of this notice we hereby instruct you to:

note the interest of KPC on the Insurance Policy; and

disclose to KPC, without further approval from us, such information regarding the Insurance Policy as KPC may from time to time request and to send to it copies of all notices issued by you under the Insurance Policy.

With effect from the receipt by you of this notice, all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Insurance Policy belong to and are exercisable by KPC.

Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning it to KPC at [●] marked for the attention of [●].

Yours faithfully

For and on behalf of [●] Limited

To: [●]

We acknowledge receipt of the notice in the terms set out above and confirm that we have not received any notice of any previous assignment or charge of or over any of the rights, title and interest and/or benefits referred to in such notice and that we will comply with the terms of that notice.

We further confirm that no amendment or termination of the Insurance Policy will be effective unless we have given 30 days written notice thereof to KPC.

For and on behalf of [●]

By:

Dated:

SCHEDULE 5

FORM OF NOTICE OF ASSIGNMENT OF SPECIFIED ACCOUNT

To: [Account Bank]

Date: []

Dear Sirs

We hereby give you notice that we have assigned and charged to [●] ("KPC") pursuant to a composite guarantee and debenture entered into by, among others, us in favour of KPC dated [●] all of our right, title and interest in and to account number [●], account name [●], sort code [●] (including any renewal or redesignation thereof) and all monies standing to the credit of that account from time to time (the "Account").

With effect from the date of your receipt of this notice any existing payment instructions in relation to the Account are terminated.

Please acknowledge receipt of this notice by signing the enclosed acknowledgement on the enclosed copy letter and returning it to KPC at [●] marked for the attention of [●].

Yours faithfully

For and on behalf of [●] Limited

To: [●]

We acknowledge receipt of the notice of assignment and charge in the terms set out above in respect of the Account (as described in those terms) and confirm that:

the balance standing to the Account at today's date is [●], no fees or periodic charges are payable in respect of the Account and there are no restrictions on (i) the payment of the credit balance on the Account [(except, in the case of a time deposit, the expiry of the relevant period)] or (ii) the assignment of the Account to KPC or any third party;

we have not received notice of any previous assignments of, charges over or trusts in respect of, the Account and we will not, without KPC's consent (a) exercise any right of combination, consolidation or set-off which we may have in respect of the Account or (b) amend or vary any rights attaching to the Account; and

all existing payment instructions in relation to the Account are terminated and all payments and communications in respect of the Account shall be made to KPC and we will not, without KPC's consent amend or vary any rights attaching to the Account.

For and on behalf of [●]

By:

Dated:

SIGNATORIES

Executed and delivered as a Deed by ESCAPADE GROUP LIMITED acting by:

Richard Farley


Print Full Name



Director

Nick de Candole

Print Full Name



Director

Address for Notice: Horton Park Childrens Farm, Horton Lane, Epsom, Surrey, KT19 8PT

Fax:

Attention: The Directors

Executed and delivered as a Deed by KIDSPACE ADVENTURES LIMITED acting by:

Richard Farley

Print Full Name



Director

Nick de Candole

Print Full Name



Director

Address for Notice: Horton Park Childrens Farm, Horton Lane, Epsom, Surrey, KT19 8PT

Fax:

Attention: The Directors

Executed and delivered as a Deed by KIDSPACE CROYDON LIMITED acting by:

Richard Farley

Print Full Name

Director

Nick de Candole

Print Full Name

Director

Address for Notice: Horton Park Childrens Farm, Horton Lane, Epsom, Surrey, KT19 8PT

Fax:

Attention: The Directors

:

Executed and delivered as a Deed by KIDSPACE ROMFORD LIMITED acting by:

Richard Farley

Print Full Name

Director

Nick de Candole

Print Full Name

Director

Address for Notice: Horton Park Childrens Farm, Horton Lane, Epsom, Surrey, KT19 8PT

Fax:

Attention: The Directors

Executed and delivered as a Deed by HOBLEDOWN LIMITED acting by:

Richard Farley

Print Full Name

Director

Nick de Candole

Print Full Name

Director

Address for Notice: Horton Park Childrens Farm, Horton Lane, Epsom, Surrey, KT19 8PT

Fax:

Attention: The Directors

Executed and delivered as a Deed by HOBLEDOWN WEST LONDON LIMITED acting by:

Richard Farley

Print Full Name

Director

Nick de Candole

Print Full Name

Director

Address for Notice: Horton Park Childrens Farm, Horton Lane, Epsom, Surrey, KT19 8PT

Fax:

Attention: The Directors

Executed and delivered as a Deed by HOBBLEDOWN BAY LIMITED acting by:

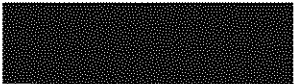
Richard Farley



Print Full Name

Director

Nick de Candole



Print Full Name

Director

Address for Notice: Horton Park Childrens Farm, Horton Lane, Epsom, Surrey, KT19 8PT
Fax:
Attention: The Directors

Executed and delivered as a Deed by KPC II LTD

Artjom Dashko

Print Full Name


Director

James Tillman

Print Full Name


Director

Address for Notice: 27 Hanson Street, London, England W1W 6TR

Fax:

Attention: Jamie Tillman/Hugo Robinson