

MR01

Particulars of a charge



Companies House

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an instrument.

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

You must enclose a certified copy of the instrument with this form. This
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FRIDAY



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JNI

10/07/2015

#79

COMPANIES HOUSE

1 Company details

Company number N 1 6 0 3 9 5 8
Company name in full McALORUM CONSTRUCTION LIMITED

0002 For official use

→ **Filing in this form**
Please complete in typescript or in
bold black capitals.

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 0 7 0 7 2 0 1 5

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

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

Name BALLYMAGEE INVESTMENT COMPANY, LIMITED

Name

Name

Name

COMPANIES HOUSE

1 0 JUL 2015

ST

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

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

MR01

Particulars of a charge

4	Brief description	
Brief description	Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.	Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument". Please limit the description to the available space.
5	Other charge or fixed security	
	Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
6	Floating charge	
	Is the instrument expressed to contain a floating charge? Please tick the appropriate box. <input checked="" type="checkbox"/> Yes Continue <input type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input checked="" type="checkbox"/> Yes	
7	Negative Pledge	
	Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
8	Trustee statement ^①	
	You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge. <input type="checkbox"/>	^① This statement may be filed after the registration of the charge (use form MR06).
9	Signature	
Signature	Please sign the form here. Signature X <i>Gordon Mc Dowell LLP</i> X This form must be signed by a person with an interest in the charge.	

MR01**Particulars of a charge****Presenter information**

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

Contact name **CLAIRE McCLOSKEY**

Company name **CARSON McDOWELL LLP**

Address **MURRAY HOUSE**

MURRAY STREET

Post town **BELFAST**

County/Region **ANTRIM**

Postcode **B T 1 6 D N**

Country **NORTHERN IRELAND**

DX **403 NR BELFAST**

Telephone **02890 348843**

**Certificate**

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

**Checklist**

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

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

**Important information**

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DX 33050 Cardiff.

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

For companies registered in Northern Ireland:
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG.
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This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: NI603958

Charge code: NI60 3958 0002

The Registrar of Companies for Northern Ireland hereby certifies that a charge dated 7th July 2015 and created by MCALORUM CONSTRUCTION LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th July 2015.

Given at Companies House, Belfast on 16th July 2015



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

Dated

7th July

2015

McALORUM CONSTRUCTION LIMITED
and
BALLYMAGEE INVESTMENTS LIMITED

We hereby certify this to be a true copy of the original	
Date	<u>08/07/2015</u>
Signed	<u>Carson McDowell</u> <i>CP</i>
Carson McDowell Solicitors	

DEBENTURE



**CARSON
McDOWELL**

Murray House
Murray Street
Belfast
BT1 6DN

T. +44 (0) 28 9024 4951
F. +44 (0) 28 9024 5768
DX403 NR BELFAST
www.carson-mcdowell.com

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THIS DEED is made on the 7th day of July 2015

PARTIES

- (1) **McALORUM CONSTRUCTION LIMITED** incorporated and registered in Northern Ireland with company number NI603958 whose registered office is at 5-7 Dellmount Avenue, Bangor, Down BT20 4TZ (the "**Borrower**"); and
- (2) **BALLYMAGEE INVESTMENT COMPANY LIMITED** incorporated and registered in Northern Ireland with company number NI004961 whose registered office is at 5-7 Dellmount Avenue, Bangor, Down BT20 4TZ (the "**Security Provider**").

BACKGROUND

- (A) The Security Provider has agreed to enter into a guarantee to guarantee certain obligations of the Borrower in order to secure loan facilities to be advanced to the Borrower from Northern Bank Limited trading as Danske Bank. The Security Provider has further agreed to enter into a legal charge over a development site at Gregstown, Newtownards in order to secure the same loan facilities.
- (B) Under this Deed, the Borrower provides security to the Security Provider in consideration of the above-described security to be given by the Security Provider in order to secure the Borrower's borrowings from Northern Bank Limited trading as Danske Bank.
- (C) The Borrower and the Security Provider agree that this security will rank below the security pledged to Northern Bank Limited trading as Danske Bank.

AGREED TERMS

1. DEFINITIONS AND INTERPRETATION

1.1 DEFINITIONS

The following definitions apply in this Deed:

"Administrator" means an administrator appointed to manage the affairs, business and property of the Borrower pursuant to clause 13.8.

"Book Debts" means all present and future book and other debts, and monetary claims due or owing to the Borrower, and the benefit of all security, guarantees and other rights of any nature enjoyed or held by the Borrower in relation to any of them.

"Business Day" means a day other than a Saturday, Sunday or public holiday in Northern Ireland when banks in Belfast are open for business.

"Criminal Damage Compensation Claim" means a claim by or in the name of the Borrower under the Criminal Damage (Compensation) (Northern Ireland) Order 1977 in relation to the Secured Assets.

"Delegate" means any person appointed by the Security Provider or any Receiver pursuant to clause 18 and any person appointed as attorney of the Security Provider, Receiver or Delegate.

"Designated" means any account of the Borrower nominated by the

"Account"	Security Provider as a designated account for the purposes of this Deed.
"Environment"	means the natural and man-made environment including all or any of the following media, namely air, water and land (including air within buildings and other natural or man-made structures above or below the ground) and any living organisms (including man) or systems supported by those media.
"Environmental Law"	means all applicable laws, statutes, regulations, secondary legislation, bye-laws, common law, directives, treaties and other measures, judgments and decisions of any court or tribunal, codes of practice and guidance notes in so far as they relate to or apply to the Environment.
"Equipment"	means all present and future equipment, plant, machinery, tools, vehicles, furniture, fittings, installations and apparatus and other tangible moveable property for the time being owned by the Borrower, including any part of it and all spare parts, replacements, modifications and additions.
"Event of Default"	means: <ul style="list-style-type: none"> (a) the acceleration of any Secured Liabilities or any declaration that any Secured Liabilities are prematurely due and payable on demand (b) the taking of any steps to enforce or require the enforcement of this Debenture (including the crystallisation of any floating charge) (c) the making of any demand against the Borrower in relation to any guarantee, indemnity or other assurance against loss in respect of the Secured Liabilities (d) the exercise of any right of set-off against the Borrower in respect of the Secured Liabilities excluding any right of set off with the Borrower's clearing bank (e) the suing for, commencing or joining of any legal or arbitration proceedings against the Borrower to recover any Secured Liabilities or (f) the petitioning, applying or voting for, or the taking of any steps which may lead to any administration, winding-up, insolvency or dissolution of or in relation to the Borrower.
"Financial Collateral"	means shall have the meaning given to that expression in the Financial Collateral Regulations.
"Financial Collateral"	means the Financial Collateral Arrangements (No 2) Regulations 2003 (SI 2003/3226).

Regulations"

"Group" in relation to a company, that company, any subsidiary or holding company from time to time of that company, and any subsidiary from time to time of a holding company of that company.

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

"Intellectual Property" means the Borrower's present and future patents, trade marks, service marks, trade names, designs, copyrights, inventions, topographical or similar rights, confidential information and know-how and any interest in any of these rights, whether or not registered, including all applications and rights to apply for registration and all fees, royalties and other rights derived from, or incidental to, these rights.

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

- (g) dividend, interest or other distribution paid or payable in relation to any of the Investments; and
- (h) right, money, shares or property accruing, offered or issued at any time in relation to any of the Investments by way of redemption, substitution, exchange, conversion, bonus, preference or otherwise, under option rights or otherwise.

"Properties" means all freehold and leasehold properties (whether registered or unregistered) and all commonhold properties, now or in the future (and from time to time) owned by the Borrower, or in which the Borrower holds an interest (including, but not limited to, the properties specified in Schedule 1), and **"Property"** means any of them.

"Receiver" means a receiver, receiver and manager or administrative receiver of any or all of the Secured Assets appointed by the Security Provider under clause 16.

"Relevant Agreement" means each agreement specified in Schedule 2.

"Secured Assets" means all the assets, property and undertaking for the time being subject to the Security created by, or pursuant to, this Deed.

"Secured Liabilities" means all present and future monies, obligations and liabilities of the Borrower to the Security Provider, whether actual or contingent and whether owed jointly or severally, as

principal or surety or in any other capacity (including, without limitation, those arising under clause 30.3.2), together with all interest (including, without limitation, default interest) accruing in respect of those monies, obligations or liabilities.

**"Security
Financial
Collateral
Arrangement"**

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

"Security"

means any mortgage, charge (whether fixed or floating, legal or equitable), pledge, lien, assignment by way of security or other security interest securing any obligation of any person, or any other agreement or arrangement having a similar effect.

"Security Period"

means the period starting on the date of this Deed and ending on the date on which the Security Provider is satisfied that all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full and no further Secured Liabilities are capable of being outstanding.

"1881 Act"

means the Conveyancing and Law of Property Act 1881.

"1911 Act"

means the Conveyancing Act 1911.

1.2 INTERPRETATION

In this Deed:

- 1.2.1 clause, Schedule and paragraph headings shall not affect the interpretation of this Deed;
- 1.2.2 a reference to a **person** shall include a reference to an individual, firm, company, corporation, partnership, unincorporated body of persons, government, state or agency of a state or any association, trust, joint venture or consortium (whether or not having separate legal personality) and that person's personal representatives, successors, permitted assigns and permitted transferees;
- 1.2.3 unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular;
- 1.2.4 unless the context otherwise requires, a reference to one gender shall include a reference to the other genders;
- 1.2.5 a reference to a party shall include that party's successors, permitted assigns and permitted transferees;
- 1.2.6 a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time;
- 1.2.7 a reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision;
- 1.2.8 a reference to **writing** or **written** includes fax but not e-mail;
- 1.2.9 an obligation on a party not to do something includes an obligation not to allow that thing to be done;

- 1.2.10 a reference to **this Deed** (or any provision of it) or to any other agreement or document referred to in this Deed is a reference to this Deed, that provision or such other agreement or document as amended (in each case, other than in breach of the provisions of this Deed) from time to time;
- 1.2.11 unless the context otherwise requires, a reference to a clause or Schedule is to a clause of, or Schedule to, this Deed and a reference to a paragraph is to a paragraph of the relevant Schedule;
- 1.2.12 any words following the terms **including, include, in particular, for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms;
- 1.2.13 a reference to an **amendment** includes a novation, re-enactment, supplement or variation (and amended shall be construed accordingly);
- 1.2.14 a reference to **assets** includes present and future properties, undertakings, revenues, rights and benefits of every description;
- 1.2.15 a reference to an **authorisation** includes an approval, authorisation, consent, exemption, filing, licence, notarisation, registration and resolution;
- 1.2.16 a reference to **determines** or **determined** means, unless the contrary is indicated, a determination made at the absolute discretion of the person making it; and
- 1.2.17 a reference to a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, inter-governmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation.

1.3 CLAWBACK

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

1.4 NATURE OF SECURITY OVER REAL PROPERTY

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

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

1.5 PERPETUITY PERIOD

If the rule against perpetuities applies to any trust created by this Deed, the perpetuity period shall be 125 years.

1.6 SCHEDULES

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

2. COVENANT TO PAY

The Borrower shall, on demand, pay to the Security Provider and discharge the Secured Liabilities when they become due.

3. GRANT OF SECURITY

3.1 LEGAL MORTGAGE

As a continuing security for the payment and discharge of the Secured Liabilities, the Borrower as Beneficial Owner as security for the payment and discharge of the Secured Obligations hereby:

3.1.1 grants and demises unto the Security Provider all that the property more particularly set out in Part (A) of Schedule 1 hereto to hold the same unto the Security Provider for the term of ten thousand years from the date hereof subject to the proviso for redemption hereinafter contained;

3.1.2 grants and demises all that the property more particularly set out in Part (b) of Schedule 1 hereto to hold the same unto the Security Provider for the residue of the terms of years created by the respective leases short particulars of which are also set out in Part (B) of Schedule 1 hereto less the last ten days thereof subject to the proviso for redemption hereinafter contained;

3.1.3 charges all that the property comprised in the above mentioned folio(s) more particularly set out in Part 2 of Schedule 1 hereto with payment to the Security Provider of the Secured Liabilities and hereby requests that the charge hereby created be registered as a burden on the said property subject to the proviso for redemption hereinafter contained and applies to the Registrar of Titles for the registration in the above-mentioned Folios of the following inhibition:-

"except under an Order of the Registrar no charge or other security interest is to be registered or noted without the consent of the Registered Owner for the time being of Charge No ..."

together with all buildings, structures, erections, trade and other fixtures, fixed plant and machinery from time to time affixed or attached thereto.

3.2 FIXED CHARGES

As a continuing security for the payment and discharge of the Secured Liabilities, the Borrower as beneficial owner charges to the Security Provider by way of first fixed charge:

3.2.1 all Properties acquired by the Borrower in the future;

3.2.2 all present and future interests of the Borrower not effectively mortgaged or charged under the preceding provisions of this clause 3 in, or over, freehold or leasehold property;

3.2.3 all present and future rights, licences, guarantees, rents, deposits, contracts, covenants and warranties relating to each Property;

3.2.4 all licences, consents and authorisations (statutory or otherwise) held or required in connection with the Borrower's business or the use of any Secured Asset, and all rights in connection with them;

3.2.5 all its present and future goodwill;

3.2.6 all its uncalled capital;

3.2.7 all the Equipment;

- 3.2.8 all the Intellectual Property;
- 3.2.9 all the Book Debts;
- 3.2.10 all the Investments;
- 3.2.11 all monies from time to time standing to the credit of its accounts with any bank, financial institution or other person (including each Designated Account);
- 3.2.12 all its rights in each Insurance Policy and each Criminal Damage Compensation Claim, including all claims, the proceeds of all claims and all returns of premium in connection with each Insurance Policy, to the extent not effectively assigned under clause 3.3; and
- 3.2.13 the benefit of each Relevant Agreement and the benefit of any guarantee or security for the performance of an Relevant Agreement, to the extent not effectively assigned under clause 3.3.

3.3 ASSIGNMENT

As a continuing security for the payment and discharge of the Secured Liabilities, the Borrower as beneficial owner assigns to the Security Provider absolutely, subject to a proviso for reassignment on irrevocable discharge in full of the Secured Liabilities:

- 3.3.1 all its rights in each Insurance Policy, including all claims, the proceeds of all claims and all returns of premium in connection with each Insurance Policy;
- 3.3.2 the benefit of each Relevant Agreement and the benefit of any guarantee or security for the performance of an Relevant Agreement; and
- 3.3.3 all Criminal Damage Compensation Claims and all proceeds of any Criminal Damage Compensation Claim.

3.4 FLOATING CHARGE

As a continuing security for the payment and discharge of the Secured Liabilities, the Borrower as beneficial owner charges to the Security Provider, by way of first floating charge, all the undertaking, property, assets and rights of the Borrower at any time not effectively mortgaged, charged or assigned pursuant to clause 3.1 to clause 3.3 inclusive.

3.5 QUALIFYING FLOATING CHARGE

Paragraph 15 of Schedule B1 to the Insolvency (Northern Ireland) Order 1989 applies to the floating charge created by clause 3.4.

3.6 TRUST OF REVERSION AND ATTORNMENT

The Security Provider and the Borrower hereby agree and declare that the Borrower shall stand possessed of the reversion immediately expectant upon the term of years hereby granted in any part of the property mortgaged by clause 3.1.1 or 3.1.2 hereof in trust for the Security Provider and the Borrower shall assign, convey or dispose of same as the Security Provider may direct (subject to the proviso for release of security contained in this Deed) and the Security Provider may at any time remove the Borrower or any other person, persons or body corporate from being a trustee of the trust declared by this clause and on the removal of the Borrower or such other person, persons or body corporate appoint a new trustee or trustees in his, their or its place and for the sake of clarity the power of attorney provided for in clause 22 (*Power of attorney*) of this Deed shall also apply to any act done by the Security Provider under this provision

3.7 AUTOMATIC CRYSTALLISATION OF FLOATING CHARGE

The floating charge created by clause 3.4 shall automatically and immediately (without notice) convert into a fixed charge over the assets subject to that floating charge if:

3.7.1 the Borrower:

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

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

3.7.3 a resolution is passed or an order is made for the winding-up, dissolution, administration or re-organisation of the Borrower.

3.8 CRYSTALLISATION OF FLOATING CHARGE BY NOTICE

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

3.9 ASSETS ACQUIRED AFTER ANY FLOATING CHARGE HAS CRYSTALLISED

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

4. LIABILITY OF THE BORROWER

4.1 LIABILITY NOT DISCHARGED

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

- 4.1.1 any security, guarantee, indemnity, remedy or other right held by, or available to, the Security Provider that is, or becomes, wholly or partially illegal, void or unenforceable on any ground;
- 4.1.2 the Security Provider renewing, determining, varying or increasing any facility or other transaction in any manner or concurring in, accepting or varying any compromise, arrangement or settlement, or omitting to claim or enforce payment from any other person; or
- 4.1.3 any other act or omission that, but for this clause 4.1, might have discharged, or otherwise prejudiced or affected, the liability of the Borrower.

4.2 IMMEDIATE RECOURSE

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

5. REPRESENTATIONS AND WARRANTIES

5.1 REPRESENTATIONS AND WARRANTIES

The Borrower makes the representations and warranties set out in this clause 5 to the Security Provider.

5.2 OWNERSHIP OF SECURED ASSETS

The Borrower is the legal and beneficial owner of the Secured Assets.

5.3 NO SECURITY

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

5.4 NO ADVERSE CLAIMS

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

5.5 NO ADVERSE COVENANTS

There are no covenants, agreements, reservations, conditions, interests, rights or other matters whatsoever that materially and adversely affect the Secured Assets.

5.6 NO BREACH OF LAWS

There is no breach of any law or regulation that materially and adversely affects the Secured Assets.

5.7 NO INTERFERENCE IN ENJOYMENT

No facility necessary for the enjoyment and use of the Secured Assets is subject to terms entitling any person to terminate or curtail its use.

5.8 NO OVERRIDING INTERESTS

Nothing has arisen, has been created or is subsisting, that would be an overriding interest in any Property.

5.9 AVOIDANCE OF SECURITY

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

5.10 NO PROHIBITIONS OR BREACHES

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

5.11 ENVIRONMENTAL COMPLIANCE

The Borrower has, at all times, complied in all material respects with all applicable Environmental Law.

5.12 ENFORCEABLE SECURITY

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

5.13 INVESTMENTS

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

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

- (a) restricts or inhibits any transfer of the Investments on creation or enforcement of the security constituted by this Deed; or
- (b) contains any rights of pre-emption in relation to the Investments.

5.14 TIMES FOR MAKING REPRESENTATIONS AND WARRANTIES

The representations and warranties set out in clause 5.2 to clause 5.13 are made by the Borrower on the date of this Deed.

6. GENERAL COVENANTS

6.1 NEGATIVE PLEDGE AND DISPOSAL RESTRICTIONS

The Borrower shall not at any time, except with the prior written consent of the Security Provider:

- 6.1.1 create, purport to create or permit to subsist any Security on, or in relation to, any Secured Asset other than any Security created by this Deed;
- 6.1.2 sell, assign, transfer, part with possession of, or otherwise dispose of in any manner (or purport to do so), all or any part of, or any interest in, the Secured Assets (except, in the ordinary course of business, Secured Assets that are only subject to an uncrystallised floating charge); or
- 6.1.3 create or grant (or purport to create or grant) any interest in the Secured Assets in favour of a third party.

6.2 PRESERVATION OF SECURED ASSETS

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

6.3 COMPLIANCE WITH LAWS AND REGULATIONS

6.3.1 The Borrower shall not, without the Security Provider's prior written consent, use or permit the Secured Assets to be used in any way contrary to law.

6.3.2 The Borrower shall:

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

6.4 ENFORCEMENT OF RIGHTS

The Borrower shall use its best endeavours to:

6.4.1 procure the prompt observance and performance of the covenants and other obligations imposed on the Borrower's counterparties (including each counterparty in respect of a Relevant Agreement and each insurer in respect of an Insurance Policy); and

6.4.2 enforce any rights and institute, continue or defend any proceedings relating to any of the Secured Assets which the Security Provider may require from time to time.

6.5 NOTICE OF MISREPRESENTATION AND BREACHES

The Borrower shall, promptly on becoming aware of any of the same, give the Security Provider notice in writing of:

6.5.1 any representation or warranty set out in this Deed that is incorrect or misleading in any material respect when made or deemed to be repeated; and

6.5.2 any breach of any covenant set out in this Deed.

6.6 TITLE DOCUMENTS

The Borrower shall as so required by the Security Provider, deposit with the Security Provider and the Security Provider shall, for the duration of this Deed be entitled to hold:

6.6.1 all deeds and documents of title relating to the Secured Assets that are in the possession or control of the Borrower (and if these are not within the possession or control of the Borrower, the Borrower undertakes to obtain possession of all these deeds and documents of title);

6.6.2 all Insurance Policies and any other insurance policies relating to any of the Secured Assets that the Borrower is entitled to possess;

6.6.3 all deeds and documents of title (if any) relating to the Book Debts as the Security Provider may specify from time to time; and

6.6.4 copies of all the Relevant Agreements, certified to be true copies by either a director of the Borrower or by the Borrower's solicitors.

6.7 INSURANCE

6.7.1 The Borrower shall insure and keep insured (or where, in the case of any leasehold property, insurance is the responsibility of the landlord under the terms of the lease, either procure that the landlord insures and keeps insured or, if and to the extent that the landlord does not do so, itself insure and keep insured) the Secured Assets against:

(a) loss or damage by fire or terrorist acts;

(b) other risks, perils and contingencies that would be insured against by reasonably prudent persons carrying on the same class of business as the Borrower; and

(c) any other risk, perils and contingencies as the Security Provider may reasonably require.

Any such insurance must be with an insurance company or underwriters, and on such terms, as are reasonably acceptable to the Security Provider, and must be for not less than the replacement value of the relevant Secured Assets.

6.7.2 The Borrower shall, if requested by the Security Provider, produce to the Security Provider each policy, certificate or cover note relating to the

insurance required by clause 6.7.1 (or where, in the case of any leasehold property, that insurance is effected by the landlord, such evidence of insurance as the Borrower is entitled to obtain from the landlord under the terms of the relevant lease).

- 6.7.3 The Borrower shall, if requested by the Security Provider, procure that a note of the Security Provider's interest is endorsed upon each insurance policy maintained by it or any person on its behalf in accordance with clause 6.7.1 and that the terms of each such insurance policy require the insurer not to invalidate the policy as against the Security Provider by reason of the act or default of any other joint or named insured and not to cancel it without giving at least 30 days' prior written notice to the Security Provider.

6.8 INSURANCE PREMIUMS

The Borrower shall:

- 6.8.1 promptly pay all premiums in respect of each insurance policy maintained by it in accordance with clause 6.7.1 and do all other things necessary to keep that policy in full force and effect; and
- 6.8.2 (if the Security Provider so requires) produce to, or deposit with, the Security Provider the receipts for all premiums and other payments necessary for effecting and keeping up each insurance policy maintained by it in accordance with clause 6.7.1.

6.9 NO INVALIDATION OF INSURANCE

The Borrower shall not do or omit to do, or permit to be done or omitted, any act or thing that may invalidate or otherwise prejudice any insurance policy maintained by it in accordance with clause 6.7.1.

6.10 PROCEEDS OF INSURANCE POLICIES

All monies received or receivable by the Borrower under any insurance policy maintained by it in accordance with clause 6.7.1 or Criminal Damage Compensation Claim (including all monies received or receivable by it under any Insurance Policy) at any time (whether or not the security constituted by this Deed has become enforceable) shall:

- 6.10.1 immediately be paid to the Security Provider;
- 6.10.2 if they are not paid directly to the Security Provider by the insurers or the compensation agency, be held by the Borrower as trustee of the same for the benefit of the Security Provider (and the Borrower shall account for them to the Security Provider); and
- 6.10.3 at the option of the Security Provider, be applied in making good or recouping expenditure in respect of the loss or damage for which those monies are received or in, or towards, discharge or reduction of the Secured Liabilities.

6.11 NOTICES TO BE GIVEN BY THE BORROWER

The Borrower shall immediately on the execution of this Deed (or, if later, the date of acquisition of the relevant Secured Asset):

- 6.11.1 give notice to each insurer that it has charged or assigned its rights and interest in and under each Insurance Policy under clause 3 and procure that each addressee of any such notice promptly provides within five Business Days to the Security Provider an acknowledgement of the notice of the Security Provider's interest;

- 6.11.2 give notice to each counterparty to a Relevant Agreement that it has charged or assigned its rights and interest in and under that Relevant Agreement under clause 3 and procure that each addressee of any such notice promptly provides within five Business Days to the Security Provider an acknowledgement of the notice of the Security Provider's interest;
- 6.11.3 give notice to any bank, financial institution or other person (excluding the Security Provider) with whom it has an account that it has charged to the Security Provider its rights and interests under that account under clause 3.2.11 and procure that each addressee of any such notice promptly provides within five Business Days to the Security Provider an acknowledgement of the notice of the Security Provider's interest.

The Borrower shall obtain the Security Provider's prior approval of the form of any notice or acknowledgement to be used under this clause 6.11.

6.12 INFORMATION

The Borrower shall:

- 6.12.1 give the Security Provider such information concerning the location, condition, use and operation of the Secured Assets as the Security Provider may require;
- 6.12.2 permit any persons designated by the Security Provider and any Receiver to enter on its premises and inspect and examine any Secured Asset, and the records relating to that Secured Asset, at all reasonable times and on reasonable prior notice; and
- 6.12.3 promptly notify the Security Provider in writing of any action, claim or demand made by or against it in connection with any Secured Asset or of any fact, matter or circumstance which may, with the passage of time, give rise to such an action, claim or demand, together with, in each case, the Borrower's proposals for settling, liquidating, compounding or contesting any such action, claim or demand and shall, subject to the Security Provider's prior approval, implement those proposals at its own expense.

6.13 PAYMENT OF OUTGOINGS

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

7. PROPERTY COVENANTS

7.1 MAINTENANCE

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

7.2 PRESERVATION OF PROPERTY, FIXTURES AND EQUIPMENT

The Borrower shall not, without the prior written consent of the Security Provider:

- 7.2.1 pull down or remove the whole, or any part of, any building forming part of any Property or permit the same to occur;
- 7.2.2 make or permit any material alterations to any Property, or sever or remove, or permit to be severed or removed, any of its fixtures; or
- 7.2.3 remove or make any material alterations to any of the Equipment belonging to, or in use by, the Borrower on any Property (except to effect necessary repairs or replace them with new or improved models or substitutes).

7.3 CONDUCT OF BUSINESS ON PROPERTIES

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

7.4 PLANNING INFORMATION

The Borrower shall:

- 7.4.1 give full particulars to the Security Provider of any notice, order, direction, designation, resolution or proposal given or made by any planning authority or other public body or authority (**Planning Notice**) that specifically applies to any Property, or to the locality in which it is situated, within seven days after becoming aware of the relevant Planning Notice; and
- 7.4.2 at its own expense, immediately on request by the Security Provider, and at the cost of the Borrower, take all reasonable and necessary steps to comply with any Planning Notice, and make, or join with the Security Provider in making, any objections or representations in respect of that Planning Notice that the Security Provider may desire.

7.5 COMPLIANCE WITH COVENANTS AND PAYMENT OF RENT

The Borrower shall:

- 7.5.1 observe and perform all covenants, stipulations and conditions to which each Property, or the use of it, is or may be subjected, and (if the Security Provider so requires) produce evidence sufficient to satisfy the Security Provider that those covenants, stipulations and conditions have been observed and performed;
- 7.5.2 diligently enforce all covenants, stipulations and conditions benefiting each Property and shall not (and shall not agree to) waive, release or vary any of the same; and
- 7.5.3 (without prejudice to the generality of the foregoing) where a Property, or part of it, is held under a lease, duly and punctually pay all rents due from time to time, and perform and observe all the tenant's covenants and conditions.

7.6 PAYMENT OF RENT AND OUTGOINGS

The Borrower shall:

- 7.6.1 where a Property, or part of it, is held under a lease, duly and punctually pay all rents due from time to time; and
- 7.6.2 pay (or procure payment of the same) when due all charges, rates, taxes, duties, assessments and other outgoings relating to or imposed on each Property or on its occupier.

7.7 MAINTENANCE OF INTERESTS IN PROPERTIES

The Borrower shall not, without the prior written consent of the Security Provider:

- 7.7.1 grant, or agree to grant, any licence or tenancy affecting the whole or any part of any Property, or exercise, or agree to exercise, the statutory powers of leasing or of accepting surrenders under sections 18 of the 1881 Act and s3 of the 1911 Act; or
- 7.7.2 in any other way dispose of, surrender or create, or agree to dispose of, surrender or create, any legal or equitable estate or interest in the whole or any part of any Property.

7.8 REGISTRATION RESTRICTIONS

If the title to any Property is not registered at the Land Registry, the Borrower shall procure that no person (other than itself) shall be registered under the Land Registration (Northern Ireland) Act 1970 as registered owner of all or any part of any Property without the prior written consent of the Security Provider. The Borrower shall be liable for the costs and expenses of the Security Provider in lodging cautions against the registration of the title to the whole or any part of any Property from time to time.

7.9 DEVELOPMENT RESTRICTIONS

The Borrower shall not, without the prior written consent of the Security Provider:

- 7.9.1 make or, insofar as it is able, permit others to make any application for planning permission or development consent in respect of the Property; or
- 7.9.2 carry out, or permit, or suffer to be carried out on any Property any development as defined in the Planning (Northern Ireland) Order 1991 (as amended), or change or permit or suffer to be changed the use of any Property.

7.10 ENVIRONMENT

The Borrower shall:

- 7.10.1 comply with all the requirements of Environmental Law both in the conduct of its general business and in the management, possession or occupation of each Property; and
- 7.10.2 obtain and comply with all authorisations, permits and other types of licences necessary under Environmental Law.

7.11 NO RESTRICTIVE OBLIGATIONS

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

7.12 PROPRIETARY RIGHTS

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

7.13 INSPECTION

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

7.14 PROPERTY INFORMATION

The Borrower shall inform the Security Provider promptly of any acquisition by the Borrower of, or contract made by the Borrower to acquire, any freehold, leasehold or other interest in any property.

7.15 VAT OPTION TO TAX

The Borrower shall not, without the prior written consent of the Security Provider:

- 7.15.1 exercise any VAT option to tax in relation to any Property; or
- 7.15.2 revoke any VAT option to tax exercised, and disclosed to the Security Provider, before the date of this Deed.

7.16 REGISTRATION AT THE LAND REGISTRY

The Borrower consents to an application being made by the Security Provider to the Land Registrar for the following inhibition to be registered against its title to each Property:

"No disposition of the registered estate by the registered owner of the registered estate or by the registered owner of any registered charge, not being a charge registered before the entry of this inhibition is to be registered without a written consent signed by the registered owner for the time being of the charge dated [DATE] in favour of [NAME OF PARTY] referred to in the charges register."

8. INVESTMENTS COVENANTS

8.1 DEPOSIT OF TITLE DOCUMENTS

8.1.1 The Borrower shall:

- (a) on the execution of this Deed, deposit with the Security Provider, or as the Security Provider may direct, all stock or share certificates and other documents of title or evidence of ownership relating to any Investments owned by the Borrower at that time; and
- (b) on the purchase or acquisition by it of Investments after the date of this Deed, deposit with the Security Provider, or as the Security Provider may direct, all stock or share certificates and other documents of title or evidence of ownership relating to those Investments.

8.1.2 At the same time as depositing documents with the Security Provider, or as the Security Provider may direct, in accordance with clause (a) or clause (b), the Borrower shall also deposit with the Security Provider, or as the Security Provider may direct:

- (a) all stock transfer forms relating to the relevant Investments duly completed and executed by or on behalf of the Borrower, but with the name of the transferee, the consideration and the date left blank; and
- (b) any other documents (in each case duly completed and executed by or on behalf of the Borrower) that the Security Provider may request to enable it or any of its nominees, or any purchaser or transferee, to be registered as the owner of, or otherwise obtain a legal title to, or to perfect its security interest in any of the relevant Investments,

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

8.2 NOMINATIONS

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

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

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

8.3 ADDITIONAL REGISTRATION OBLIGATIONS

The Borrower shall:

- 8.3.1 obtain all consents, waivers, approvals and permissions that are necessary, under the articles of association (or otherwise) of an issuer, for the transfer of the Investments to the Security Provider or its nominee, or to a purchaser on enforcement of the security constituted by this Deed; and
- 8.3.2 procure the amendment of the share transfer provisions (including, but not limited to, deletion of any pre-emption provisions) under the articles of association, other constitutional document or otherwise of each issuer in any manner that the Security Provider may require in order to permit the transfer of the Investments to the Security Provider or its nominee, or to a purchaser on enforcement of the security constituted by this Deed.

8.4 DIVIDENDS AND VOTING RIGHTS BEFORE ENFORCEMENT

- 8.4.1 Before the security constituted by this Deed becomes enforceable, the Borrower may retain and apply for its own use all dividends, interest and other monies paid or payable in respect of the Investments and, if any are paid or payable to the Security Provider or any of its nominees, the Security Provider will hold all those dividends, interest and other monies received by it for the Borrower and will pay them to the Borrower promptly on request.
- 8.4.2 Before the security constituted by this Deed becomes enforceable, the Borrower may exercise all voting and other rights and powers in respect of the Investments or, if any of the same are exercisable by the Security Provider or any of its nominees, to direct in writing the exercise of those voting and other rights and powers provided that:
- (a) it shall not do so in any way that would breach any provision of this Deed or for any purpose inconsistent with this Deed; and
 - (b) the exercise of, or the failure to exercise, those voting rights or other rights and powers would not, in the Security Provider's opinion, have an adverse effect on the value of the Investments or otherwise prejudice the Security Provider's security under this Deed.
- 8.4.3 The Borrower shall indemnify the Security Provider against any loss or liability incurred by the Security Provider (or its nominee) as a consequence of the Security Provider (or its nominee) acting in respect of the Investments at the direction of the Borrower.
- 8.4.4 The Security Provider shall not, by exercising or not exercising any voting rights or otherwise, be construed as permitting or agreeing to any variation or other change in the rights attaching to or conferred by any of the Investments that the Security Provider considers prejudicial to, or impairing the value of, the security created by this Deed.

8.5 DIVIDENDS AND VOTING RIGHTS AFTER ENFORCEMENT

After the security constituted by this Deed has become enforceable:

- 8.5.1 all dividends and other distributions paid in respect of the Investments and received by the Borrower shall be held by the Borrower on trust for the

Security Provider and immediately paid into a Designated Account or, if received by the Security Provider, shall be retained by the Security Provider; and

- 8.5.2 all voting and other rights and powers attaching to the Investments shall be exercised by, or at the direction of, the Security Provider and the Borrower shall, and shall procure that its nominees shall, comply with any directions the Security Provider may give, in its absolute discretion, concerning the exercise of those rights and powers.

8.6 CALLS ON INVESTMENTS

The Borrower shall promptly pay all calls, instalments and other payments that may be or become due and payable in respect of all or any of the Investments. The Borrower acknowledges that the Security Provider shall not be under any liability in respect of any such calls, instalments or other payments.

8.7 NO ALTERATION OF CONSTITUTIONAL DOCUMENTS OR RIGHTS ATTACHING TO INVESTMENTS

The Borrower shall not, without the prior written consent of the Security Provider, amend, or agree to the amendment of:

- 8.7.1 the memorandum or articles of association, or any other constitutional documents, of any issuer that is not a public company; or
- 8.7.2 the rights or liabilities attaching to any of the Investments.

8.8 PRESERVATION OF INVESTMENTS

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

- 8.8.1 consolidate or subdivide any of its Investments, or reduce or re-organise its share capital in any way;
- 8.8.2 issue any new shares or stock; or
- 8.8.3 refuse to register any transfer of any of its Investments that may be lodged for registration by, or on behalf of, the Security Provider or the Borrower in accordance with this Deed.

8.9 INVESTMENTS INFORMATION

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

9. EQUIPMENT COVENANTS

9.1 MAINTENANCE OF EQUIPMENT

The Borrower shall:

- 9.1.1 maintain the Equipment in good and serviceable condition (except for expected fair wear and tear) in compliance with all relevant manuals, handbooks, manufacturer's instructions and recommendations and maintenance or servicing schedules;
- 9.1.2 at its own expense, renew and replace any parts of the Equipment when they become obsolete, worn out or damaged with parts of a similar quality and of equal or greater value; and
- 9.1.3 not permit any Equipment to be:

- (a) used or handled other than by properly qualified and trained persons;
or
- (b) overloaded or used for any purpose for which it is not designed or reasonably suitable.

9.2 PAYMENT OF EQUIPMENT TAXES

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

9.3 NOTICE OF CHARGE

The Borrower:

- 9.3.1 shall, if so requested by the Security Provider, affix to and maintain on each item of Equipment in a conspicuous place, a clearly legible identification plate containing the following wording:

"NOTICE OF CHARGE

This [DESCRIBE ITEM] and all additions to it [and ancillary equipment] are subject to a fixed charge dated [DATE] in favour of [SECURITY PROVIDER]."

- 9.3.2 shall not, and shall not permit any person to, conceal, obscure, alter or remove any plate affixed in accordance with clause 9.3.1.

10. BOOK DEBTS COVENANTS

10.1 REALISING BOOK DEBTS

The Borrower shall:

- 10.1.1 as an agent for the Security Provider, collect in and realise all Book Debts, pay the proceeds into a Designated Account immediately on receipt and, pending that payment, hold those proceeds in trust for the Security Provider;
- 10.1.2 not, without the prior written consent of the Security Provider, withdraw any amounts standing to the credit of any Designated Account; and
- 10.1.3 if called on to do so by the Security Provider, execute a legal assignment of the Book Debts to the Security Provider on such terms as the Security Provider may require and give notice of that assignment to the debtors from whom the Book Debts are due, owing or incurred.

10.2 PRESERVATION OF BOOK DEBTS

The Borrower shall not (except as provided by clause 10.1 or with the prior written consent of the Security Provider) release, exchange, compound, set-off, grant time or indulgence in respect of, or in any other manner deal with, all or any of the Book Debts.

11. RELEVANT AGREEMENTS COVENANTS

11.1 RELEVANT AGREEMENTS

- 11.1.1 The Borrower shall, unless the Security Provider agrees otherwise in writing, comply with the terms of any Relevant Agreement and any other document, agreement or arrangement comprising the Secured Assets (other than the Insurance Policies).
- 11.1.2 The Borrower shall not, unless the Security Provider agrees otherwise in writing:

- (a) amend or vary or agree to any change in, or waive any requirement of;
 - (b) settle, compromise, terminate, rescind or discharge (except by performance); or
 - (c) abandon, waive, dismiss, release or discharge any action, claim or proceedings against any counterparty to a Relevant Agreement or other person in connection with,
- 11.2 any Relevant Agreement or any other document, agreement or arrangement comprising the Secured Assets (other than the Insurance Policies).

12. INTELLECTUAL PROPERTY COVENANTS

12.1 PRESERVATION OF RIGHTS

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

12.2 REGISTRATION OF INTELLECTUAL PROPERTY

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

12.3 MAINTENANCE OF INTELLECTUAL PROPERTY

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

13. POWERS OF THE SECURITY PROVIDER

13.1 POWER TO REMEDY

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

13.1.2 The Borrower irrevocably authorises the Security Provider and its agents to do all things that are necessary or desirable for that purpose.

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

13.2 EXERCISE OF RIGHTS

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

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

13.3 POWER TO DISPOSE OF CHATTELS

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

13.3.2 Without prejudice to any obligation to account for the proceeds of any disposal made under clause 13.3.1, the Borrower shall indemnify the

Security Provider and any Receiver against any liability arising from any disposal made under clause 13.3.1.

13.4 SECURITY PROVIDER HAS RECEIVER'S POWERS

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

13.5 CONVERSION OF CURRENCY

13.5.1 For the purpose of, or pending the discharge of, any of the Secured Liabilities, the Security Provider may convert any monies received, recovered or realised by it under this Deed (including the proceeds of any previous conversion under this clause 13.5) from their existing currencies of denomination into any other currencies of denomination that the Security Provider may think fit.

13.5.2 Any such conversion shall be effected at the Ulster Bank Limited then prevailing spot selling rate of exchange for such other currency against the existing currency.

13.5.3 Each reference in this clause 13.5 to a currency extends to funds of that currency and, for the avoidance of doubt, funds of one currency may be converted into different funds of the same currency.

13.6 NEW ACCOUNTS

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

13.6.2 If the Security Provider does not open a new account immediately on receipt of the notice, or deemed notice, under clause 13.6.1, then, unless the Security Provider gives express written notice to the contrary to the Borrower, all payments made by the Borrower to the Security Provider shall be treated as having been credited to a new account of the Borrower and not as having been applied in reduction of the Secured Liabilities, as from the time of receipt or deemed receipt of the relevant notice by the Security Provider.

13.7 INDULGENCE

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

13.8 APPOINTMENT OF AN ADMINISTRATOR

13.8.1 The Security Provider may, without notice to the Borrower, appoint any one or more persons to be an Administrator of the Borrower pursuant to Paragraph 15 of Schedule B1 of the Insolvency (Northern Ireland) Order 1989 if the security constituted by this Deed becomes enforceable.

13.8.2 Any appointment under this clause 13.8 shall:

- (a) be in writing signed by a duly authorised signatory of the Security Provider; and
- (b) take effect, in accordance with paragraph 19 of Schedule B1 of the Insolvency (Northern Ireland) Order 1989.

13.8.3 The Security Provider may apply to the court for an order removing an Administrator from office and may by notice in writing in accordance with this clause 13.8 appoint a replacement for any Administrator who has died, resigned, been removed or who has vacated office upon ceasing to be qualified.

14. WHEN SECURITY BECOMES ENFORCEABLE

14.1 SECURITY BECOMES ENFORCEABLE ON EVENT OF DEFAULT

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

14.2 DISCRETION

After the security constituted by this Deed has become enforceable, the Security Provider may, in its absolute discretion, enforce all or any part of that security at the times, in the manner and on the terms it thinks fit, and take possession of and hold or dispose of all or any part of the Secured Assets.

15. ENFORCEMENT OF SECURITY

15.1 ENFORCEMENT POWERS

15.1.1 The power of sale and other powers conferred by section 19 of the 1881 Act and section 4 of the 1911 Act (as varied or extended by this Deed) shall, as between the Security Provider and a purchaser from the Security Provider, arise on and be exercisable at any time after the execution of this Deed, but the Security Provider shall not exercise such power of sale or other powers until the security constituted by this Deed has become enforceable under clause 14.1.

15.1.2 Section 20 of the 1881 Act does not apply to the security constituted by this Deed.

15.2 EXTENSION OF STATUTORY POWERS OF LEASING

The statutory powers of leasing and accepting surrenders conferred on mortgagees under the 1881 Act and the 1911 Act and by any other statute are extended so as to authorise the Security Provider and any Receiver, at any time after the security constituted by this Deed has become enforceable, whether in its own name or in that of the Borrower, to:

15.2.1 grant a lease or agreement to lease;

15.2.2 accept surrenders of leases; or

15.2.3 grant any option of the whole or any part of the Secured Assets with whatever rights relating to other parts of it,

whether or not at a premium and containing such covenants on the part of the Borrower, and on such terms and conditions (including the payment of money to a lessee or tenant on a surrender) as the Security Provider or Receiver thinks fit without the need to comply with any of the restrictions imposed by section 18 of the 1881 Act and section 3 of the 1911 Act.

15.3 ACCESS ON ENFORCEMENT

15.3.1 At any time after the Security Provider has demanded payment of the Secured Liabilities or if the Borrower defaults in the performance of its obligations under this Deed the Borrower will allow the Security Provider or its Receiver, without further notice or demand, immediately to exercise all its rights, powers and remedies in particular (and without limitation) to take possession of any Secured Asset and for that purpose to enter on any premises where a Secured Asset is situated (or where the Security Provider or a Receiver reasonably believes a Secured Asset to be situated) without incurring any liability to the Borrower for, or by any reason of, that entry.

15.3.2 At all times, the Borrower must use its best endeavours to allow the Security Provider or its Receiver access to any premises for the purpose of clause 15.3.1 (including obtaining any necessary consents or permits of other persons) and ensure that its employees and officers do the same.

15.4 PRIOR SECURITY

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

15.4.1 redeem that or any other prior Security;

15.4.2 procure the transfer of that Security to it; and

15.4.3 settle and pass any account of the holder of any prior Security.

Any accounts so settled and passed shall be, in the absence of any manifest error, conclusive and binding on the Borrower. All monies paid by the Security Provider to an encumbrancer in settlement of any of those accounts shall, as from its payment by the Security Provider, be due from the Borrower to the Security Provider on current account and shall bear interest and be secured as part of the Secured Liabilities.

15.5 PROTECTION OF THIRD PARTIES

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

15.5.1 whether any of the Secured Liabilities have become due or payable, or remain unpaid or undischarged;

15.5.2 whether any power the Security Provider, a Receiver or Delegate is purporting to exercise has become exercisable or is properly exercisable; or

15.5.3 how any money paid to the Security Provider, any Receiver or any Delegate is to be applied.

15.6 PRIVILEGES

Each Receiver and the Security Provider is entitled to all the rights, powers, privileges and immunities conferred by the 1881 Act and the 1911 Act on mortgagees and receivers.

15.7 NO LIABILITY AS MORTGAGEE IN POSSESSION

Neither the Security Provider, any Receiver, any Delegate nor any Administrator shall be liable to account as mortgagee in possession in respect of all or any of the Secured Assets, nor shall any of them be liable for any loss on realisation of, or for

any neglect or default of any nature in connection with, all or any of the Secured Assets for which a mortgagee in possession might be liable as such.

15.8 CONCLUSIVE DISCHARGE TO PURCHASERS

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

15.9 RIGHT OF APPROPRIATION

15.9.1 To the extent that:

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

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

15.9.2 The value of any Secured Assets appropriated in accordance with this clause shall be the price of those Secured Assets at the time the right of appropriation is exercised as listed on any recognised market index or determined by any other method that the Security Provider may select (including independent valuation).

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

16. RECEIVER

16.1 APPOINTMENT

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

16.2 REMOVAL

The Security Provider may, without further notice, from time to time, by way of deed, or otherwise in writing, remove any Receiver appointed by it and may, whenever it thinks fit, appoint a new Receiver in the place of any Receiver whose appointment may for any reason have terminated.

16.3 REMUNERATION

The Security Provider may fix the remuneration of any Receiver appointed by it without the restrictions contained in section 24 of the 1881 Act, and the remuneration of the Receiver shall be a debt secured by this Deed, to the extent not otherwise discharged.

16.4 POWER OF APPOINTMENT ADDITIONAL TO STATUTORY POWERS

The power to appoint a Receiver conferred by this Deed shall be in addition to all statutory and other powers of the Security Provider under the Insolvency (Northern Ireland) Order 1989, the 1881 Act and the 1911 Act or otherwise, and shall be

exercisable without the restrictions contained in sections 20 and section 24 of the 1881 Act or otherwise.

16.5 POWER OF APPOINTMENT EXERCISABLE DESPITE PRIOR APPOINTMENTS

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

16.6 AGENT OF THE BORROWER

Any Receiver appointed by the Security Provider under this Deed shall be the agent of the Borrower and the Borrower shall be solely responsible for the contracts, engagements, acts, omissions, defaults, losses and remuneration of that Receiver and for liabilities incurred by that Receiver. The agency of each Receiver shall continue until the Borrower goes into liquidation and after that the Receiver shall act as principal and shall not become the agent of the Security Provider.

17. POWERS OF RECEIVER

17.1 GENERAL

17.1.1 Any Receiver appointed by the Security Provider under this Deed shall, in addition to the powers conferred on him by statute, have the powers set out in clause 17.2 to clause 17.23.

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

17.1.3 Any exercise by a Receiver of any of the powers given by clause 17 may be on behalf of the Borrower, the directors of the Borrower (in the case of the power contained in clause 17.16) or himself.

17.2 REPAIR AND DEVELOP PROPERTIES

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

17.3 SURRENDER LEASES

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

17.4 EMPLOY PERSONNEL AND ADVISORS

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

17.5 MAKE VAT ELECTIONS

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

17.6 REMUNERATION

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

17.7 REALISE SECURED ASSETS

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

17.8 MANAGE OR RECONSTRUCT THE BORROWER'S BUSINESS

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

17.9 DISPOSE OF SECURED ASSETS

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

17.10 SEVER FIXTURES AND FITTINGS

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

17.11 SELL BOOK DEBTS

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

17.12 VALID RECEIPTS

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

17.13 MAKE SETTLEMENTS

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

17.14 BRING PROCEEDINGS

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

17.15 IMPROVE THE EQUIPMENT

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

17.16 MAKE CALLS ON BORROWER MEMBERS

A Receiver may make calls conditionally or unconditionally on the members of the Borrower in respect of uncalled capital with (for that purpose and for the purpose of enforcing payments of any calls so made) the same powers as are conferred by the articles of association of the Borrower on its directors in respect of calls authorised to be made by them.

17.17 INSURE

A Receiver may, if he thinks fit, but without prejudice to the indemnity in clause 20, effect with any insurer any policy of insurance either in lieu or satisfaction of, or in

addition to, the insurance required to be maintained by the Borrower under this Deed.

17.18 POWERS UNDER THE 1881 ACT AND THE 1911 ACT

A Receiver may exercise all powers provided for in the 1881 Act and the 1911 Act in the same way as if he had been duly appointed under the 1881 Act and the 1911 Act, and exercise all powers provided for an administrative receiver in Schedule 1 to the Insolvency (Northern Ireland) Order 1989.

17.19 BORROW

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

17.20 REDEEM PRIOR SECURITY

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

17.21 DELEGATION

A Receiver may delegate his powers in accordance with this Deed.

17.22 ABSOLUTE BENEFICIAL OWNER

A Receiver may, in relation to any of the Secured Assets, exercise all powers, authorisations and rights he would be capable of exercising, and do all those acts and things, as an absolute beneficial owner could exercise or do in the ownership and management of the Secured Assets or any part of the Secured Assets which without limitation includes a power to sell or dispose of any Secured Asset.

17.23 INCIDENTAL POWERS

A Receiver may do any other acts and things:

17.23.1 that he may consider desirable or necessary for realising any of the Secured Assets;

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

17.23.3 that he lawfully may or can do as agent for the Borrower.

18. DELEGATION

18.1 DELEGATION

The Security Provider or any Receiver may delegate (either generally or specifically) by power of attorney or in any other manner to any person any right, power, authority or discretion conferred on it by this Deed (including the power of attorney granted under clause 22.1).

18.2 TERMS

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

18.3 LIABILITY

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

19. APPLICATION OF PROCEEDS

19.1 ORDER OF APPLICATION OF PROCEEDS

All monies received by the Security Provider, a Receiver or a Delegate pursuant to this Deed, after the security constituted by this Deed has become enforceable, shall (subject to the claims of any person having prior rights and by way of variation of the 1881 Act) be applied in the following order of priority:

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

19.1.2 in or towards payment of or provision for the Secured Liabilities in any order and manner that the Security Provider determines; and

19.1.3 in payment of the surplus (if any) to the Borrower or other person entitled to it.

19.2 APPROPRIATION

Neither the Security Provider, any Receiver nor any Delegate shall be bound (whether by virtue of section 24 of the 1881 Act, which is varied accordingly, or otherwise) to pay or appropriate any receipt or payment first towards interest rather than principal or otherwise in any particular order between any of the Secured Liabilities.

19.3 SUSPENSE ACCOUNT

All monies received by the Security Provider, a Receiver or a Delegate under this Deed:

19.3.1 may, at the discretion of the Security Provider, Receiver or Delegate, be credited to any suspense or securities realised account;

19.3.2 shall bear interest, if any, at the rate agreed in writing between the Security Provider and the Borrower; and

19.3.3 may be held in that account for so long as the Security Provider, Receiver or Delegate thinks fit.

20. COSTS AND INDEMNITY

20.1 COSTS

The Borrower shall, within five Business Days of demand, pay to, or reimburse, the Security Provider and any Receiver, on a full indemnity basis, all costs, charges, expenses, taxes and liabilities of any kind (including, without limitation, legal, printing and out-of-pocket expenses) incurred by the Security Provider, any Receiver or any Delegate in connection with:

20.1.1 this Deed or the Secured Assets;

20.1.2 taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Security Provider's, a Receiver's or a Delegate's rights under this Deed; or

20.1.3 taking proceedings for, or recovering, any of the Secured Liabilities, together with interest, which shall accrue and be payable (without the need for any demand for payment being made) from the date on which the relevant cost or expense arose until full discharge of that cost or expense (whether before or after judgment, liquidation, winding up or administration of the Borrower) at the rate and in the manner agreed between the parties.

20.2 INDEMNITY

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

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

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

20.2.3 any default or delay by the Borrower in performing any of its obligations under this Deed.

Any past or present employee or agent may enforce the terms of this clause 20.2 subject to and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

21. FURTHER ASSURANCE

21.1 FURTHER ASSURANCE

21.2 The Borrower shall, at its own expense, take whatever action the Security Provider or any Receiver may reasonably require for:

21.2.1 creating, perfecting or protecting the security intended to be created by this Deed;

21.2.2 facilitating the realisation of any Secured Asset; or

21.2.3 facilitating the exercise of any right, power, authority or discretion exercisable by the Security Provider or any Receiver in respect of any Secured Asset,

21.3 including, without limitation (if the Security Provider or Receiver thinks it expedient) the execution of any transfer, conveyance, assignment or assurance of all or any of the assets forming part of (or intended to form part of) the Secured Assets (whether to the Security Provider or to its nominee) and the giving of any notice, order or direction and the making of any registration.

22. POWER OF ATTORNEY

22.1 APPOINTMENT OF ATTORNEYS

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

22.1.1 the Borrower is required to execute and do under this Deed; or

22.1.2 any attorney deems proper or desirable in exercising any of the rights, powers, authorities and discretions conferred by this Deed or by law on the Security Provider, any Receiver or any Delegate.

22.2 RATIFICATION OF ACTS OF ATTORNEYS

The Borrower ratifies and confirms, and agrees to ratify and confirm, anything that any of its attorneys may do in the proper and lawful exercise, or purported exercise, of all or any of the rights, powers, authorities and discretions referred to in clause 22.1.

23. RELEASE

23.1 Subject to clause 30.3, on the expiry of the Security Period (but not otherwise), the Security Provider shall, at the request and cost of the Borrower, take whatever action is necessary to:

23.1.1 release the Secured Assets from the security constituted by this Deed; and

23.1.2 reassign the Secured Assets to the Borrower.

24. ASSIGNMENT AND TRANSFER

24.1 ASSIGNMENT BY SECURITY PROVIDER

24.1.1 At any time, without the consent of the Borrower, the Security Provider may assign or transfer any or all of its rights and obligations under this Deed.

24.1.2 The Security Provider may disclose to any actual or proposed assignee or transferee any information in its possession that relates to the Borrower, the Secured Assets and this Deed that the Security Provider considers appropriate.

24.2 ASSIGNMENT BY BORROWER

The Borrower may, with the consent of the Security Provider, assign or subcontract any or all of its rights and obligations under this agreement to a member of its Group.

25. SET-OFF

25.1 SECURITY PROVIDER'S RIGHT OF SET-OFF

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

25.2 NO OBLIGATION TO SET OFF

The Security Provider is not obliged to exercise its rights under clause 25.1. If, however, it does exercise those rights it must promptly notify the Borrower of the set-off that has been made.

26. AMENDMENTS, WAIVERS AND CONSENTS

26.1 AMENDMENTS

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

26.2 WAIVERS AND CONSENTS

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

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

26.3 RIGHTS AND REMEDIES

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

27. SEVERANCE

27.1 SEVERANCE

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

28. COUNTERPARTS

28.1 COUNTERPARTS

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

29. THIRD PARTY RIGHTS

29.1 THIRD PARTY RIGHTS

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

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

30. FURTHER PROVISIONS

30.1 INDEPENDENT SECURITY

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

30.2 CONTINUING SECURITY

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

30.3 DISCHARGE CONDITIONAL

Any release, discharge or settlement between the Borrower and the Security Provider shall be deemed conditional on no payment or security received by the Security Provider in respect of the Secured Liabilities being avoided, reduced or ordered to be refunded pursuant to any law relating to insolvency, bankruptcy, winding-up, administration, receivership or otherwise. Despite any such release, discharge or settlement:

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

30.3.2 the Security Provider may recover the value or amount of such security or payment from the Borrower subsequently as if the release, discharge or settlement had not occurred.

30.4 CERTIFICATES

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

30.5 CONSOLIDATION

The restriction on the right of consolidation contained in section 17 of the 1881 Act shall not apply to this Deed.

31. NOTICES

31.1 DELIVERY

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

31.1.1 in writing;

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

31.1.3 sent to:

(a) the Borrower at:

5-7 Dellmount Avenue, Bangor, Down BT20 4TZ Fax: [NUMBER]

Attention: [♦]

(b) the Security Provider at:

5-7 Dellmount Avenue, Bangor, Down BT20 4TZ Fax: [NUMBER]

Attention: [NAME]

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

31.2 RECEIPT BY BORROWER

Any notice or other communication that the Security Provider gives to the Borrower shall be deemed to have been received:

31.2.1 if delivered by hand, at the time it is left at the relevant address;

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

31.2.3 if sent by fax, when received in legible form.

A notice or other communication given as described in clause 31.2.1 or clause 31.2.3 on a day that is not a Business Day, or after normal business hours, in the place it is received, shall be deemed to have been received on the next Business Day.

31.3 RECEIPT BY SECURITY PROVIDER

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

31.4 SERVICE OF PROCEEDINGS

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

31.5 NO NOTICE BY E-MAIL

A notice or other communication given under or in connection with this Deed is not valid if sent by e-mail.

32. GOVERNING LAW AND JURISDICTION

32.1 GOVERNING LAW

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

32.2 JURISDICTION

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

32.3 OTHER SERVICE

The Borrower irrevocably consents to any process in any legal action or proceedings under clause 32.2 being served on it in accordance with the provisions of this Deed relating to service of notices. Nothing contained in this Deed shall affect the right to serve process in any other manner permitted by law.

THIS AGREEMENT has been entered into as a deed on the date stated at the beginning of it.

SCHEDULE 1

PROPERTY

PART 1

UNREGISTERED PROPERTY

(A)

None specifically mortgaged at the date of execution

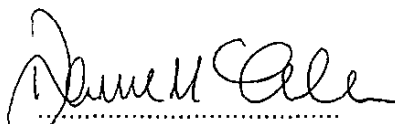
(B)

None specifically mortgaged at the date of execution

SCHEDULE 2
RELEVANT AGREEMENTS

None at the date of this document.

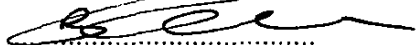
Executed as a deed by **McALORUM**
CONSTRUCTION LIMITED acting by



[SIGNATURE OF DIRECTOR]

Director

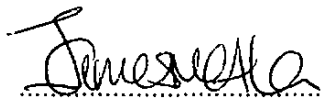
, a director, in the presence of:



SIGNATURE OF WITNESS

NAME, ADDRESS AND
OCCUPATION OF WITNESS
Bernie McPadden
42 Victoria Gdns,
Donaghadee
Bookkeeper

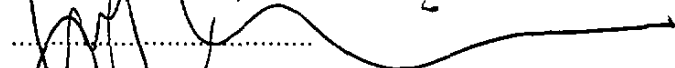
Executed as a deed by
BALLYMAGEE INVESTMENT
COMPANY LIMITED acting by



[SIGNATURE OF DIRECTOR]

Director

, a director, in the presence of:



SIGNATURE OF WITNESS

NAME, ADDRESS AND
OCCUPATION OF WITNESS