

# M

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legibly, preferably  
in black type, or  
bold block lettering

\*insert full name  
of Company

## COMPANIES FORM No. 395

### Particulars of a mortgage or charge

# 395

A fee of £13 is payable to Companies House in respect  
of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies  
(Address overleaf - Note 6)

For official use

Company number

214743/52

117

03657564

Name of company

\* **METTIS GROUP LIMITED** whose registered office is at Windsor Road, Redditch,  
Worcestershire, B97 6EF (the "Company")

Date of creation of the charge

19 December 2008

Description of the instrument (if any) creating or evidencing the charge (note 2)

Full Form Debenture between (1) the Company and (2) Leumi ABL Limited (the  
"Debenture")

Amount secured by the mortgage or charge

The Secured Monies, which are at the date of the Debenture or shall be due, owing and payable to Leumi, in accordance with the terms of the transaction, security, instrument or other obligation giving rise to the Company's indebtedness to Leumi, including those under the Agreement and to discharge all obligations and liabilities, whether actual, accruing or contingent, now or in the future due, owing or incurred to Leumi by the Company, in whatever currency denominated and on whatever account and howsoever arising, whether alone or jointly and in whatever style, name or form and whether as principal or surety.

Names and addresses of the mortgagees or persons entitled to the charge

**LEUMI ABL LIMITED** (Company Number 00620951) whose registered office is at 126 Dyke Road, Brighton, East Sussex ("Leumi")

Postcode BN1 3TE

Presenter's name address and  
reference (if any):

Hammonds LLP  
7 Devonshire Square  
London  
EC2M 4YH

JXT1/LEU.006-0066

Time critical reference

For official Use (02/06)  
Mortgage Section

Post room

TUESDAY



\*ATFS5630\*

A28

30/12/2008

25

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

Under Clause 4.1 of the Debenture, as security for the payment of the Secured Monies, the Company with full title guarantee at the date of the Debenture gives the following mortgages and charges in Leumi's favour, namely:

- (a) a legal mortgage on the Properties (if any) specified in Schedule 2 of the Debenture;
- (b) a legal mortgage on all Properties (other than any Properties specified in Schedule 2 of the Debenture) at the date of the Debenture owned by the Company or in which the Company has an interest;

(Please see Addendum 4/4)

Please do not write in this margin

Please complete legibly, preferably in black type, or bold block lettering

*C&F*

Particulars as to commission allowance or discount (note 3)

None.

Signed

*Hammonds LLP*

Date

*28/12/2008*

On behalf of ~~XXXXXX~~ [mortgagee/chargee] †

A fee is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

† delete as appropriate

Notes

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the Registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage", or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
  - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
  - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 5 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders must be made payable to Companies House.
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF14 3UZ

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## Addendum 1/4

1. Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

## Addendum 2/4

2. Amount due or owing on the mortgage or charge (continued)

## Addendum 3/4

3. Names, addresses and descriptions of the mortgages or persons entitled to the charge (continued)

## Addendum 4/4

4. Short particulars of all the property mortgaged or charged (continued)

(c) a fixed charge on all of the following assets, whether at the date of the Debenture or in future belonging to the Company:

- (i) the freehold and leasehold properties of the Company not effectively mortgaged under clauses 4.1(a) and 4.1(b) of the Debenture including such as may hereafter be acquired;
- (ii) all fixtures and fittings (including trade fixtures and fittings) and fixed plant and machinery in, on or attached to the property subject to the legal mortgages under clauses 4.1(a) and 4.1(b) of the Debenture and all spare parts, replacements, modifications and additions for or to the same;
- (iii) any other freehold and leasehold property which the Company shall own together with all fixtures and fittings (including trade fixtures and fittings) and fixed plant and machinery in, on or attached to such property and all spare parts, replacements, modifications and additions for or to the same;
- (iv) all Equipment (if any) listed in Schedule 4 of the Debenture and the benefit of all contracts and warranties relating to the same;
- (v) all Equipment, (other than Equipment specified in Schedule 4 of the Debenture), and the benefit of all contracts and warranties relating to the same;
- (vi) all the Company's goodwill, unpaid and/or uncalled capital;
- (vii) all the Company's Intellectual Property;
- (viii) all the Company's Securities;
- (ix) all loan capital, indebtedness or liabilities on any account or in any manner owing to the

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Company from any Subsidiary of the Company or a member of the Company's Group;

- (x) all amounts realised by an administrator or liquidator of the Company', upon enforcement or execution of any order of the Court under Part IV of the Insolvency Act 1986

(d) a fixed charge upon all or any of the following assets, whether now in existence or coming into existence in the future:

- (i) all documents of title to any item of property which at any time and for any purpose has been or may be deposited with Leumi;
- (ii) the assets mentioned in the title documents referred to in the immediately preceding sub-paragraph;
- (iii) any account in the Company's name under Leumi's control or operated in accordance with Leumi's directions.

(e) a fixed charge on all the Company's Non-Vesting Receivables, present and future;

(f) a fixed charge on the Company's Other Receivables, present and future.

By Clause 4.2 of the Debenture, the Company, with full title guarantee, thereby charge to Leumi by way of first floating charge as a continuing security for the payment and discharge of the Secured Monies the Company's undertaking and all the Company's property, assets and rights whatsoever and wheresoever both present and future other than any property or assets from time to time effectively charged by way of legal mortgage or fixed charge or assignment pursuant to clauses 4.1(a) to 4.1(f) of the Debenture or otherwise pursuant to the Debenture but including (without limitation and whether or not so effectively charged) any of your property and assets situated in Scotland.

By Clause 5.1 of the Debenture, the Company:

- (a) will deal with the Non-Vesting Receivables and their Associated Rights as if they were Receivables and their Associated Rights purchased by Leumi under the Agreement and in particular will not bank or deal with Remittances in respect of them except by dealing with them in accordance with the Agreement;
- (b) will not sell, transfer, lease, licence or dispose of the Mortgaged Property subject to the floating charges therein, except by way of sale at full value in the ordinary course of its business now being carried on or otherwise permitted under the Agreement;
- (c) will not sell, transfer, lease, license or dispose of the Mortgaged Property subject to the fixed charges herein without Leumi's prior written consent but such restriction shall not prohibit the disposal of an asset (other than freehold or leasehold property) for the purpose of its immediate replacement, modification, repair and/or maintenance or otherwise permitted under the Agreement;
- (d) will collect the Company's Other Receivables in the ordinary course of the Company's business as agent for Leumi in a proper and efficient manner and pay into such account as Leumi may from time to time specify all moneys which the Company may receive in respect of the Other Receivables forthwith on receipt, the Company acknowledges that the Company may not, without Leumi's prior written consent, withdraw any such moneys from such account or compromise, compound, vary, discharge, postpone or release any of the Other Receivables or waive the Company's right of action in connection therewith or do or omit to do anything which may delay or prejudice the full recovery thereof;

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- (e) in addition to any other restrictions contained in clause 5.1 of the Debenture will only deal with the Equipment subject to the charge contained in clause 4.1(c)(iv) of the Debenture on the following terms:
- (i) will not dispose, lease or otherwise deal with such Equipment until the Company has applied for Leumi's consent in the form set out in Part 1 of Schedule 5 of the Debenture, and received consent in the form set out in Part 2 of Schedule 5 of the Debenture; and
  - (ii) will pay any monies received from the disposition, leasing or other dealing permitted by us in accordance with paragraph (a) above into such bank account under Leumi's control as Leumi may specify or as otherwise directed by Leumi;
- (g) will not, charge, sell, discount, factor, dispose of or, except in accordance with the Debenture, otherwise deal with the Company's Other Receivables unless the Company has Leumi's prior written consent; and
- (u) will not reduce your issued share capital, nor write off or release any part of such capital which is uncalled.

By clause 6.1 of the Debenture, the Company:

- (a) will carry on the Company's business in a proper and efficient manner and will not make any material alteration to the Company's business, constituting a change from that carried on at the date of the Debenture;
- (b) will observe and perform all the lessee's covenants in any lease under which any of the Mortgaged Property may be held in all material respects and will take no action which might lead to such lease being surrendered or forfeited;
- (c) will not exercise the powers of leasing or accepting surrenders of leases, conferred on a mortgagee in possession by Sections 99 and 100 of the Law & Property Act 1925, or any other powers of leasing or accepting surrenders of leases, without our prior written consent (which shall not be unreasonably withheld);
- (d) will not do or allow anything to be done on the Company's freehold or leasehold property which shall be treated as a development or a change of use within the meaning of the Town and Country Planning Acts unless Leumi's prior written consent has been obtained, such consent not to be unreasonably withheld or delayed;
- (e) will not infringe the Town and Country Planning Acts in any way which prejudices our security over the Mortgaged Property;
- (f) will not permit any person to become entitled to any proprietary right or interest which might affect the value of the assets subject to the fixed charges herein.

By Clause 7.1 of the Debenture, the Company will at the Company's cost promptly sign, seal, execute, deliver and perfect all deeds and instruments and do all such other acts and things as Leumi or any Receiver appointed thereunder may reasonably require in order to perfect or enforce this security or to use the powers given to each of them in the Debenture or to enforce the Company's obligations and/or Leumi's rights under the Debenture.

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## Definitions:

**"Administrator"** - means any person appointed under Schedule B1 of the Insolvency Act 1986 to manage the Company's affairs, business and property.

**"Agreement"** - means any receivable finance agreement or other agreement for the sale and purchase of Receivables and/or any other type of agreement between the Company and Leumi (including without limitation the agreements, details of which are set out in Schedule 1 to the Debenture) from time to time, and any amendments or alterations to it or them and any replacements for or supplements to the same, from time to time.

**"Associated Rights"** - has the same meaning as in the Agreement.

**"Business Day"** - means a day (other than Saturday or Sunday) on which commercial banks are open for general business in London.

**"Encumbrance"** - means any mortgage, charge, pledge, lien, assignment, hypothecation, security interest, title retention, flawed asset agreement, preferential right, trust arrangement or other security arrangement, whether by law or agreement, or any right conferring a priority of payment.

**"Enforcement Date"** - means the date on which:

- (a) Leumi receives from any person notice of intention to appoint an Administrator;
- (b) the Company requests Leumi to appoint an Administrator or any Receiver;
- (c) a petition is filed for the appointment of an Administrator in respect of the Company;
- (d) an application is made for the appointment of an Administrator in respect of the Company;
- (e) an application is made for an administration order in respect of the Company;
- (f) an Administrator is appointed in relation to the Company; or
- (g) a winding up order has been made or a resolution for winding up has been passed or a provisional liquidator has been appointed in respect of the Company.

**"Environmental Laws"** - means all laws, directions and regulations and all codes of practice, circulars and guidance notes issued by any competent authority or agency (whether in the United Kingdom or elsewhere and whether or not having the force of law) concerning the protection of the environment or human health, including without limitation the conservation of natural resources, the production, storage, transportation, treatment, recycling or disposal of any waste or any noxious, offensive or dangerous substance or the liability of any person, whether civil or criminal, for any damage to or pollution of the environment or the rectification thereof or any related matters.

**"Environmental Licence"** - means any permit, licence, authorisation, consent or other approval required by any Environmental Law.

**"Equipment"** - means machinery, equipment, furniture, furnishings, fittings and fixtures and other tangible personal property (other than Inventory), including, without limitation, data processing hardware and software, motor vehicles, aircraft, dies, tools, jigs and office equipment, together with all present and future additions thereto, replacements or upgrades thereof, components and auxiliary parts and supplies used or to be used in connection therewith and all substitutes for any of the foregoing, and all manuals, drawings, instructions, warranties and rights with respect thereto wherever any of the foregoing is located and any other asset which would be treated as a fixed asset under GAAP.

**"Event of Default"** - means in relation to the Company - any event set out in clause 8.1 of the Debenture;

**"Fixtures"** - means, in relation to a Property, all fixtures and fittings (including trade fixtures and fittings), fixed plant

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and machinery and other items attached to that property, whether or not constituting a fixture at law.

**"GAAP"** - means accounting principles and practices which are for the time being generally acceptable in the United Kingdom.

**"Group"** – means in relation to any company, that company, its Subsidiaries, its holding company (as defined in Section 736 of the Companies Act 1985) and the Subsidiaries of that holding company.

**"Insolvent"** – means the happening of any of the following events in relation to the Company:

- (a) a distress or execution being levied on or issued against any of the Mortgaged Property;
- (b) entering or seeking to enter into any formal scheme of arrangement of the Company's affairs or composition in satisfaction of the Company's debts with the Company's creditors in accordance with the Insolvency Act 1986;
- (c) the Company taking any action for the Company's winding up, dissolution or re-organisation (otherwise than for the purposes of an amalgamation or reconstruction while solvent on terms previously approved in writing by Leumi) or for the appointment of a Receiver, Administrative Receiver, Administrator, trustee or similar officer to or in respect of all or any part of the Company's revenue or assets;
- (d) a petition being presented or an order being made for the Company's winding up;
- (e) an administration order being made or applied for;
- (f) a court application being made for the appointment of a Receiver or such a Receiver being appointed;
- (g) a notice of intention to appoint an Administrator being given by an person or an Administrator being appointed;
- (h) a meeting of creditors being called for the Company's winding up or for any other purpose referred to in the Insolvency Act 1986;
- (i) a statutory demand under the Insolvency Act 1986 being served;
- (j) an encumbrancer taking possession of any part of the Company's undertaking or property;
- (k) entering into any informal arrangement or composition with or for the benefit of the Company's general body of creditors;
- (l) being unable to pay the Company's debts as they become due;
- (m) being deemed insolvent under the Insolvency Act 1986;
- (n) taking any steps towards a Moratorium.

**"Intellectual Property"** – means all patents (including applications, improvements, prolongations, extensions and right to apply therefor) designs (whether registered or unregistered) copyrights, design rights, trade marks and service marks (whether registered or unregistered) utility models, trade and business names, know-how, formulae, inventions, confidential information, trade secrets and computer software programs and systems (including the benefit of any licences or consents relating to any of the above) and all fees, royalties or other rights derived therefrom or incidental thereto in any part of the world.

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"LLP" has the same meaning as in the Agreement.

"**Moratorium**" – means a moratorium coming into effect pursuant to Schedule A1 of the Insolvency Act 1986 or pursuant to paragraph 1A of Schedule 1 to the Insolvent Partnerships Order 1994.

"**Mortgaged Property**" – means the subject matter of the mortgages and charges (or any part of them, if the context so allows) created by this deed and set out at clause 4.

"**Non Vesting Receivables**" – means all or any Receivables purchased or purported to be purchased by Leumi pursuant to the Agreement but which fail to vest absolutely and effectively in Leumi for any reason, together with the Associated Rights to such Receivables.

"**Other Receivables**" - all sums due and owing or accruing due and owing to the Company whether or not on account of the Company's trading both present and future except:

- (a) Non-Vesting Receivables; and
- (b) any Receivables whilst they remain absolutely and effectively vested in or held on trust for Leumi under the Agreement and whether such vesting results from a legal or equitable assignment.

"**Partner**" has the same meaning as in the Agreement and "**Partners**" shall be construed accordingly.

"**Property**" - means including freehold and leasehold property wherever situate (other than any heritable property in Scotland), and includes all liens, charges, options, agreements, rights and interests in or over such property or the proceeds of sale of such property and all buildings and Fixtures thereon and all rights, easements and privileges appurtenant to, or benefiting, the same and "**Properties**" means all or any of the same, as the context requires.

"**Receivables**" - has the same meaning as in the Agreement.

"**Receiver**" - includes a receiver and/or manager not being an **administrative receiver** (as defined in Section 29(2) of the Insolvency Act 1986) of the Receivership Property.

"**Receivership Property**" – means such part or parts of the Mortgaged Property not being the whole or substantially the whole of your property and assets within the meaning of section 29(2) of the Insolvency Act 1986.

"**Remittances**" – means cash, cheques, bills of exchange, negotiable and non-negotiable instruments, letters of credit, orders, drafts, promissory notes, electronic payments and any other instruments, methods or forms of payment or engagement.

"**Secured Liabilities**" – means both the Secured Monies and the obligations and liabilities in clause 3.1 of the Debenture.

"**Secured Monies**" – means all the monies which at the date of the Debenture or at any time in future may be owing due and/or payable (but remaining unpaid) by the Company to Leumi in any manner and for any reason on any account; Secured Monies include all such monies due by the Company, either alone or jointly with any other person or on any partnership account (even though the whole of any part of such monies is represented or secured by any mortgages, guarantees, trust receipts, bills of exchange, leasing, hire or conditional sale agreements, assignments, agreements for discounting or factoring of Receivables or any other agreements or securities) and whether or not any of them have or has fallen due or become payable and whether or not default shall have been made in respect thereof; Secured Monies also means any of the following items, whether now or in the future:

- (a) all monies due or payable under the Agreement (if any) or by virtue of any guarantee or indemnity given by the Company to Leumi;
- (b) all advances which we have made or shall make to the Company;



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- (c) any indebtedness now or hereafter to be incurred by Leumi for the Company or at the Company's request, including all monies which Leumi shall pay or become liable to pay for or on account of the Company or any other person at the Company's request or order or under the Company's authority, either alone or jointly with any other person and whether or not by any of the following:
- (i) Leumi making direct advances; or
  - (ii) Leumi drawing, accepting, endorsing, paying or discounting any Remittance; or
  - (iii) Leumi entering into any bond, guarantee, indemnity or letter of credit; or
  - (iv) Leumi confirming orders; or
  - (v) Leumi otherwise accepting any other liability for the Company or on the Company's behalf;
- (d) all monies which Leumi can charge to the Company and all costs charges and expenses incurred by Leumi following default in payment of any such monies or of breach by the Company of any of the provisions of the Debenture.
- (e) the charges of surveyors and/or solicitors instructed by Leumi in connection with any part of the Mortgaged Property.
- (f) all costs and charges and expenses which Leumi may from time to time incur in:
- (i) stamping, perfecting, registering or enforcing the Debenture; or
  - (ii) the negotiations for the preparation and execution of the Debenture, and the Agreement or any guarantee, indemnity, priority arrangement, waiver or consent in respect of them; or
  - (iii) obtaining payment or discharge of Secured Monies; or
  - (iv) paying any rent, rates, taxes or outgoings for the Mortgaged Property; or
  - (v) insuring, repairing, maintaining, managing or realising any part of the Mortgaged Property; or
  - (vi) the preservation or exercise of any rights under or in connection with the Debenture or any attempt to do so; or
  - (vii) giving a discharge or release of the Debenture; or
  - (viii) dealing with or obtaining advice about any other matter or question arising out of or in connection with the Debenture with the intention that Leumi shall be afforded a full complete and unlimited indemnity against all costs, charges and expenses paid or incurred by it and whether arising directly or indirectly in respect of the Debenture or of any other security held by Leumi for the Secured Monies;
- (g) all monies expended by any attorney appointed under clause 7.3 of the Debenture in exercising his powers;
- (h) interest on all monies due and owing to Leumi at such rate as may from time to time be payable pursuant to any agreement or arrangement relating thereto.

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person and includes all allotments, rights, benefits and advantages whatsoever at any time accruing, offered or arising in respect of or incidental to the same and all money or property offered at any time by way of dividend, conversion, redemption, bonus, preference, option or otherwise in respect thereof.

**"Subsidiary"** - means

- (a) a subsidiary within the meaning of Section 736 of the Companies Act 1985; and
- (b) unless the context otherwise requires, a subsidiary undertaking within the meaning of Sections 1161 and 1162 of the Companies Act 2006.

**"Termination Event"** means the same meaning as in the Agreement.



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

**Pursuant to section 401(2) of the Companies Act 1985**

**COMPANY NO. 3657564  
CHARGE NO. 17**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A FULL FORM DEBENTURE DATED  
19 DECEMBER 2008 AND CREATED BY METTIS GROUP  
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME  
DUE FROM THE COMPANY TO LEUMI ABL LIMITED (LEUMI)  
UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT  
CREATING OR EVIDENCING THE CHARGE WAS REGISTERED  
PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT  
1985 ON THE 30 DECEMBER 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 31 DECEMBER  
2008

PO  
[Signature]



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES