



**Registration of a Charge**

Company name: **HC-ONE LIMITED**

Company number: **07712656**

Received for Electronic Filing: **23/12/2020**



X9KHOGC1

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**Details of Charge**

Date of creation: **16/12/2020**

Charge code: **0771 2656 0124**

Persons entitled: **MOUNT STREET MORTGAGE SERVICING LIMITED (AS SECURITY TRUSTEE FOR THE SECURED PARTIES (AS DEFINED IN THE INSTRUMENT))**

Brief description: **THE PROPERTY AS DESCRIBED AT SCHEDULE 1 TO THE INSTRUMENT, INCLUDING BUT NOT LIMITED TO, THE LEASEHOLD PROPERTY WITH ADDRESS BURNHOLME CARE HOME, BAD BARGAIN LANE, YORK, NORTH YORKSHIRE YO31 0GW. FOR MORE INFORMATION, PLEASE REFER TO THE INSTRUMENT.**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

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

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**Authentication of Instrument**

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

Certified by: **CATHERINE ADAMS**



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

Company number: 7712656

Charge code: 0771 2656 0124

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th December 2020 and created by HC-ONE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd December 2020 .

Given at Companies House, Cardiff on 30th December 2020

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



**Companies House**



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

**DATED 16 DECEMBER 2020**

**(1) HC-ONE LIMITED**  
as Chargor

**(2) MOUNT STREET MORTGAGE SERVICING LIMITED**  
as Security Agent

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**SECURITY AGREEMENT**

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**Dechert**  
LLP

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THIS DEED is dated 16 December 2020 and is made

**BETWEEN:**

- (1) **HC-ONE LIMITED**, a private limited liability company incorporated in England and Wales, with registered number 07712656 and whose registered office is at Southgate House, Archer Street, Darlington, DL3 6AH ("the "**Chargor**"); and
- (2) **MOUNT STREET MORTGAGE SERVICING LIMITED**, as security trustee for the Secured Parties (the "**Security Agent**"),

(together the "**Parties**" and each a "**Party**").

**RECITALS:**

- (A) FC Skyfall BidCo Limited (the "**Company**"), Sculptor HC Investments S.à r.l. and Citibank, N.A., London Branch as original lenders and the Security Agent (as agent and security agent), amongst others, entered into a £286,800,000 facility agreement dated 28 June 2017 as amended by a deed of amendment dated 18 October 2017 and as further amended by a deed of amendment dated 5 April 2019 (the "**Facility Agreement**") in order to enable, among, other obligors, the Company to apply the amounts borrowed thereunder towards the purposes set out therein.
- (B) The Chargor has notified the Agent of its intention to complete the York New Build Lease and the York New Build Care Contract. It is a condition to completing the York New Build Lease and the York New Build Care Contract that the Chargor enters into this Deed.
- (C) This Deed is the York New Build Security Agreement for the purpose of clause 22.27 (*York New Build Property*) and Schedule 23 (*York New Build Conditions Precedent*) of the Facility Agreement.
- (D) The Security created by this Deed is first ranking and takes priority over any other Security Interest created over the Charged Assets.
- (E) It is intended that this document takes effect as a deed notwithstanding the fact that a Party may only execute this document under hand.

**IT IS AGREED AND THIS DEED PROVIDES as follows:**

**1. DEFINITIONS AND INTERPRETATION**

- 1.1 Unless otherwise defined in this Deed, capitalised terms used in the Facility Agreement have the same meaning in this Deed. In addition, the following words and expressions have the following meanings:

"**Administrator**" means any person or persons for the time being acting as administrator of the Chargor pursuant to the provisions of the Insolvency Act.

"**Assets**" means property, assets, rights, revenues, income, uncalled capital, licences, business and undertakings and any interest therein, in each case whatsoever and wheresoever situate, present and future.

"**Charged Assets**" means all Assets from time to time subject or expressed or intended to be subject to the Security (whether fixed or floating) under or pursuant to this Deed, and "**Charged Assets**" includes any part of any of them and any right, title, interest or benefit therein or in respect thereof.

"**Credit Claim**" means a credit claim within the meaning of the Financial Collateral Arrangements (No.2) Regulations 2003.

"**Delegate**" means a delegate or sub delegate appointed pursuant to Clause 12.5 (*The Security Agent's Rights*).

"**Enforcement Event**" means any time when an Event of Default is continuing.

"**Fixtures**" means fixtures, fittings and fixed plant, machinery and equipment (including trade fixtures and fittings) owned by the Chargor.

"**Insolvency Act**" means the Insolvency Act 1986.

"**Insolvency Rules**" means the Insolvency (England and Wales) Rules 2016 (S.I. 2016/1024).

"**Law of Property Act**" means the Law of Property Act 1925.

"**Proceedings**" means any proceedings, suits or actions arising out of or in connection with any Disputes or otherwise arising out of or in connection with this Deed (including regarding its existence, validity or termination).

"**Property**" means the leasehold property listed in Schedule 1 (*The Property*) in the column headed "Lease Description" and any reference to "Property" includes a reference to all rights from time to time attached or appurtenant thereto and all buildings and Fixtures from time to time therein or thereon.

"**Real Property**" means freehold, heritable or leasehold property in England and Wales or Scotland and any other land or buildings anywhere in the world, any estate or interest therein and any reference to "Real Property" includes a reference to all rights from time to time attached or appurtenant thereto and all buildings and Fixtures from time to time therein or thereon.

"**Receiver**" means a receiver appointed under this Deed or pursuant to any applicable law, and includes more than one such receiver and any substituted receiver and an administrative receiver so appointed as defined in Section 251 of the Insolvency Act.

"**Security**" means any or all of the Security Interests created or expressed to be created, or which may at any time hereafter be created, by or pursuant to this Deed.

"**Security Interest**" means any mortgage or sub-mortgage, standard security, fixed or floating charge or sub-charge, pledge, lien, assignment or assignation by way of security or subject to a proviso for redemption, encumbrance, hypothecation, retention of title, or other security interest whatsoever howsoever created or arising and its equivalent or analogue whatever called in any other jurisdiction, and any agreement or arrangement having substantially the same economic or financial effect as any of the foregoing (including any "hold back" or "flawed asset" arrangement).

1.2 In this Deed:

- (a) the rules of interpretation contained in clauses 1.2 (*Construction*) to 1.3 (*Scottish Terms*) (inclusive) and 1.6 (*Currency symbols and definitions*) of the Facility Agreement shall apply to this Deed as though they were set out in full in this Deed except that references to the Facility Agreement will be construed as references to this Deed;

- (b) any reference to the "Security Agent", the "Chargor" or any "Party" or any other person shall be construed so as to include its successors in title, permitted assigns and any permitted transferees to, or of, its rights and/or obligations under the Finance Documents;
  - (c) references in this Deed to any Clause or Schedule shall be to a clause or schedule contained in this Deed;
  - (d) references to the Facility Agreement shall continue to apply to this Deed irrespective of whether or not the Facility Agreement is in full force and effect or otherwise outstanding and/or whether or not all of the amounts outstanding under the Facility Agreement have been repaid in full and/or the Total Commitments have been reduced to zero and
  - (e) if the Security Agent (acting reasonably) considers that an amount paid to it under a Finance Document is capable of being avoided or otherwise set aside on the liquidation or administration of the payer or otherwise, then that amount will not be considered to have been irrevocably paid for the purposes of this Deed.
- 1.3 The undertakings and other obligations of the Chargor, the Security Agent or any other person under this Deed shall at all times be read and construed as subject to the provisions of the Facility Agreement which shall prevail in case of any conflict.
- 1.4 For the purpose of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989, this Deed incorporates all the terms of the Facility Agreement and the other Finance Documents.

## **2. TRUST**

The Security Agent shall hold, and hereby declares that it shall hold, the benefit of the Security and the benefit of all representations, warranties, covenants and undertakings under this Deed on trust for the Secured Parties on and subject to the terms of this Deed and the Finance Documents and the Chargor hereby acknowledges such trusts.

## **3. COVENANT TO PAY**

### **3.1 Covenant to Pay**

The Chargor covenants with the Security Agent duly and punctually to pay or discharge all Secured Liabilities which may from time to time be or become due, owing, incurred or payable by the Chargor (whether as principal or surety and whether or not jointly with another) at the times when, and in the currency and in the manner in which, they are expressed to be due, owing, incurred or payable.

### **3.2 Interest on Demands**

If the Chargor fails to pay any sum on the due date for payment of that sum the Chargor shall pay interest on any such sum from the due date until the date of payment and such amount of interest shall be determined in accordance with the provisions of clause 8.4 (*Default interest*) of the Facility Agreement.

## **4. SECURITY**

### **4.1 Property**



The Chargor hereby charges by way of first legal mortgage to and in favour of the Security Agent for the payment and discharge of the Secured Liabilities all its rights, title, interest and benefit from time to time, present and future, in and under each of the following:

- (a) by way of first legal mortgage, the Property; and
- (b) by way of first fixed charge, the Property to the extent not charged by 4.1(a) above.

#### 4.2 Full Title Guarantee

Each mortgage, assignment, charge or other disposition in favour of the Security Agent referred to in the previous provisions of this Clause is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.

### 5. RELEASE OF SECURITY

5.1 On the irrevocable and unconditional payment or discharge in full of all of the Secured Liabilities, the Security Agent, at the request and cost of the Chargor without recourse to any representation or warranty by any Secured Party or any of its nominees, shall release the Charged Assets from the Security, cancel and discharge the Security and reconvey, reassign or retransfer (as applicable) to or to the order of the Chargor any Charged Assets assigned by the Chargor to the Security Agent (and do all such things and execute all documents as may reasonably be necessary to give effect to such release, cancellation, discharge, conveyance, reassignment and/or retransfer and, promptly following such actions, deliver to the Chargor all title documents, certificates and other documents deposited with the Security Agent in connection with Charged Assets).

5.2 If the Security Agent considers that any amount paid or credited to it is capable of being avoided or reduced by virtue of any bankruptcy, insolvency, liquidation or similar laws, the liability of the Chargor under this Deed and the Security shall continue and such amount shall not be considered to have been irrevocably paid.

5.3 Clause 29.29 (*Release of Security*) of the Facility Agreement shall apply mutatis mutandis to this Deed.

### 6. REPRESENTATIONS AND WARRANTIES

6.1 The Chargor represents and warrants to the Security Agent on the date of this Deed that:

- (a) **Accuracy of information:** As at the date of this Deed, Schedule 1 (*THE PROPERTY*) correctly identifies all of the Real Property in which it has any interest.
- (b) **Ownership:** In respect of the Assets expressed to be mortgaged, assigned or charged by it under this Deed, it:
  - (i) (subject to registration of the lease of the Property under the Land Registration Act 2002), is the absolute sole legal and beneficial owner of its Assets; and
  - (ii) has good and marketable title to its Assets,

in each case, subject to any other Security permitted by clause 22.3 (*Negative pledge*) of the Facility Agreement; and

- (c) **No prejudicial action taken:** It has taken no action or steps to prejudice its rights, title or interest in, to or under any of the Charged Assets.
- 6.2 Each of the representations and warranties in Clause 6.1 above are deemed to be made by the Chargor by reference to the facts and circumstances then existing on the date of this Deed and on the first day of each Interest Period.

**7. COVENANTS RELATING TO ASSETS – PERFECTION, RESTRICTIONS ON DEALINGS, PROTECTION**

7.1 Without prejudice to Clause 11 (*Further Assurances, Power of Attorney, Etc.*), the Chargor's risk and to the order of the Security Agent, the Chargor shall, immediately after execution of this Deed or, if later, promptly upon receipt by it or on its behalf or for its account, by way of security for the Secured Liabilities deliver to the Security Agent (or any person nominated by the Security Agent to hold the same on its behalf including any solicitors), who shall be entitled to hold and retain them at the Chargor's risk during the subsistence of the Security, all title deeds, documents of title, certificates and other documents constituting or evidencing title to the Property unless:

- (a) The Chargor is required to produce such title deeds, documents of title, certificates and other documents constituting or evidencing title to the Property pursuant to the any Transaction Document; or
- (b) the Security Agent otherwise agrees that such title deeds, documents of title, certificates and other documents constituting or evidencing title to the Property may be retained by the Chargor.

**7.2 Assets and Security Generally**

In addition and without prejudice to any other provisions of this Deed, the Chargor shall:

- (a) take all action available to it (including making all filings and registrations) necessary for the creation, perfection, preservation, protection or maintenance of the Security created by it;
- (b) at all times take all proper steps available to it to preserve and otherwise protect the Charged Assets and maintain all necessary registrations, leases, licences, authorisations and consents to enable it to enforce its rights in, to and under the Charged Assets, and not take or omit to take any action the taking or omission of which may have a material adverse effect on the Chargor's goodwill, other than as expressly permitted under the Facility Agreement; and
- (c) not do or suffer to be done anything which could prejudice any of the Security or its priority or the position of the Security Agent under this Deed.

**7.3 Property**

In addition and without prejudice to the other provisions of this Clause 7 (*Covenants Relating to Assets – Perfection, Restrictions on Dealings, Protection*) and Clause 11 (*Further Assurances, Power of Attorney, Etc.*), the Chargor hereby irrevocably:

- (a) consents to the registration of a restriction in the Proprietorship Register relating to the title number or numbers under which the Property is registered at HM Land Registry in the following terms:

*"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [●] in favour of Mount Street Mortgage Servicing Limited referred to in the charges register."*

- (b) authorises the Security Agent and/or any solicitors or other agent acting on behalf of the Security Agent to complete, execute on the Chargor's behalf and deliver to HM Land Registry any form (including Land Registry form RX1 and AN1), document or other information requested by HM Land Registry with regard to either or both of the above.

## **8. ENFORCEMENT**

8.1 The Security shall become enforceable immediately at any time upon the occurrence of an Enforcement Event.

8.2 At any time when the Security created by this Deed has become enforceable in accordance with Clause 8.1, the Security Agent may (but shall not be obliged to) enforce all or any part of the Security at such time, on such terms and in such manner as it thinks fit, and take possession of, hold or dispose of all or any part of the Charged Assets, and may (whether or not it has taken possession or appointed a Receiver or Administrator) exercise any rights conferred by the Law of Property Act (as varied or extended by this Deed) on mortgagees or by this Deed or otherwise conferred by law on mortgagees.

8.3 Neither the Security Agent nor any Receiver will be liable by reason of entering into possession of a Charged Asset:

- (a) to account as mortgagee in possession for any loss on realisation in respect of such Charged Asset; or
- (b) for any default or omission for which a mortgagee in possession might be liable.

8.4 In exercising its rights under the foregoing provisions, the Security Agent shall act in accordance with its obligations under the provisos to clause 17.3(i) and clause 17.9(c) of the Facility Agreement.

## **9. CONTINUING SECURITY, OTHER SECURITY, ETC.**

9.1 The Security, covenants, undertakings and provisions contained in or granted pursuant to this Deed shall remain in full force and effect as a continuing security to the Security Agent for the Secured Liabilities and shall not be satisfied, discharged or affected by any intermediate payment or settlement of account of all or part of the Secured Liabilities (whether any Secured Liabilities remain outstanding thereafter) or any other act, event, matter, or thing whatsoever, except the release or discharge by the Security Agent of the Security in accordance with Clause 5 (*Release of Security*).

9.2 The Security is cumulative, in addition to and independent of, and shall neither be merged with nor prejudiced by nor in any way exclude or prejudice, any other Security Interest, guarantee, indemnity, right of recourse or any other right whatsoever which the Security Agent may now or hereafter hold or have (or would apart from this Deed or the Security hold or have) from the Chargor or any other person in respect of any of the Secured Liabilities.

9.3 The restriction on consolidation of mortgages contained in section 93 of the Law of Property Act shall not apply in relation to the Security.

9.4 Without prejudice to Clause 7 (*Covenants Relating to Assets – Perfection, Restrictions on Dealings, Protection*), if there is any Security Interest having priority to the Security in respect of all or any part of the Charged Assets then:

- (a) if any proceedings or steps are being taken to exercise or enforce any powers or remedies conferred by such prior Security Interest against the Charged Assets, the Security Agent or any Receiver may (but without prejudice to any rights the Security Agent or the Receiver may have under statute) redeem such prior Security Interest or procure the transfer thereof to itself, as the case may be, and may settle and pass the accounts of the prior chargee, and any account so settled and passed shall be conclusive and binding on the Chargor and the principal, interest, costs, charges, expenses, losses and liabilities of and incidental to such redemption or transfer shall be paid by the Chargor to the Security Agent or any Receiver, as the case may be, promptly on demand; and
- (b) all the rights conferred by the prior charge upon the chargee or any receiver thereunder shall be exercisable by the Security Agent or any Receiver in like manner as if the same were expressly included herein and the Security Agent shall be entitled to exercise all the rights of a receiver appointed thereunder.

9.5 This Deed shall remain valid and enforceable notwithstanding any change in the name, composition or constitution of the Security Agent or the Chargor or any amalgamation or consolidation by the Security Agent or the Chargor with any other corporation.

## 10. NEGATIVE PLEDGE; DISPOSALS

The Chargor confirms that it is subject to the negative pledge and restriction on disposals set out in clauses 22.3 (*Negative pledge*) and 22.4 (*Disposals*), respectively, of the Facility Agreement.

## 11. FURTHER ASSURANCES, POWER OF ATTORNEY, ETC.

11.1 The covenants below are in addition to and not in substitution for the covenants for further assurance implied in this Deed by virtue of Part 1 of the Law of Property (Miscellaneous Provisions) Act 1994. The Chargor shall promptly upon request by the Security Agent (acting reasonably), at the cost of the Chargor do and execute or procure to be done and executed all acts, deeds, documents and things, in each case in form satisfactory to the Security Agent, the Administrator or the Receiver (as the case may be), and as the Security Agent or the Receiver may specify:

- (a) with a view to perfecting, improving, repairing, preserving or protecting any Security or its priority or otherwise with a view to giving full effect to the provisions of this Deed (including executing and delivering such further or other mortgages, standard securities, assignments, assignations, transfers, charges, notices or other documents, whether to the Security Agent or its nominees or to any other person, in relation to any Charged Assets as the Security Agent (acting reasonably) may specify whether generally or specifically); or
- (b) with a view to facilitating the realisation of the Charged Assets or the exercise, or the proposed exercise, of any of the other rights of the Security Agent or the Receiver (as the case may be).

11.2 The Chargor irrevocably and by way of security appoints the Security Agent and every Receiver jointly and also severally to be its attorney (with full power to appoint substitutes and to sub-delegate, including power to authorise the person so appointed to make further appointments) on behalf of the Chargor and in its name or otherwise, and at such time and

in such manner as the attorney may think fit, to execute, deliver, perfect and do any deed, document, act or thing which the Security Agent or such Receiver (or any such substitute or sub-delegate) may, in its absolute discretion, consider appropriate in connection with this Deed, the Charged Assets or the exercise of any of the rights of the Security Agent or such Receiver, or which the Chargor is obliged to execute or do whether under this Deed or otherwise (including the execution and delivery of mortgages, standard securities, assignments, assignments, transfers or charges or notices or directions in relation to any of the Charged Assets) where, in each case, the Chargor has not promptly done so. Without prejudice to the generality of its right to appoint substitutes and to sub-delegate, the Security Agent may appoint the Receiver as its substitute or sub-delegate, and any person appointed the substitute or sub-delegate of the Security Agent shall, in connection with the exercise of such power of attorney, be the agent of the Chargor. The Chargor acknowledges that such power of attorney is as regards the Security Agent and any Receiver granted irrevocably and for value to secure proprietary interests in and the performance of obligations owed to the respective donees within the meaning of the Powers of Attorney Act 1971.

- 11.3 The Chargor hereby ratifies and confirms and agrees to ratify and confirm whatever any such attorney shall do or purport to do in the exercise or purported exercise of all or any of the rights referred to in this Clause 11 (*Further Assurances, Power of Attorney, Etc.*).
- 11.4 References in Clause 11.1 and Clause 11.2 to the Security Agent or the Receiver shall include references to any Delegate.

## 12. THE SECURITY AGENT'S RIGHTS

- 12.1 The Secured Liabilities shall become due for the purposes of section 101 of the Law of Property Act, and the statutory powers of sale and enforcement and of appointing a Receiver which are conferred on the Security Agent under that Act (as varied and extended by this Deed) and all other rights of a mortgagee conferred by the Law of Property Act shall be deemed to arise, immediately after execution of and in accordance with this Deed.
- 12.2 Section 103 of the Law of Property Act shall not apply to this Deed and, if an Event of Default is continuing, the Security shall become immediately enforceable and the rights conferred by the Law of Property Act and this Deed shall be immediately exercisable by the Security Agent without the restrictions contained in the Law of Property Act.
- 12.3 At any time when the Security created by this Deed has become enforceable in accordance with Clause 8.1, the Security Agent shall, in addition to the powers of leasing and accepting surrenders of leases conferred by section 99 and 100 of the Law of Property Act, have power to make any lease or agreement to lease at a premium or otherwise, accept surrenders of leases and grant options, in each case on any terms and in any manner the Security Agent thinks fit without needing to comply with any restrictions imposed by such sections or otherwise.
- 12.4 In making any sale or other disposal of any Charged Assets or making any acquisition in exercise of their respective rights, the Security Agent or any Receiver may do so for such consideration (including cash, shares, debentures, loan capital or other securities whatsoever, consideration fluctuating according to or dependent on profit or turnover, and consideration whose amount is to be determined by a third party, and whether such consideration is receivable in a lump sum or by instalments) and otherwise on such terms and conditions and in such manner as it thinks fit, and may also grant any option to purchase and effect exchanges.
- 12.5 The Security Agent may at any time delegate to any person either generally or specifically, on such terms and conditions (including power to sub-delegate) and in such manner as the

Security Agent thinks fit, any rights (including the power of attorney) from time to time exercisable by the Security Agent under or in connection with this Deed. No such delegation shall preclude the subsequent exercise by the Security Agent of such right or any subsequent delegation or revocation thereof.

12.6 The Security Agent may, at any time when an Enforcement Event has occurred, without notice to the Chargor and without prejudice to the Security Agent's other rights, and notwithstanding any settlement of account or other matter whatsoever, combine or consolidate all or any of the Chargor's existing accounts (including accounts in the name of the Chargor or the Security Agent or jointly with others) and may set off any Secured Liabilities against any obligation or liability (matured or not and whether actual or contingent) owing by the Security Agent to, or any amount and sum held or received or receivable by it on behalf or to the order of, the Chargor or to which the Chargor is beneficially entitled (such rights extending to the set off or transfer of all or any part of any credit balance on any such account, whether or not then due and whatever the place of payment or booking branch, in or towards satisfaction of any Secured Liabilities). For that purpose, if any of the Secured Liabilities is in a different currency from such obligation, liability, amount or sum (including credit balance), the Security Agent may effect any necessary conversion at its then prevailing spot rates of exchange (as conclusively determined by the Security Agent) and may pay out any additional sum which the UK or any other governmental or regulatory body of any jurisdiction may require the Security Agent to pay in respect of such conversion. The Security Agent may in its absolute discretion estimate the amount of any liability of the Chargor which is unascertained or contingent and set off such estimated amount, and no amount shall be payable by the Security Agent to the Chargor unless and until all Secured Liabilities have been ascertained and fully paid or discharged. The Security Agent shall not be obliged to exercise any of its rights under this Clause, which shall be without prejudice and in addition to any rights of set-off, combination of accounts, bankers' lien or other right to which it is at any time otherwise entitled (whether by operation of law, contract or otherwise).

12.7 If the Chargor for any reason fails to observe or punctually to perform or to procure the observance or performance of any of the obligations expressed to be assumed by it to the Security Agent, whether under this Deed or otherwise, the Security Agent shall have the right (but shall not be obliged), on behalf of or in the name of the Chargor or otherwise, to perform the obligation and to take any steps which the Security Agent may in its absolute discretion consider appropriate with a view to remedying, or mitigating the consequences of, the failure, but the exercise of this right, or the failure to exercise it, shall in no circumstances prejudice the Security Agent's rights under this Deed or otherwise or constitute the Security Agent as a mortgagee in possession.

### 13. RECEIVER

13.1 None of the restrictions imposed by the Law of Property Act in relation to the appointment of receivers or the giving of notice or otherwise shall apply. At any time and from time to time upon or after request by the Chargor or if the Security created by this Deed has become enforceable in accordance with Clause 8.1, the Security Agent may (subject to any relevant provisions of the Insolvency Act), without notice or further notice to the Chargor, and in addition to all statutory and other powers of appointment or otherwise, by any instrument or deed signed under the hand of any manager or officer of the Security Agent or any other authorised person or of any Delegate, appoint such person or persons (including an officer or officers of the Security Agent) as it thinks fit to be Receiver or Receivers (to act jointly and/or severally as the Security Agent may specify in the appointment) of all or any part of the Charged Assets, so that each one of such Receivers shall be entitled (unless the contrary shall be stated in any deed(s) or other instrument(s) appointing them) to exercise individually all the powers and discretions conferred on the Receivers. If any Receiver is appointed of

- only part of the Charged Assets, references to the rights conferred on a Receiver by any provision of this Deed shall be construed as references to that part of the Charged Assets or any part thereof.
- 13.2 The Security Agent may appoint any Receiver on any terms the Security Agent thinks fit. The Security Agent may by any instrument or deed signed under the hand of any manager or officer of the Security Agent or any other authorised person or any Delegate (subject to section 45 and section 62 of the Insolvency Act) remove a Receiver appointed by it whether or not appointing another in its place, and may also appoint another Receiver to act with any other Receiver or to replace any Receiver who resigns, retires or otherwise ceases to hold office.
- 13.3 The exclusion of any part of the Charged Assets from the appointment of any Receiver shall not preclude the Security Agent from subsequently extending its appointment (or that of the Receiver replacing it) to that part or appointing another Receiver over any other part of the Charged Assets.
- 13.4 Any Receiver shall, so far as the law permits, be the agent of the Chargor and (subject to any restriction or limitation imposed by applicable law) the Chargor shall be solely responsible for its remuneration and its acts, omissions or defaults and solely liable on any contracts or engagements made, entered into or adopted by it and any losses, liabilities, costs, charges and expenses incurred by it; and in no circumstances whatsoever shall the Security Agent be in any way responsible for or incur any liability in connection with any Receiver's acts, omissions, defaults, contracts, engagements, losses, liabilities, costs, charges, expenses, misconduct, negligence or default. If a liquidator of the Chargor is appointed, the Receiver shall act as principal and not as agent for the Security Agent.
- 13.5 The Security Agent may (subject to section 36 of the Insolvency Act 1986) determine the remuneration of any Receiver appointed by it and any maximum rate imposed by any law (including under section 109(6) of the Law of Property Act 1925) shall not apply to this Deed.
- 13.6 Any Receiver may be invested by the Security Agent with such powers, authorities and discretions exercisable by the Security Agent under this Deed as the Security Agent may think fit. Without prejudice to the generality of the foregoing, any Receiver shall (subject to any restrictions in its appointment) have in relation to the Charged Assets, in each case in the Chargor's name or its own name and on such terms and in such manner as it sees fit, all the rights referred to in Schedule 1 (and, where applicable, Schedule 2) of the Insolvency Act; all rights of the Security Agent under this Deed; all the rights conferred by the Law of Property Act on mortgagors, mortgagees in possession and receivers appointed under the Law of Property Act; all rights of an absolute beneficial owner including rights to do or omit to do anything the Chargor itself could do or omit to do; and all rights to do all things the Receiver considers necessary, desirable or incidental to any of its rights or exercise thereof including the realisation of any Charged Assets and getting in of any Assets which would when got in be Charged Assets.
- 13.7 The Security Agent shall not (save only to the extent caused by its own fraud, gross negligence or wilful default) be liable for any losses or damages arising from any exercise of its authorities, powers or discretions by any Receiver.
- 13.8 The Security Agent may from time to time and at any time require any Receiver to give security for the due performance of its duties as such Receiver and may fix the nature and amount of the security to be so given but the Security Agent shall not be bound in any case to require any such security.

## **14. APPLICATION OF MONEYS**

### **14.1 Order of Application**

All monies received or recovered by the Security Agent or any Receiver pursuant to this Deed or the powers conferred by it shall (subject to the claims of any person having prior rights thereto and by way of variation of the provisions of the Law of Property Act) be applied in accordance with the terms of the Facility Agreement.

### **14.2 New account**

If the Security Agent receives or is deemed to be affected by notice (actual or constructive) of any Security Interest or any other interest affecting any Charged Asset or if an Insolvency Event occurs in relation to the Chargor:

- (a) the Security Agent may open a new account or accounts with or on behalf of the Chargor (whether or not it allows any existing account to continue) and, if it does not, it shall nevertheless be deemed to have done so at the time it received or was deemed to have received such notice or at the time that the Insolvency Event occurred; and
- (b) all payments made by the Chargor to the Security Agent after the Security Agent received or is deemed to have received such notice or after such Insolvency Event occurred shall be credited or deemed to have been credited to the new account or accounts, and in no circumstances whatsoever shall operate to reduce the Secured Liabilities as at the time the Security Agent received or was deemed to have received such notice or as at the time that such Insolvency Event occurred until such time as such amounts are sufficient to discharge the Secured Liabilities in full, at which part they shall be so applied.

14.3 Section 109(8) of the Law of Property Act shall not apply in relation to any Receiver.

## **15. PROTECTION OF THIRD PARTIES**

15.1 Without prejudice to any other provision of this Deed, the Secured Liabilities shall become due for the purposes of section 101 of the Law of Property Act, and the statutory powers of sale and enforcement and of appointing a Receiver which are conferred upon the Security Agent (as varied and extended by this Deed) and all other rights of a mortgagee conferred by the Law of Property Act shall in favour of any purchaser be deemed to arise and be exercisable, immediately after the execution of and in accordance with this Deed.

15.2 No purchaser from, or other person dealing with, the Security Agent, any Receiver or any Delegate shall be concerned to enquire whether any event has happened upon which any of the rights which they have exercised or purported to exercise under or in connection with this Deed, the Law of Property Act or the Insolvency Act has arisen or become exercisable, whether the Secured Liabilities remain outstanding, whether any event has happened to authorise the Security Agent, any Receiver or any Delegate to act, or whether the Receiver is authorised to act, whether any consents, regulations, restrictions or directions relating to such rights have been obtained or complied with, or otherwise as to the propriety, regularity or validity of the exercise or purported exercise of any such right or as to the application of any moneys borrowed or raised or other realisation proceeds; and the title and position of a purchaser or such person shall not be impeachable by reference to any of those matters and the protections contained in sections 104 to 107 of the Law of Property Act, section 42(3) Insolvency Act or any other legislation from time to time in force shall apply to any person purchasing from or dealing with a Receiver, the Security Agent or any Delegate.



15.3 The receipt of the Security Agent or the Receiver or any Delegate shall be an absolute and conclusive discharge to a purchaser or such person and shall relieve it of any obligation to see to the application of any moneys paid to or by the direction of the Security Agent or the Receiver.

15.4 In Clauses 15.1 to 15.3 (*Protection of Third Parties*) (inclusive) above, "purchaser" includes any person acquiring a lease of or Security Interest over, or any other interest or right whatsoever in respect of, any Charged Assets.

## 16. SECURITY AGENT PROVISIONS

16.1 The Security Agent executes this Deed in the exercise of the rights, powers and authority conferred and vested in it under the Facility Agreement and any other Finance Document for and on behalf of the Secured Parties for whom it acts. It will exercise its powers, rights, duties and authority under this Deed in the manner provided for in the Facility Agreement and, in so acting, it shall have the protections, immunities, limitations of liability, rights, powers, authorisations, indemnities and benefits conferred on it under and by the Facility Agreement and the other Finance Documents.

16.2 The Security Agent shall owe no fiduciary duties to any party to this Deed or any of their directors, employees, agents or affiliates.

16.3 Notwithstanding any other provisions of this Deed, in acting under and in accordance with this Deed the Security Agent is entitled to seek instructions from the relevant Finance Parties in accordance with the provisions of the Facility Agreement and at any time, and where it so acts or refrains from acting on the instructions of a Finance Party or Finance Parties entitled to give it instructions, the Security Agent shall not incur any liability to any person for so acting or refraining from acting.

## 17. CONSENTS, VARIATIONS, WAIVERS AND RIGHTS

17.1 No consent or waiver in respect of any provision of this Deed shall be effective unless and until it is agreed in writing duly executed by or on behalf of the Security Agent or, in the case of any variations and amendments only, by or on behalf of the Security Agent and the Chargor. Any consent or waiver by the Security Agent under this Deed may be given subject to any conditions the Security Agent (acting reasonably) thinks fit and shall be effective only in the instance and for the purpose for which it is given.

17.2 No failure to exercise, nor any delay in exercising, on the part of the Security Agent or any Receiver, any right or remedy under this Deed shall operate as a waiver of any such right or remedy or constitute an election to affirm this Deed. No election to affirm this Deed on the part of the Security Agent or any Receiver shall be effective unless it is in writing. No single or partial exercise of any right or remedy shall prevent any further or other exercise or the exercise of any other right or remedy. The rights and remedies provided in this Deed are cumulative and not exclusive of any rights or remedies provided by law.

## 18. PARTIAL INVALIDITY

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

**19. COUNTERPARTS**

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

**20. THIRD PARTIES**

20.1 Unless expressly provided to the contrary in this Deed, a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 (the "Third Parties Act") to enforce or to enjoy the benefit of any term of this Deed.

20.2 Notwithstanding any term of this Deed, the consent of any person who is not a Party is not required to rescind or vary this Deed at any time.

20.3 Any Receiver, Administrator or Delegate described in this Deed may, subject to this Clause 20 (*Third Parties*) and the Third Parties Act, rely on any Clause of this Deed which expressly confers rights on it.

**21. CERTIFICATES AND DETERMINATIONS**

Any certification or determination by the Security Agent or any Receiver of a rate or amount under this Deed is, in the absence of manifest error, conclusive evidence of the matters to which it relates.

**22. PRESERVATION OF SECURITY**

**22.1 Reinstatement**

If any payment by the Chargor or any discharge or release given by a Secured Party (whether in respect of the obligations of any person or any security for those obligations or otherwise) is avoided or reduced as a result of insolvency or any similar event:

- (a) the liability of the Chargor and the relevant security shall continue as if the payment, discharge, release, avoidance or reduction had not occurred; and
- (b) the relevant Secured Party shall be entitled to recover the value or amount of that security or payment from the Chargor, as if the payment, discharge, avoidance or reduction had not occurred.

22.2 The Security Agent may concede or compromise any claim that any payment, security or other disposition is liable to avoidance or restoration.

**22.3 Waiver of defences**

None of the obligations of the Chargor under this Deed or any Transaction Security will be affected by any act, omission, matter or thing (whether or not known to the Chargor or any Secured Party) which, but for this provision, would reduce, release, prejudice or provide a defence to any of those obligations including:

- (a) any time, waiver, release or consent granted to, or composition with, the Chargor or any other person;
- (b) the release of the Chargor or any other person under the terms of any composition or arrangement with any creditor of any member of the Group or any other person;
- (c) the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or security over the assets

of, the Chargor or any other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any such rights or security;

- (d) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of the Chargor or any other person;
- (e) any amendment (however fundamental and including any amendment that may increase the liability of an Obligor) or replacement of a Finance Document or any other document or security;
- (f) any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or security; or
- (g) any insolvency or similar proceedings.

#### 22.4 **Immediate recourse**

The Chargor waives any right it may have of first requiring any Secured Party (or any trustee or agent on its behalf) to proceed against or enforce any other rights or security or claim payment from any person before claiming from or enforcing against the Chargor under this Deed. This waiver applies irrespective of any law or any provision of a Finance Document to the contrary.

#### 22.5 **Deferral of the Chargor's rights**

- (a) Until all the Secured Liabilities have been irrevocably paid in full and unless the Security Agent otherwise directs, the Chargor shall not exercise any rights which it may have by reason of performance (or a claim for performance) by it of its obligations under the Finance Documents (except to the extent expressly permitted under the Facility Agreement):
  - (i) to be indemnified by an Obligor;
  - (ii) to claim any contribution from any guarantor of any Obligor's obligations under the Finance Documents;
  - (iii) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Secured Parties under the Finance Documents or of any other guarantee or security taken pursuant to, or in connection with, the Finance Documents by any Secured Party;
  - (iv) to bring legal or other proceedings for an order requiring an Obligor to make any payment, or perform any obligation, in respect of which the Chargor has given a guarantee, undertaking or indemnity under the Finance Documents;
  - (v) to exercise any right of set-off against an Obligor;
  - (vi) to exercise any right of quasi-retainer or other analogous equitable right; and/or
  - (vii) to claim or prove as a creditor of an Obligor in competition with the Secured Parties.

- (b) If the Chargor receives any benefit, payment or distribution in relation to such rights it shall hold that benefit, payment or distribution to the extent necessary to enable all amounts which may be or become payable to the Secured Parties by an Obligor under or in connection with the Finance Documents to be repaid in full on trust for the Secured Parties and shall promptly pay or transfer the same to the Secured Parties or as the Secured Parties may direct.

## 22.6 Security held by Chargor

The Chargor shall not, without the prior consent of the Security Agent, hold or otherwise take the benefit of any Security from any other Obligor in respect of the Chargor's liability under this Deed. The Chargor will hold any Security and the proceeds thereof held by it in breach of this provision on trust for the Security Agent.

## 23. FURTHER ADVANCES

Subject to the terms of the Finance Documents, each Secured Party is under an obligation to make further advances or other financial accommodation to the Borrower. Such obligation will be deemed incorporated into this Deed as if set out in it.

## 24. ASSIGNMENT

24.1 The Chargor shall not (whether by way of security or otherwise howsoever) be entitled to assign, grant an equitable interest in or transfer and declare itself a trustee of all or any of its rights, interests or obligations under this Deed (save with respect to its rights and benefits which shall be assigned or to be assigned to the Security Agent under this Deed).

24.2 The Security Agent may assign or transfer all or any of its rights and obligations under this Deed in accordance with the Finance Documents to which it is a party.

## 25. NOTICES

### 25.1 Communication in writing

Any communication (including any notices and instructions) to be made under or in connection with this Deed shall be made in writing and, unless otherwise stated, may be made by electronic mail or fax or letter.

### 25.2 Addresses

The address and fax number (and the department or officer, if any, for whose attention the communication is to be made) of each Party for any communication or document to be made or delivered under or in connection with this Deed shall be its address for notice as specified by, and as substituted from time to time in accordance with, clause 36.2 (*Addresses*) of the Facility Agreement.

### 25.3 Delivery

- (a) Any communication or document made or delivered by one person to another under or in connection with this Deed will only be effective:
  - (i) if by way of fax, when received in legible form; or
  - (ii) if by way of letter, when it has been left at the relevant address or five Business Days after being deposited in the post postage prepaid in an envelope addressed to it at that address,

and, if a particular department or officer is specified as part of its address details provided under clause 36.2 (*Addresses*) in the Facility Agreement, if addressed to that department or officer.

- (b) Any communication or document to be made or delivered to the Security Agent will be effective only when actually received by the Security Agent and then only if it is expressly marked for the attention of the department or officer identified with the Security Agent's signature below (or any substitute department or officer as the Security Agent shall specify for this purpose).
- (c) All notices from or to the Chargor shall be sent through the Security Agent.
- (d) Any communication or document which becomes effective, in accordance with sub-Clauses (a) to (c) above, after 5.00 p.m. in the place of receipt shall be deemed only to become effective on the following day.

#### 25.4 Notification of address and fax number

Promptly upon changing its address or fax number, the Security Agent shall notify the Company.

#### 25.5 Electronic communication

- (a) Any communication to be made between the Parties under or in connection with this Deed may be made by electronic mail or other electronic means (including, without limitation, by way of posting to a secure website) if the Parties:
  - (i) notify each other in writing of their electronic mail address and/or any other information required to enable the transmission of information by that means; and
  - (ii) notify each other of any change to their address or any other such information supplied by them by not less than five Business Days' notice.
- (b) Any such electronic communication as specified in sub-Clause (a) above to be made between the Chargor and the Security Agent may only be made in that way to the extent that the Chargor and the Security Agent agree that, unless and until notified to the contrary, this is to be an accepted form of communication.
- (c) Any such electronic communication as specified in sub-Clause (a) above made between the Parties will be effective only when actually received (or made available) in readable form and in the case of any electronic communication made by the Chargor to the Security Agent only if it is addressed in such a manner as the Security Agent shall specify for this purpose.
- (d) Any electronic communication which becomes effective, in accordance with sub-Clause (c) above, after 5:00 p.m. in the place in which the Party to whom the relevant communication is sent or made available has its address for the purpose of this Deed shall be deemed only to become effective on the following day.
- (e) Any reference in a Finance Document to a communication being sent or received shall be construed to include that communication being made available in accordance with this Clause 25.5 (*Electronic communication*).
- (f) If the Security Agent is requested to act by the Majority Lenders (or, if appropriate, the Lenders) on instructions or directions delivered by fax, electronic mail or other

unsecured method of communication, the Security Agent (as the case may be) shall have:

- (i) no duty or obligation to verify or confirm that the person who sent such instruction or directions is, in fact a person authorised to give instructions or directions on behalf of the Majority Lenders (or, if appropriate, the Lenders); and
- (ii) no liability for any losses, liabilities, costs or expenses incurred or sustained by the Majority Lenders (or, if appropriate, the Lenders), as a result of such reliance upon or compliance with such instructions or directions.

**25.6 English language**

- (a) Any notice given under or in connection with the Deed must be in English.
- (b) All other documents provided under or in connection with this Deed must be:
  - (i) in English; or
  - (ii) if not in English, and if so required by the Security Agent, accompanied by a certified English translation and, in this case, the English translation will prevail unless the document is a constitutional, statutory or other official document.

**26. GOVERNING LAW AND JURISDICTION**

**26.1 Governing law**

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

**26.2 Jurisdiction**

- (a) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute relating to the existence, validity or termination of this Deed or any non-contractual obligation arising out of or in connection with this Deed) (a "**Dispute**").
- (b) The Parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no Party will argue to the contrary.
- (c) This Clause 26.2 (*Jurisdiction*) is for the benefit of the Security Agent only. As a result, the Security Agent shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Security Agent may take concurrent proceedings in any number of jurisdictions.

**27. FINANCE DOCUMENT**

The Parties agree that this Deed is a Finance Document.

IN WITNESS WHEREOF the Parties have executed and delivered this Deed as a deed on the date first before written.

**SCHEDULE 1**

**THE PROPERTY**

<b>Short Form Name</b>	<b>Address</b>	<b>Lease Description</b>	<b>Landlord's Title number(s)</b>
York New Build	Burnholme Care Home, Bad Bargain Lane, York, North Yorkshire, YO31 0GW	The lease dated on or about the date of this Deed between (1) AH Burnholme Ltd and (2) HC-One Limited	Not yet registered

**SIGNATURES**

**CHARGOR**

Executed as a deed by **HC-ONE LIMITED**  
in the presence of:



Witness

Name: JOANNA ZAMACK

Address:

Southgate House  
Archer Street  
Darlington  
DL3 6AH



Director

Name: DAVID SMITH



**THE SECURITY AGENT**

**SIGNED** on behalf of  
**MOUNT STREET MORTGAGE**  
**SERVICING LIMITED**  
by

)   
)  
)  
)

.....  
Authorized signatory/ies

Name: MATTHEW MURRAY



.....  
Witness

Name: ANNA R. REICH