



Registration of a Charge

Company name: **VIOLA GROUP LIMITED**

Company number: **08537914**



X8F5XZ75

Received for Electronic Filing: **01/10/2019**

Details of Charge

Date of creation: **16/09/2019**

Charge code: **0853 7914 0009**

Persons entitled: **BLUEROCK SECURED FINANCE LIMITED**

Brief description: **THE CHARGOR WITH FULL TITLE GUARANTEE AS A CONTINUING SECURITY FOR THE PAYMENT AND DISCHARGE OF THE SECURED LIABILITIES HEREBY CHARGES TO BLUEROCK BY WAY OF LEGAL MORTGAGE THE PROPERTY (AND THE PROCEEDS OF SALE OF THE PROPERTY) AND ALL BUILDINGS AND FIXTURES (INCLUDING TRADE FIXTURES) FROM TIME TO TIME IN AND ON THE PROPERTY AND THE BENEFIT OF ALL RIGHTS, EASEMENTS AND PRIVILEGES APPURTENANT TO OR BENEFITTING THE PROPERTY. PROPERTY: FIRSTLY, ALL THAT LEASEHOLD PROPERTY KNOWN AS: LAND LYING TO THE SECOND FLOOR, UNIT E, BRIDGEND INDUSTRIAL ESTATE, BRIDGEND. AS THE SAME IS CONTAINED IN TITLE NUMBER CYM364338 REGISTERED AT HM LAND REGISTRY**

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **BERMANS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8537914

Charge code: 0853 7914 0009

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th September 2019 and created by VIOLA GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st October 2019 .

Given at Companies House, Cardiff on 2nd October 2019

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 16.09.2019

(1)

VIOLA GROUP LIMITED

and

(2) BLUEROCK SECURED FINANCE LIMITED

L E G A L C H A R G E

THIS CHARGE is made on 16.09.2019

BETWEEN :

- (1) **VIOLA GROUP LIMITED** (Company Number:08537914)
whose registered office is at
Unit 3 Waterton Park, Bridgend, Wales, CF31 3PH
("the Chargor"); and
- (2) **BLUEROCK SECURED FINANCE LIMITED**(Company Number: 06944649) whose
registered office is at 9 Osier Way, Olney Business Park, Olney, Bucks, MK46 5FP
("Bluerock") including its successors and/or assigns.

WHEREAS

- (1) Bluerock has agreed to enter into a hire agreement ("the Hire Agreement") with the Chargor dated on or around the date hereof.
- (2) The Chargor is entering into this Legal Charge to give security to Bluerock to secure all sums due now and in the future in respect of the Chargor's indebtedness under the Hire Agreement and also to give security to Bluerock to secure all sums due from the Chargor or any Guarantor under any Prior Agreement, any Future Agreement and/or from any Associate under any Associate Agreement whether made on, before or after the date of the Hire Agreement.

1. DEFINITIONS AND INTERPRETATION

- 1.1. In this Charge the following expressions have the following respective meanings unless the context otherwise requires:

"Act"	Law of Property Act 1925;
"Associate"	any company having or having had common shareholders with those of the Chargor or any company in which a guarantor to the Hire Agreement holds or has held shares or any associate as defined in Section 1152 Companies Act 2006 or any entity that directly or indirectly controls, is controlled by, or is under common control with the Chargor.
"Associate Agreement"	means any lease, sale and lease back, loan, hire purchase or other finance agreement entered into between Bluerock and an Associate whether entered into before, on, or after the date of the Hire Agreement.
"Chargor's Obligations"	means all monies and liabilities which now are or shall at any time or times after this date be due owing or payable to Bluerock from or by the Chargor or any Guarantor under the Hire Agreement or on any other account whatsoever with Bluerock or by the Chargor or any Guarantor under a Prior Agreement or Associate Agreement or a Future Agreement or by an Associate under an Associate Agreement and any other expenses incurred by Bluerock in relation to the Chargor or the Property on a full indemnity basis.
"Expenses"	means all expenses (on a full indemnity basis) incurred by the Bluerock or any Receiver at any time in connection with the Property or the Chargor's Obligations or in taking perfecting enforcing or exercising any power under this Legal Charge.
"Future Agreement"	means any lease, loan or hire purchase agreements entered into between the Chargor and Bluerock or Bluerock and an Associate after the date of the Hire Agreement.
"Guarantor"	means any person or entity who has given or gives to Bluerock at any future date a guarantee and indemnity in relation to the Hire Agreement or an Associate Agreement or any Prior Agreement or Future Agreement.
"Lease"	the lease (if any) under which the Chargor holds the Property;
"Prior Agreement"	means all lease, loan or hire purchase agreements entered into between the Chargor and Bluerock or Bluerock and an Associate prior to the date of the Hire Agreement and where the liabilities thereunder have yet to be discharged in full.

"Property"	the property described in the Schedule;
"Receiver"	any person appointed by Bluerock pursuant to this Charge to be receiver of the Property and includes any substituted receiver; and
"Secured Liabilities"	those obligations and liabilities covenanted to be paid or discharged by the Chargor in Clause 2.

- 1.2. In this Charge:
 - 1.2.1. except where the context otherwise requires, the singular includes the plural and vice versa and words importing one gender only or neuter include all other genders;
 - 1.2.2. references to Clauses and the Schedule are to the clauses of and schedule to this Charge and references to this Charge include its Schedule;
 - 1.2.3. a reference to a "person" shall, as the context requires, be construed as a reference to any individual, firm, company, partnership, corporation or unincorporated body of persons; references to law or a law shall be construed as a reference to any present or future statute, statutory instrument, common law, decree, rule, order, judgement, EC directive or regulation, treaty or other law of any jurisdiction;
 - 1.2.4. any reference to any Act of Parliament, statutory provision or any EC directive or regulation shall be construed as a reference to that Act, provision, directive or regulation as the same may from time to time be modified, extended, re-enacted or renewed;
 - 1.2.5. where the Chargor comprises two or more persons:
 - 1.2.5.1. any covenant, liability or obligation given or undertaken by them shall be given or undertaken by them jointly and severally;
 - 1.2.5.2. any event referred to in this Charge shall be deemed to have happened if it happens in relation to any one of them;
 - 1.2.6. headings are inserted for convenience only and shall be ignored in its construction;
 - 1.2.7. where Bluerock's prior consent or approval is required, that consent or approval must be obtained in writing signed by a director of Bluerock the financial investment centre manager or the head of loans administration and may be given subject to such conditions and restrictions as Bluerock may in its absolute discretion determine
 - 1.2.8. references to Bluerock and the Chargor include their respective successors and assigns whether immediate or derivative;
 - 1.2.9. references to, this Charge, shall mean this Deed of legal charge and the Schedule as from time to time amended, varied or supplemented whether by deed or otherwise;
 - 1.2.10. references to the Property shall be to the whole or any part of the Property.

2. COVENANT TO PAY

- 2.1. The Chargor hereby covenants with Bluerock that it will pay to Bluerock all monies due and discharge the Chargor's Obligations on demand together with Expenses.

3. PROPERTY CHARGED BY THIS CHARGE

The Chargor with full title guarantee as a continuing security for the payment and discharge of the Secured Liabilities hereby charges to Bluerock by way of legal mortgage the Property (and the proceeds of sale of the Property) and all buildings and fixtures (including trade fixtures) from time to time in and on the Property and the benefit of all rights, easements and privileges appurtenant to or benefiting the Property

4. COVENANTS BY THE CHARGOR

- 4.1. The Chargor covenants with and undertakes to Bluerock as follows:

4.1.1. Negative pledge

not, without Bluerock's prior consent, to create or attempt to create or permit to subsist or arise any mortgage, charge, lien or other security interest on or over the Property or the proceeds of any insurance in respect of the Property (except for any prior encumbrance approved by Bluerock);

4.1.2. Insurance and application of proceeds

4.1.2.1. to insure and keep insured: (i) the Property against all usual risks and such other risks as Bluerock may from time to time require, in the full amount of their reinstatement value (due allowance being made in the case of the Property for inflation during the period of insurance and reinstatement and the cost of employing architects, surveyors and other professionals and demolition charges);

4.1.2.2. punctually to pay all premiums and other money necessary for maintaining such insurance and on demand by Bluerock to deliver to Bluerock such policy;

- 4.1.2.3. to hold all money received on any insurance in respect of loss or damage to the Property in trust for Bluerock to be applied in making good the loss or damage in respect of which the money is received or in or towards discharge of the Secured Liabilities as Bluerock may in its absolute discretion require;
 - 4.1.2.4. if the Property is leasehold and under the Lease the landlord is obliged to insure the Property, then for so long as the Chargor procures due compliance by the landlord under the Lease with its insuring obligations, the Chargor shall be deemed to have complied with its obligations with regard to insurance of the Property under this Clause 4.1.2;
 - 4.1.3. State of repair of buildings and entry and inspection**
 - 4.1.3.1. to keep all buildings, roads, car parks, footpaths, drains, sanitary, water apparatus and any other service media forming part of or serving the Property in a good state of repair and in good working order and condition; and
 - 4.1.3.2. to permit Bluerock (and any agents appointed by it) to enter and view the Property to assess its state of repair and condition
 - 4.1.4. Purchase of subsequent property and deposit of title deeds**
 - 4.2. If the Chargor at any time fails to comply with any of its obligations under this Charge (including, without limitation, failing to keep the Property in a good state of repair or keeping up the insurance specified above or paying any rent, taxes, rates, duties, charges, licence fees, assessments or outgoings in relation to the Property) Bluerock may, without prejudice to its other rights under this Charge, make good such failure (by, for example, putting the Property into a good state of repair and/or insuring the Property in any sum which Bluerock may think expedient and/or paying such rent, taxes, rates, duties, charges, licence fees, assessments or outgoings). The Chargor hereby irrevocably authorises Bluerock and its employees and agents by way of security to do all such things necessary or desirable in connection with taking such action. All costs and expenses incurred by Bluerock under this provision shall be payable by the Chargor to Bluerock on demand.
 - 4.3. If, following Bluerock's demand made pursuant to Clause 4.1.2.2, the Chargor fails to deliver the insurance policy in respect of the Property or the receipt or other evidence of payment of the current premium for such insurance, Bluerock may assume that the Chargor has failed to insure the Property and may take the action specified in Clause 4.2.
 - 4.4. The Chargor will indemnify Bluerock and any Receiver (and their respective officers and agents) against any costs, expenses, losses or damage suffered or incurred by any of them as a result of:
 - 4.4.1. a breach of any law relating to the protection of human health or the environment by the Chargor; or
 - 4.4.2. cleaning up the Property or any other land following the release thereon or the exposure thereto of any substance (whether solid, liquid or gaseous) which is proscribed or determined by environmental law to cause harm to public health or any living organism or damage to the environment.
- 5. APPOINTMENT AND POWERS OF RECEIVER**
- 5.1. At any time after Bluerock shall have demanded repayment of any of the Secured Liabilities and/or if requested by the Chargor, Bluerock may, in writing under the hand of any director or manager of Bluerock, without making any further demand on the Chargor, appoint any person to be a Receiver of the Property. A Receiver appointed by Bluerock shall be the agent of the Chargor and the Chargor shall be solely responsible for his acts or defaults and for his remuneration. Any Receiver shall in addition to any powers conferred by law have the power:
 - 5.1.1. To take possession**
to take possession of, collect and get in the Property and all rents and other income (whether accrued before or after the date of his appointment) in such manner as he may think fit;
 - 5.1.2. To sell and deal with the Property etc**
to sell the Property (whether by public auction, private contract or otherwise) and without the need to observe the provisions of sections 99 and 100 of the Act, to lease or grant a licence or franchise of the Property or accept surrenders of any lease of the Property or otherwise dispose of or deal with the Property or (if the Property is leasehold) to vary or surrender the Lease (or any part of the Lease) or concur in doing any of the same on such terms and for such consideration payable on such terms as in each case he may think fit;

- 5.1.3. To maintain and develop the Property**
to commence or complete any unfinished maintenance, repairs, improvements, development or reconstruction of the Property in such manner as he may in his absolute discretion think fit and obtain all necessary planning permissions, building regulation approvals and any other permissions, consents or licences as may be necessary to develop or otherwise deal with the Property as he may in his absolute discretion think fit;
- 5.1.4. To raise finance**
to raise or borrow any money from or incur any other liability to Bluerock or others on such terms and with or without security as he may think fit to enable him to exercise all the powers conferred on him (including money for the completion with or without modification of any building in the course of construction and any development or project which he considers beneficial) and so that any such security may be or include a charge on the Property ranking in priority to this Charge or otherwise;
- 5.1.5. To settle disputes etc**
in the name of the Chargor or otherwise, if he considers appropriate, to bring, defend, compromise, settle or discontinue any claims, actions, suits or proceedings whatsoever whether civil or criminal which may arise or have arisen in connection with the Business or any other business conducted at the Property, the Property or this Charge, (including, without prejudice to the generality of the foregoing, an action for possession of the Property) or (if he considers appropriate) to submit the same to arbitration or allow time for payment of any debts either with or without security;
- 5.1.6. To appoint professionals**
to appoint professionals, contractors, managers, agents and workmen for any of the purposes mentioned in this Clause or to protect the Property at such salaries and for such periods as he may determine and with power to dismiss the same;
- 5.1.7. To form companies**
to promote the formation of companies with a view to such companies purchasing, leasing, licensing, franchising or otherwise acquiring interests in the Property and arrange for such companies to purchase, lease, licence, franchise or otherwise acquire the Property on such terms and conditions whether or not including payment by instalments secured or unsecured as he may think fit and arrange for such companies to trade or cease to trade;
- 5.1.8. To insure**
to maintain, renew or increase the insurance cover in respect of the Property;
- 5.1.9. To make payments**
to make any payment which is necessary or incidental to the performance of his functions;
- 5.1.10. To give receipts and execute documents and do all things incidental**
to give valid receipts for all money and to sign any document and execute any deed and do all such acts and things which he considers incidental or conducive to any of his powers or for realising the Property and generally to use the name of the Chargor for all such purposes.
- 5.2. No purchaser or other person shall be concerned to inquire whether any power exercised or purported to be exercised by a Receiver or Bluerock has become exercisable or whether any money is due under this Charge or as to the propriety or regularity of any sale by or other dealing by a Receiver.
- 5.3. Where more than one Receiver is appointed, each Receiver shall have the power to act severally, independently of any other joint Receiver, except to the extent that Bluerock may specify to the contrary in its appointment.
- 5.4. Bluerock may at any time and from time to time remove any Receiver appointed by it and appoint another in his place or appoint an additional person as Receiver and may either at the time of appointment or any time subsequently and from time to time fix the remuneration of any Receiver.

6. POWERS OF BLUEROCK

- 6.1. At any time after Bluerock shall have demanded payment of any of the Secured Liabilities and/or if requested by the Chargor, Bluerock may exercise (without further notice and whether or not it shall have appointed a Receiver) all or any powers conferred on mortgagees by the Act as varied or extended by this Charge and all the powers and discretions conferred expressly or by reference on a Receiver by Clause 5. The date of such demand shall (without prejudice to the Chargor's equitable right to redeem) be the redemption date. Nothing that shall be done by or on behalf of Bluerock shall render it liable to account as a mortgagee in possession for any sums other than actual receipts or shall render it liable for any loss upon realisation of the Property or for any neglect or default of any nature whatsoever for which a mortgagee in possession may be liable as such.
- 6.2. The statutory powers of leasing conferred on Bluerock shall be extended so as to authorise Bluerock to lease and make agreements for leases at a premium or otherwise and to accept surrenders of leases and grant options as Bluerock shall consider expedient and without the need to observe any of the provisions of Sections 99 and 100 of the Act.
- 6.3. If Bluerock receives notice of any subsequent charge or other interest affecting the Property, Bluerock may open a new account with the Chargor. If Bluerock does not open a new account then, unless it gives notice to the contrary to the Chargor, it shall nevertheless be treated as if it had done so at the time when it received such notice and as from that time all payments made by the Chargor to Bluerock shall be credited or be treated as having been credited to the new account and shall not operate to reduce the amount due from the Chargor to Bluerock.
- 6.4. Bluerock and every Receiver, attorney, manager, agent or other person appointed by Bluerock under this Charge shall be entitled to be indemnified out of the Property in respect of all liabilities and expenses incurred directly or indirectly by any of them in the execution or purported execution of any of the powers, authorities or discretions vested in them or under this Charge or otherwise and against all actions, proceedings, costs, claims and demands in respect of any matter or thing done or omitted in any way relating to the Property and Bluerock and any such Receiver may retain and pay all sums in respect of such liabilities and expenses out of any money received by it or him pursuant to the powers conferred by this Charge.
- 6.5. If there is a prior encumbrance, at any time on or after Bluerock has enforced this Charge, it may at its absolute discretion pay off the prior encumbrance and take a transfer of the benefit thereof or redeem the same, and the money so expended and all costs of and incidental to the transaction incurred by Bluerock shall be repayable by the Chargor on demand and shall bear interest at the Interest Rate from the date of payment until repayment.

7. APPLICATION OF MONEY RECEIVED

- 7.1. All monies received by Bluerock or a Receiver shall be applied by it or him, as the case may be, in the following order:
 - 7.1.1. in satisfaction of the costs, charges, borrowings and expenses incurred by it or him in connection with the exercise of its or his powers under this Charge;
 - 7.1.2. in payment of such remuneration as may be agreed between any Receiver and Bluerock at or from time to time after his appointment which, without prejudice to the generality of the foregoing, may be at a rate appropriate to the work and responsibilities involved and in accordance with the basis of charging from time to time adopted by the Receiver's firm;
 - 7.1.3. in or towards satisfaction of the Secured Liabilities; and
 - 7.1.4. the surplus (if any) shall be paid to the person entitled thereto.

8. FURTHER ASSURANCE

The Chargor shall forthwith if and when called upon by Bluerock execute in favour of Bluerock or as Bluerock, shall direct, such further legal or other mortgages, charges, assignments or other documents as Bluerock shall require over the Property (and any other property intended to be charged to Bluerock) to perfect the security created by this Charge or otherwise to secure the Secured Liabilities. Such mortgages, charges, assignments or other documents shall be prepared by or on behalf of Bluerock at the cost of the Chargor and be in such form as Bluerock may reasonably require.

9. APPOINTMENT OF ATTORNEY

- 9.1. The Chargor by way of security hereby irrevocably appoints Bluerock and any persons deriving title under Bluerock and also any Receiver severally its attorney for and in its name and on its behalf and as its act and deed:

- 9.1.1. to sign, execute as a deed and deliver in favour of Bluerock or its nominees or any purchaser any documents which Bluerock may require for perfecting its title to or for vesting the Property (and any other property intended to be charged to Bluerock) in Bluerock or its nominees or in any purchaser; and
- 9.1.2. to sign, execute as a deed and deliver any deed, assurance, agreement, instrument, act or thing which may be required for the full exercise of all or any of the powers hereby conferred or which may be deemed expedient by a Receiver in connection with any sale, lease or other disposition of the Property or in connection with the exercise of any other power conferred by this Charge.

10. COSTS

The Chargor hereby covenants with Bluerock on demand to pay all costs, charges and expenses incurred by Bluerock (including all amounts required to compensate it in respect of its internal management and administrative costs and expenses) or a Receiver in or about the enforcement, preservation or attempted preservation of this Charge on a full indemnity basis.

11. ASSIGNABILITY OF THIS CHARGE

Bluerock may at any time assign or otherwise transfer its rights and benefits under this Charge. Any appointment or removal of a Receiver and any consents required to be given under this Charge may be made or given by writing signed or sealed by any successor or assignee of Bluerock and the Chargor hereby irrevocably appoints any successor or assignee to be its attorney for the purposes set out in Clause 9. No change in the constitution of Bluerock or its absorption of or amalgamation with or the acquisition of the whole or any part of its undertaking by any other organisation shall in any way prejudice or affect its rights under this Charge.

12. MISCELLANEOUS

- 12.1. No delay or omission by Bluerock in exercising any right or power under this Charge shall impair such right or power or be construed as a waiver of such right or power. No partial exercise or waiver of any right or remedy shall preclude any further exercise of such right or remedy or the exercise of any other right or power. The rights and remedies of Bluerock provided in this Charge are cumulative and not exclusive of any rights or remedies provided by law.
- 12.2. Bluerock may from time to time waive or authorise on such terms and conditions (if any) as it may choose, any breach or proposed breach by the Chargor of any of the covenants, provisions or obligations contained in this Charge, without prejudice to the rights of Bluerock in respect of any subsequent breach of them.
- 12.3. All provisions of this Charge are severable and distinct from one another and if at any time one or more of such provisions is or becomes invalid, illegal or unenforceable the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.
- 12.4. This Charge shall be a continuing security notwithstanding any settlement of account or other matter whatsoever. This Charge is in addition to and shall not merge with or otherwise prejudice or affect (or be prejudiced or affected by) any contractual or other right or remedy or any guarantee, lien, pledge, bill, note, charge, mortgage or other security now or hereafter held by or available to Bluerock. This Charge shall not be in anyway prejudiced or affected by Bluerock now or hereafter dealing with exchanging, releasing, varying or abstaining from perfecting or enforcing any rights which it may now or hereafter have against the Chargor or any other person or giving time for payment or indulgence or compounding with the Chargor or any other person liable.
- 12.5. Section 93 of the Act shall not apply to this Charge or to any security given to Bluerock pursuant to this Charge. Section 103 of the Act shall not apply and Bluerock may exercise its power of sale and other powers under that or any other act or this Charge at any time after the date of this Charge.
- 12.6. If the Chargor has more than one account with Bluerock, Bluerock may at any time and without any prior notice transfer all or any part of any balance standing to the credit of any such account to any other such account which may be in debit but Bluerock shall notify the Chargor of the transfer having been made.
- 12.7. No assurance security or payment which may be avoided or adjusted under any enactment relating to bankruptcy or insolvency or under the Insolvency Act 1986 and no release settlement or discharge given or made by Bluerock on the faith of any such assurance security or payment shall prejudice or affect the right of Bluerock to recover from the Chargor (including the right to recover any monies which it may have been compelled by due process of law to refund under the provisions of the Insolvency Act 1986 and any costs payable by it pursuant to or otherwise incurred in connection with such process) or to enforce the security created by or pursuant to this Charge to the full extent of the Secured Liabilities.
- 12.8. If, in addition to this Charge, Bluerock holds any other security or guarantee for the Secured Liabilities it may chose the order in which it wishes to enforce such security or guarantee and this Charge.

13. FORMAL DEMAND AND NOTICES

- 13.1. Any notice to or demand upon the Chargor under this Charge shall be in writing and shall be deemed to be duly served if:
 - 13.1.1. it is addressed to the Chargor and is handed to it personally; or
 - 13.1.2. it is sent by first class pre-paid, registered or recorded delivery post or by facsimile addressed to the Chargor at its last known place of business or at the Property; or
 - 13.1.3. it is left at the Property.
- 13.2. Any notice to Blackroc under this Charge shall be in writing and shall be deemed to be duly served if it is sent by first class pre-paid, registered or recorded delivery post or by facsimile addressed to Bluerock at its registered office.
- 13.3. A notice or demand so served shall be deemed to have been received:
 - 13.3.1. if delivered by hand or left at the Property, when handed to the Chargor or left at the Property;
 - 13.3.2. if posted, 48 hours after being posted (except where receipt would then be deemed to have occurred on a Saturday, Sunday or public holiday in which case it shall be deemed to be received on the next working day) notwithstanding that it is returned undelivered;
 - 13.3.3. if sent by facsimile, at the time of transmission following receipt of the appropriate answerback or transmission activity report unless (i) the sender knows or ought reasonably to know that the transmission has failed or is incomplete or (ii) the facsimile is transmitted on a Saturday, Sunday or bank holiday or outside the hours of 9 am - 5 pm on any other day, in which case service shall be deemed to have been effected at 9 am on the next working day.
- 13.4. If the Chargor comprises more than one person, due service on either or any one of them shall be deemed to be service on all of them and the person on whom notice or demand is served shall be deemed to have accepted it for himself and as agent for such others.

14. THE Mortgagors hereby apply to the Chief Land Registrar for a restriction to be entered on the register of its title to the charged property in the following form:-"no disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge created by this deed in favour of BLUEROCK SECURED FINANCE LIMITED referred to in the Charges Register"

15. GOVERNING LAW AND JURISDICTION

This Charge shall be governed by and construed in accordance with English Law.

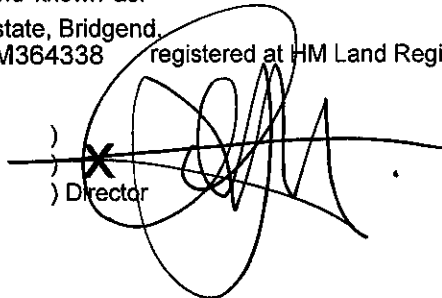
IN WITNESS of which this document has been executed and, on the date set out above, delivered as a deed.

THE SCHEDULE


The Property

Firstly, all that Leasehold property situate and known as:
Second Floor, Unit E, Bridgend Industrial Estate, Bridgend.
as the same is contained in title number CYM364338 registered at HM Land Registry.

EXECUTED AS A DEED by
VIOLA GROUP LIMITED

)
) ~~X~~ 
) Director

acting by a director in the presence of:-

Witness Signature 

Name George Rowe

Witness Name
Witness Address: 9 Osier Way, Olney, Bucks, MK46 5FP

VIOLA GROUP LIMITED
Unit 3 Waterton Park, Bridgend, Wales, CF31 3PH

16.09.2019

To:
Bluerock Secured Finance Limited
9 Osier Way
Olney
Bucks
MK46 5FP
And:
Bermans
3rd Floor
1 King Street
Manchester
M2 6AW

Dear Sirs,

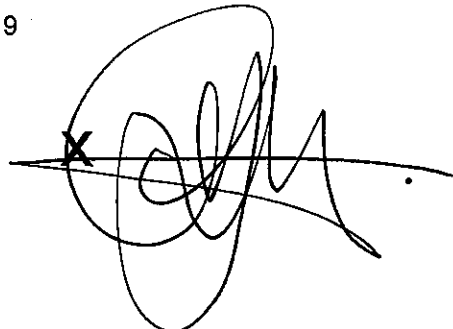
Re: VIOLA GROUP LIMITED

I CHRISTOPHER JOHN HAMILTON
Director of the Company sign below to confirm my satisfaction to Anti Money
Laundering checks being carried out against me and the company for the purposes of
my dealings with Bluerock Secured Finance Limited and I consent and authorise
Bluerock Secured Finance Limited's instructed solicitors to deal with the registration of
this Legal Charge against the below title number at the Land Registry of which the
company is a registered legal proprietor.

Title Number: CYM364338
Second Floor, Unit E, Bridgend Industrial Estate, Bridgend.

Name CHRISTOPHER JOHN HAMILTON
Date 16.09.2019

Signed

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right. The signature is written over a horizontal line.