

## SET OFF AGREEMENT

This Set-Off Agreement (this "Agreement") is entered into on 31 March 2022 between The Trustees of Little Brocklesby House Limited Pension Scheme of 51 High St Grimsby, DN37 8JL ("the Trustees") and Little Brocklesby House Limited of Phoenix Court Frog Hall, London Road, Stretton On Dunsmore, Rugby, England, CV23 9HU ("the Company").

### Recitals

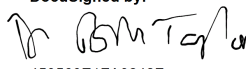
The Company has entered into a debt obligation to contribute the sum of £140,000 as a cash contribution to the Trustees pursuant to a Company Resolution dated 30 March 2022 and a letter from the Scheme Administrator dated 30 March 2022.

The Company and the Trustees have entered into a debt agreement in which the Trustees will pay the cash sum of £140,000 to the Company for an acquisition of a share of property dated 30 March 2022.

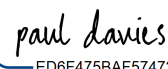
The Company and the Trustees enter into this agreement to set off the rights and obligations against each other in respect of the above agreements.

The parties hereto hereby agree as follows:

1. Effective as of the date of this Agreement, the parties hereto agree that the contribution of £140,000 as a cash contribution from the Company is hereby set off in consideration of the purchase of property for the amount of £140,000 by the Trustees pursuant to Clause 8 of the debt obligation agreement dated 30 March 2022.
2. The Company and Trustees are satisfied that sections 188(1) and 196(1) Finance Act 2004 and Section 196 Finance Act 2004 are adhered to.
3. No amendment to or waiver of any provision of this Agreement nor consent to any departure by any party from any provision in this Agreement shall in any event be effective unless the same shall have been agreed to in writing by all of the parties hereto.
4. This Agreement shall inure to the benefit and shall be binding upon all the parties and their successors.
5. Electronic signatures adopted in accordance with Electronic Signatures Regulation 2002
6. (SI 2002 No. 318), whether digital or encrypted, by any and all the parties included in this document are intended to authenticate this document and shall have the same force and effect as manual signatures.

DocuSigned by:  
  
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Signed as a a Director  
of the Company

DocuSigned by:  
  
ED6F475BAF57472...

Signed For and on behalf  
of the Trustees of the  
Scheme