



Lloyds TSB

30-84-59

Comm St Newport (308459) Branch
Lloyds TSB Bank plc, PO Box 1000 BX1 1LT

Date 12/8/12

Pay Pension Practitioner. Com.

Nine hundred pound only

£ 900 - 00

FOR NEPHESH LTD

Lloyds TSB Bank plc

15 10 09

Cheque No.

Sort Code

Account No.

Trans. Code

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Between:

Nephesh SSAS

and

Nephesh Limited

Date:

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This agreement is dated:

It is made between

The "Lender" Trustees of Nephesh SSAS of 1 Post Office Terrace, Ponthir, Newport, Gwent, NP18 1GW

and

The "Borrower" Nephesh Limited whose registered office is situate at 1 Post Office Terrace, Ponthir, Newport, Gwent, NP18 1GW

Background

The purpose of this agreement is to set out the contractual terms under which a loan has been made by the Trustees of Nephesh SSAS.

The terms of this Agreement are:

1 Definitions that apply to this agreement:

"Advance"	means a part of the Loan drawn down by the Borrower at his request.
"Basic rate"	means a fixed rate of interest of 7.4% for the term of the loan.
"Higher Rate"	means a rate of interest 1% per cent higher than the Basic Rate.
"Interest Date"	means the date in each month interest is payable.
"Loan"	means the total amount of money lent now or at any later date than today, the amount outstanding as due from the Borrower to the Lender whether of capital or interest.
"Security"	means the items set out in Schedule 1 or any one or more of them.

The terms "Lender" and "Borrower" include in the case of a corporation, any associated or subsidiary company.

2 Amount of the Loan

The Loan is in the sum of £30,000 (thirty thousand pounds) or such lesser sum as shall in fact have been lent by the Lender to the Borrower at any time this agreement subsists, or such lesser sum as shall be outstanding after part repayment has been made.

3 Advances

3.1 Before any new Advance may be drawn down, the Borrower shall send to the Lender

such information that they may require from time to time to be satisfied as to the appropriateness and the judiciousness

4 Repayment conditions

The Loan amount shall be repaid five years from the date that the advancement is debited from, or at an earlier date as may be required by the Lender in the Event of Default.

The loan shall be paid in equal installments at the rate of £599.72, payable monthly in arrears from the loan date.

5 Interest payable

5.1 Interest shall be paid at the Basic Rate

6 Early repayment of part

The Borrower may repay all or part of the Loan before the due date for repayment provided that not less than seven working days' notice is given by the Borrower to the Lender specifying the amount proposed to be prepaid. This notice then binds the Borrower to make that payment on the date he has specified.

7 Method of payment

All payments due to the Lender of both capital and interest shall be paid in pounds sterling by bankers order into such account and bank within the United Kingdom as the Lender may from time to time in writing notify.

8 Borrower's warranties

The Borrower represents and warrants that:

- 8.1 It is authorised to enter into this agreement;**
- 8.2 every Trustee is authorised to accept the liabilities set out in this agreement as if it was a party;**
- 8.3 the execution of this agreement, the borrowing, and the performance by the Borrower of his obligations are fully within the Borrower's legal authority, are not in breach of the Trust Deed and rules of the Borrower, and do not and will not contravene or be in conflict with any provision of law or of any agreement binding upon the Borrower.**
- 8.4 the Borrower has no undisclosed contingent obligations;**
- 8.5 there are no material, unrealised or anticipated losses from any present commitment of the Borrower;**
- 8.6 the Borrower will advise the Lender of material adverse changes which occur at any time prior to the date of final payment;**
- 8.7 no litigation, arbitration proceedings or governmental proceedings are pending or threatened against the Borrower which would, if adversely determined, materially adversely affect the financial condition of the Borrower.**

8.8 the Borrower has filed all tax returns, if any, which are required to be filed, and has paid all taxes which have become due;

8.9 the Security is owned by the Borrower with no charge to any other person;

9 The Security

9.1 Each of the items listed in Schedule 1 is represented by a document of title which is lodged with the Lender and receipt of which the Lender acknowledges.

9.2 So far as the Lender has taken up an undated document of transfer of any Security, he undertakes not to date or use such document until Seven days after he has served notice of default in the terms specified in this agreement.

9.3 After the expiry of seven days from the date of service of a notice of default, the Lender may sell the Security or any of it in a publicly used exchange or market place and the Borrower shall not complain at the price realised.

10 Event of Default

An "event of default" occurs when:

10.1 the Borrower fails to pay in full and on the due date for payment any sum due and remains in default for fourteen days after the Lender by notice to the Borrower has demanded immediate payment; or

10.2 in the opinion of the Lender, any representation or warranty made by the Borrower is found to be incorrect; or

10.3 If and whenever the value of the Security, as published in a recognised publication or by a recognised market, falls below 80% of the value today, then the Lender may call upon the Borrower to make up the total value by the addition of new Security to the sum of the value today. If the Borrower fails within seven days so to make up the value of the Security, then the Lender may treat the default as an event of default and give notice accordingly.

11 Notice of default

11.1 Where an event of default has occurred the Lender may issue a notice of default. When the Lender does so, the whole amount of the Loan then outstanding and any unpaid interest immediately fall due for payment.

11.2 From the date when the Lender issues a notice of default, the rate of interest on the loan and on any unpaid interest shall be the Higher Rate and such interest shall be cumulated and calculated monthly.

11.3 Each Event of Default stands on its own, independently from any other Event of Default and shall not be limited by another Event of Default.

11.4 When an event of default happens, the Lender may serve on the Borrower a notice specifying the default.

12 Consequences of Termination

At any time after issue of a valid notice of default by the Lender:

- 12.1 the Lender may sell the Security wherever it may be, whereupon the Borrower has no further interest in the Security, but only in the proceeds of sale, if in excess of the sum of all sums due to the Lender.
- 12.2 the Borrower shall pay to the Lender:
 - 12.2.1 all money due at any time under this agreement;
 - 12.2.2 damages for any breach of this agreement;
- 12.3 When at any time, the Lender is entitled to sell the Security and does sell it for a sum which exceeds the total sums due to him from the Borrower, then the balance of the realisation in excess of the Loan and other sums due by the Borrower, shall be paid immediately to the Borrower.
- 12.4 The Borrower now undertakes that upon notice of default having been given, he will use his best endeavours to assist the Lender in any way possible, to transfer the Security to the name of the Lender or to a third party by way of realisation.

13 Assignment

- 13.1 This Agreement shall be binding upon any successors, permitted assigns and transferees of either party, but the Borrower shall not assign or transfer any of its rights or obligations without the previous written consent of the Lender.
- 13.2 The Lender may assign its rights obligations to any other person without consent of the Borrower.
- 13.3 The Lender may disclose to a potential assignee who may propose enter into contractual relations with the Lender, such information about the Borrower as the Lender shall consider appropriate.

14 Promise to provide information

Until all obligations of the Borrower under this agreement have been performed in full and the Loan has been repaid, the Borrower agrees that, unless at any time the Lender shall otherwise expressly consent in writing, he will furnish to the Lender:

- 14.1 Within 6 months of the Lender's Year End during the term of the loan, a financial statement will be provided to the Lender;
- 14.2 The Lender may request that the Financial Statement be Independently Audited and the Borrower will do everything necessary in an expedient manner to assist with that request. The costs for the Audit will be borne by the Borrower.
- 14.3 The Financial Statement will be prepared on a consolidated basis and in conformity with generally accepted accounting principles, duly certified by an independent and professionally qualified accountant.
- 14.4 from time to time such other information concerning the Borrower as the Lender may reasonably request.

15 Contract is divisible

Each sub paragraph in this agreement is independent and severable from each other

paragraph and therefore separately enforceable. If any restriction is unenforceable for any reason but would be enforceable if part of the wording were deleted, it will apply with such deletions as may be necessary to make it valid and enforceable.

16 Notices and service

16.1 Any notice or other information required or authorised by this agreement to be given by either party to the other may be given by hand or sent by first class pre-paid post, or electronic means to the other party at the address last provided for that type of communication.

16.2 Any notice or other information given by post shall be deemed to have been given on the second day after it was posted; and proof that the envelope containing any such notice or information was properly addressed, pre-paid and posted, or that it has not been so returned to the sender, shall be sufficient evidence that it has been duly given.

16.3 Any notice or other information sent by electronic means, shall be deemed to have been duly sent on the date of transmission.

16.4 Service of any legal proceedings concerning or arising out of this agreement shall be effected by causing the same to be delivered to the party to be served at his main place of business or his registered office, or to such other address as may from time to time be notified in writing by the party concerned.

17 Headings

The headings in this document are for reference only.

18 Dispute Resolution

In the event of a dispute arising out of this agreement the parties undertake to attempt to settle it through professional mediation before commencing litigation.

19 Waiver

The failure by either party to enforce at any time or for any period any one or more of the terms or conditions of this Contract shall not be a waiver of them or of the right at any time subsequently to enforce all terms and conditions of this Contract.

20 Jurisdiction

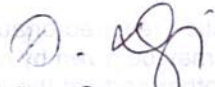
This Contract shall be interpreted according to the Laws of England and the parties agree to submit to the exclusive jurisdiction of the English courts.

Signed by

Trustees of Nephesh SSAS

Trustee


LDUNNING.


D DJEZZAR

Signed by Nephesh Limited

Director


LDUNNING.



Schedule 1

The security described:

A first charge over the first floor of the property at 26 Commercial Road, Port Talbot, SA13 1LG.

This Legal Charge is made on the2012

Between

DJAMILA DJEZZAR acting for the Trustees of the Nephesh SSAS whose serving address is situate at 1 Post Office Terrace, Ponthir, Newport, Gwent, NP18 1GW (in this Deed called "the Lender")

NEPHESH LIMITED (company number 03448839) whose registered office is situate at 1 Post Office Terrace, Ponthir, Newport, Gwent, NP18 1GW (in this Deed called the "Borrower")

Definitions:

In this Deed:

The "Loan Agreement" means a loan facility document dated2012

The "Property" means First Floor, 26 Commercial Road, Port Talbot, SA13 1LG (Title No: CYM227246)

Recitals

Nephesh Limited whose registered office is situate at 1 Post Office Terrace, Ponthir, Newport, Gwent, NP18 1GW ("the Borrower") has entered into a Loan Agreement for the sum of £30,000 (thirty thousand pounds) with the Lender.

In order that the obligations of the Borrower may be discharged, the Borrower has agreed to provide security to the Loan Agreement.

Now this Deed witnesses as follows:

The Borrower charges to the Lender by way of a legal charge the Property with payment or discharge of all money and other obligations to be paid or discharged by the Borrower under the Loan Agreement or otherwise secured by this Deed.

The Borrower warrants that he has full title guarantee to the Property and that it is free of any encumbrances.

The Borrower undertakes with the Lender that such present and future rights or interest as the Secured Party may have in the Property shall be postponed and made subject to the rights and interests of the Lender under its Legal Charge and that no prior charge exists over the Property.

In the event of a breach of any term of this Deed and of the Borrower's obligations under the Loan Agreement, all sums due shall be immediately be payable and the Lender shall have all remedies under the law, which rights shall be in addition to any other rights or

remedies that may be available to them.

This Deed shall terminate upon the Borrower's full repayment of the Loan Agreement, or the satisfaction of the Loan Agreement to the Lender at which time the Lender's security interest described herein shall also terminate.

In Witness whereof the parties have set their hands the day and year first before written

Signed as a Deed by


.....
DJAMILA DJEZZAR



LEE DUNNING

In the presence of

Witness

Signature


:

Name

:

Address

:


S. I. LEWIS
13 GURRALS ST
PORT TALBOT
SA12 6DQ

Signed as a Deed by

NEPHESH LIMITED acting by

Director

Signature

:

Name

:

Witness

Signature


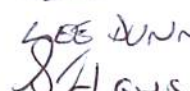
:

Name

:

Address

:


LEE DUNNING

S. I. LEWIS
13 GURRALS ST
PORT TALBOT
SA12 6DQ



remedies that may be available to them.

The Lender shall terminate upon the Borrower's full repayment of the Loan Agreement or the satisfaction of the Loan Agreement to the Lender at which time the Lender's security interest described herein shall also terminate.

In Witness whereof the parties have set their hands the day and year first before written

Signed as a Debt by

DAMIEL DIERAZ

In the presence of

Witness
Name
Address
Signature

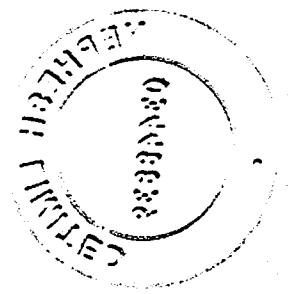
2012.08.08
13 GERRON
PORT KAITUMA

Signed as a Debt by
NEPHESH LIMITED acting by

Director
Name
Signature

Witness
Name
Address
Signature

2012.08.08
13 GERRON
PORT KAITUMA



Land Registry

Application to change the register

AP1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website www1.landregistry.gov.uk provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See www1.landregistry.gov.uk/regional if you are unsure which Land Registry office to send this application to.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

LAND REGISTRY USE ONLY
Record of fees paid

Particulars of under/over payments

Reference number
Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Enter the title number of each title that requires an entry to be made in that register.

Place 'X' in the appropriate box.

Give a brief description of the part affected, for example 'edged red on the plan to the transfer dated

See fees calculator at www1.landregistry.gov.uk/fees

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

1 Local authority serving the property: Full postcode of property (if any): 26 COMMERCIAL RD, PORT TALBOT, SA13 1LG		
2 Title number(s) of the property: CYM227246		
3 The application affects <input checked="" type="checkbox"/> the whole of the title(s) <input type="checkbox"/> part of the title(s) as shown:		
4 Application, priority and fees		
Applications in priority order	Price paid/Value (£)	Fees paid (£)
Total fees (£)		
Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> direct debit, under an agreement with Land Registry		

List the documents lodged with this form. Copy documents should be listed separately. If you supply a certified copy of an original document we will return the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.

Provide the full name(s) of the person(s) applying to change the register. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Complete this panel if you want us to notify someone else that we have completed this application.

Place 'X' in the appropriate box.

In this and panel 10, each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

5 Documents lodged with this form:

6 The applicant:

NE P HESH

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

03 44 883 9

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

7 This application is sent to Land Registry by

Key number (if applicable):

Name:

Address or UK DX box number:

Email address:

Reference:

Phone no:

Fax no:

8 Third party notification

Name: LEE DUNNING

Address or UK DX box number:

1-2 POST OFFICE TERRACE,

NEWPORT, NP18 1GW

Email address: lee.dunning@hotmail.com

Reference:

9 The address(es) for service for each proprietor of the registered estate(s) to be entered in the register is

☐ the address of the property (where this is a single postal address)

☐ the address(es) for service from the transfer/assent

☐ (for existing proprietors who are remaining in the register) the current address(es) for service in the register

☒ the following address(es):

1-2 POST OFFICE TERRACE,
NEWPORT, NP18 1GW

Where a charge has an MD reference we will ignore an address given in this panel unless the charge is in favour of a United Kingdom bank and neither the charge form nor any agreement we have with the lender specifies an address for service.

For permitted addresses see note to panel 9.

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

If this statement applies (i) place 'X' in the box and (ii) enclose Form DI.

Section 27 of the Land Registration Act 2002 lists the registrable dispositions.

Rule 57 of the Land Registration Rules 2003 sets out the disclosable overriding interests that you must tell us about.

Full details of the evidence of identity that is required can be found in Practice Guide 67 and in Public Guide 20.

Place 'X' in the appropriate box.

Conveyancer is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

- 10 Name and address(es) for service of the proprietor of any new charge to be entered in the register:

NEPHEW SSAS
1-2 POST OFFICE TERRACE,
NEWPORT, NP18 1GW

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

- 11 Disclosable overriding interests

☐ This application relates to a registrable disposition and disclosable overriding interests affect the registered estate.

- 12 Confirmation of identity

When registering transfers, charges, leases and other dispositions of land, or giving effect to a discharge or release of a registered charge, Land Registry relies on the steps that conveyancers take, where appropriate, to verify the identity of their clients. These checks reduce the risk of property fraud.

Where a person was not represented by a conveyancer, Land Registry requires 'evidence of identity' in respect of that person, except where the first alternative in panel 13(2) applies.

'Evidence of identity' is evidence provided in accordance with any current direction made by the Chief Land Registrar under section 100(4) of the Land Registration Act 2002 for the purpose of confirming a person's identity.

If this application is to register a transfer, lease or charge, or to give effect to a discharge in Form DS1 or a release in Form DS3 complete one of the following

☐ I am a conveyancer, and I have completed panel 13

☒ I am not a conveyancer, and I have completed panel 14

13 Where the application is sent to Land Registry by a conveyancer

(1) Details of conveyancer acting

If you are sending an application to register a transfer, lease or charge, for each party to each disposition that is to be registered state in the table below the details of the conveyancer (if any) who represented them.

Where a party is not represented by a conveyancer you must also complete (2) below.

Place 'X' in the box in the second column if the person or firm who is sending the application to Land Registry represented that party in the transaction. Otherwise complete the details in the third column. If the party is not represented insert 'none' in the third column.

Name of transferor, landlord, transferee, tenant, borrower or lender		Conveyancer's name, address and reference
	<input type="checkbox"/>	Reference:
	<input type="checkbox"/>	Reference:
	<input type="checkbox"/>	Reference:

If you are sending an application to give effect to a discharge in Form DS1 or release in Form DS3 for each lender, state in the table below the details of the conveyancer (if any) who represented them.

Where a lender is not represented by a conveyancer you must also complete (2) below.

Place 'X' in the box in the second column if the person or firm who is sending the application to Land Registry represented that party in the transaction. Otherwise complete the details in the third column. If the party is not represented insert 'none' in the third column.

Name of lender		Conveyancer's name, address and reference
	<input type="checkbox"/>	Reference:
	<input type="checkbox"/>	Reference:

Place 'X' in the appropriate box(es).

Insert the name of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom you give this confirmation.

Evidence of identity is defined in panel 12. Full details of the evidence of identity that is required can be found in Practice Guide 67.

If the party is not represented insert 'none' in the second column.

(2) Evidence of identity

Where any transferor, landlord, transferee, tenant, borrower or lender listed in (1) was not represented by a conveyancer

☐ I confirm that I am satisfied that sufficient steps have been taken to verify the identity of

and that they are the registered proprietor or have the right to be registered as the registered proprietor

☐ I enclose evidence of identity in respect of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom I have not provided the confirmation above

14 Where the application is sent to Land Registry by someone who is not a conveyancer

(1) Details of conveyancer acting

If you are sending an application to register a transfer, lease or charge (ie a mortgage), for each party to each disposition that is to be registered, state in the table below the details of the conveyancer (if any) who represented them.

You must also complete (2) below.

Name of transferor, landlord, transferee, tenant, borrower or lender	Conveyancer's name, address and reference
	Reference:
	Reference:
	Reference:

If the party is not represented insert 'none' in the second column.

If you are sending an application to give effect to a discharge in Form DS1 or release in Form DS3, for each lender state in the table below the details of the conveyancer (if any) who represented them.

You must also complete (2) below.

Name of lender	Conveyancer's name, address and reference
NEPHESH SSAS	Reference:
	Reference:

(2) Evidence of identity

- ☐ for each applicant named in panel 6 is enclosed
- ☐ for each unrepresented transferor, landlord, transferee, tenant, borrower or lender listed in (1) is enclosed

Place 'X' in the appropriate box(es).

Evidence of identity is defined in panel 12. Full details of the evidence of identity that is required can be found in Public Guide 20.

If a conveyancer is acting for the applicant, that conveyancer must sign.

If no conveyancer is acting, the applicant (and if the applicant is more than one person then each of them) must sign.

15

Signature of conveyancer: _____

Date: _____

OR

Signature of applicant: _____

Date: _____

DIRECTOR
NEPHESH
LTD

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

© Crown copyright (ref: LR/HO) 10/11



If you are sending an application to the effect of a discharge in Form D21 or release in Form D23, for each lender state in the table below the details of the conveyancer (if any) who represented them.

You must also complete (2) below

Name of lender	Conveyancer's name, address and reference
	Reference
	Reference

(2) Evidence of identity

- ☐ for each applicant named in panel 1 is enclosed
- ☐ for each unrepresented landlord, transferee, tenant, borrower or lender listed in (1) is enclosed

If the conveyancer is not represented, state the name of the conveyancer.

Place (2) in the appropriate boxes

Details of identity is defined in panel 15. Full details of the evidence of identity that is required can be found in Public Notice 2003.

If you are acting for the lender, the conveyancer must sign.

If the conveyancer is acting for the lender, the conveyancer must sign. If the applicant is more than a person (not a firm or company), the conveyancer must sign.

15

Signature of conveyancer

Date:

OR

Signature of applicant

Date:

WARNING

If you knowingly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to cause a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006. The maximum penalty for which is 10 years' imprisonment or an unlimited fine (or both).

In order to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or entered in the register are open to public inspection and copying. If you receive a document containing confidential information, you may apply for that part of the document to be made exempt using Form EX1 under rule 133 of the Land Registration Rules 2003.



Land Registry

Legal charge of a registered estate

CH1

This form should be accompanied by either Form AP1 or Form FR1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the borrower is a company.

Give full name(s).

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

1	Title number(s) of the property: CYM 227246
2	Property: 26 COMMERCIAL RD, PORT TALBOT, SA13 1LG
3	Date:
4	Borrower: NEPHESH LIMITED <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 03448839 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Lender for entry in the register: NEPHESH SSAS <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Lender's intended address(es) for service for entry in the register: 1-2 POST OFFICE TERRACE, NEWPORT, NP18 1GW

Place 'X' in any box that applies.

Add any modifications.

Place 'X' in the appropriate box(es).

You must set out the wording of the restriction in full.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

Insert details of the sums to be paid (amount and dates) and so on.

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer.

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

7	The borrower with <input checked="" type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9
8	<input type="checkbox"/> The lender is under an obligation to make further advances and applies for the obligation to be entered in the register <input type="checkbox"/> The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:
9	Additional provisions
10	Execution