**This Legal Charge** is made the ……………… 2010

**Between**

gEOFFREY SPILLER, pAUL DAWSON, MARK STEVENS, NICHOLAS VIVIAN acting for The Glenny Property Partnership of Glenny House, 56 Longbridge Road, Barking Essex. IG11 8RW (in this Deed called “the Lender”)

and

MARK STEVENS, NICHOLAS VIVIAN, gEOFFREY SPILLER, pAUL DAWSON, acting for the Trustees of the New Horizon Retirement Benefit Scheme whose serving address is Pension Practitioner .Com Limited, Daws House, 33-35 Daws Lane, London. NW7 4SD (in this Deed called the “Borrower”)

**Recitals**

The Lender and Borrower have entered into the Loan Agreement dated ...... July 2010 for the amount of £93,500.

The Borrower has agreed to provide security to the Lender in order that the obligations of the Borrower may be discharged under the Loan Agreement

**Definitions:**

In this Deed:

The “Borrower” means Trustees of the New Horizon Retirement Benefits Scheme whose serving office is situate at Pension Practitioner .Com Limited, Daws House, 33-35 Daws Lane, London. NW7 4SD

The “Loan Agreement” means loan agreement dated July 2010

The “Property” means the Unit 10 Heron Business Centre, Ashford, Kent. TN24 8DS.

**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 it 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 Borrower 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 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 it.

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   
MARK STEVENS

In the presence of

Name of Witness

Address of Witness

Signed as a Deed by   
GEOFFREY SPILLER

In the presence of

Name of Witness

Address of Witness

Signed as a Deed by  
NICHOLAS VIVIAN  
In the presence of

Name of Witness

Address of Witness

Signed as a Deed by   
pAUL DAWSON  
In the presence of

Name of Witness

Address of Witness