

To: Empowered Trustees Ltd, for itself and each of the other parties to the Security Trust Deed referred to below.

Date:

THIS UNDERTAKING is made the 24th day of September 2021 by

Paweł Sławomir Kuzdak of 14 Lime Close, Newbury Berkshire RG14 2PW as Trustee of the PK Wealth SSAS (PSTR: 20003492RM) Pension Scheme

(the "Acceding Beneficiary") in relation to the Security Trust Deed (the "Security Trust Deed") dated 28th July 2021 between, inter alios, (1) Empowered Trustees Ltd (as Security Trustee); and (2) 226 Chillingham Road Ltd (as Charging Company). Terms defined in the Security Trust Deed shall bear the same meanings herein.

In consideration of the Acceding Beneficiary being accepted as a Beneficiary for the purposes of the Security Trust Deed by the parties thereto as from such date, the Acceding Beneficiary hereby confirms that, as from the date of this undertaking (1) it intends to be party to the Security Trust Deed as a Beneficiary, (2) undertakes to perform all the obligations expressed therein to be assumed by the Beneficiaries and (3) agrees that it shall be bound by all the provisions of the Security Trust Deed, as if it had been an original party thereto.

This Undertaking and any non-contractual obligations arising out of or in connection with it shall be governed by and construed in accordance with English law.

IN WITNESS of which this Undertaking has been executed as a deed by the duly authorised representative of the party hereto on the date set out above.

Signed by Mr Paweł Sławomir Kuzdak)
For and on behalf of PK Wealth SSAS)



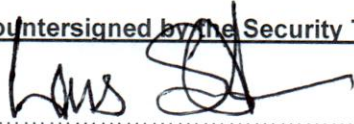
Witness signature: Ewa Gregorzko

Witness name: EWA GRZEGORZKO

Witness address: 3 BIRCHWOOD ROAD
NEWBURY, RG14 2PP

Witness occupation: SUPERVISOR

Countersigned by the Security Trustee



For and on behalf of Empowered Trustees Ltd

Witness signature: 

Witness name: ANDREEA JUDORAN

Witness address: 2 CHEQUER ROAD

EAST GRINSTEAD

RH10 3BW

Witness occupation: ADMINISTRATOR

Date: 24th September 2021