

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 1st day of MARCH 2022 by

Edward Rooney, Margaret Jan Rooney, Declan Todd Rooney and Megan Rooney all of 23 Jerviswood Drive, Cleghorn, Lanark, ML11 7RT as Trustees of the Rooney Wealth SSAS (PSTR: 20000869RV) 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 Edward Rooney
For and on behalf of Rooney Wealth SSAS

Witness signature:

Witness name: WILLIAM BALLANTYNE

Witness address: 20 JERVISWOOD DRIVE

CLEGHORN LANARK

Witness occupation: RETIRED

Signed by Mrs Margaret Jan Rooney
For and on behalf of Rooney Wealth SSAS

Witness signature:

Witness name: WILLIAM BALLANTYNE

Witness address: 20 JERVISWOOD DRIVE

CLEGHORN LANARK

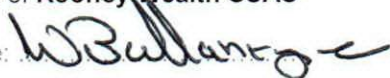
Witness occupation: RETIRED

Signed by **Mr Declan Todd Rooney**
For and on behalf of **Rooney Wealth SSAS**

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Witness signature:



Witness name:

WILLIAM O'CALLAGHAN

Witness address:

20 JERUSALEM DRIVE

CLEGGHORN LAMARK

Witness occupation:

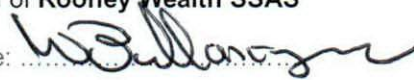
RETIRED

Signed by **Ms Megan Rooney**
For and on behalf of **Rooney Wealth SSAS**

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Witness signature:



Witness name:

WILLIAM O'CALLAGHAN

Witness address:

20 JERUSALEM DRIVE

CLEGGHORN LAMARK

Witness occupation:

RETIRED

Countersigned by the Security Trustee



For and on behalf of Empowered Trustees Ltd

Witness signature: 

Witness name: HANNAH CAREY

Witness address: 8 KNOWLE DRIVE

COPTHORNE, WEST SUSSEX,

RH10 3LP

Witness occupation: SCHEME ADMINISTRATOR

Date: 01/03/2022.