

This Legal Charge is made the

Between

1. The Trustees of the Whitmore SSAS Retirement Scheme being Joanne Whitmore both of 9 Wilton Close, Street, BA16 0SZ (in this deed called the 'Lender'); and (in this Deed called "the Lender")
2. Andrew Whitmore 9 Wilton Close, Street, BA16 0SZ (in this Deed called the "Secured Party")

Recitals

The Lender and Avalon Guns Limited incorporated and registered in England and Wales with Company number 05683439 and whose registered office is situate at 191 High Street, Street, Somerset, BA16 0NE have entered into a Loan Agreement dated 11 August 2023.

The Secured Party has agreed to provide security to the Loan Agreement dated 11 August 2023 in order that the obligations of the Borrower may be discharged.

Definitions:

In this Deed:

The "Borrower" means Avalon Guns Limited ("the Borrower") incorporated and registered in England and Wales with Company number 05683439 and whose registered office is situate at 191 High Street, Street, Somerset, BA16 0NE.

The "Loan Agreement" means loan agreement dated 11 August 2023.

The "Property" means the 191 High Street, Street, Somerset BA16 0NE (Title Number: WS19997).

Now this Deed witnesses as follows:

1. The Secured Party 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.
2. The Secured Party warrants that it has full title guarantee to the Property and that it is free of any encumbrances.
3. The Secured Party 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.

4. 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.
5. 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 ANDREW WHITEMORE
In the presence of



Name of Witness

Alice Whitmore

Address of Witness

FLAT 8 PENN LEIGH
9 PENN HILL AVE
POOLE
BH14 9LL

Signed as a Deed by JOANNE WHITEMORE
In the presence of



Name of Witness

Alice Whitmore

Address of Witness

FLAT 8 PENN LEIGH
9 PENN HILL AVE
POOLE
BH14 9LL