

**STANDARD SECURITY**

By

**MARTIN PROPERTY (SCOTLAND) LIMITED**

In favour of

**Trustees of the Elomar SSAS**

**Subjects:** Lodge House, Priory Way, Dunfermline



116 Colinton Road  
Edinburgh  
EH14 1BY

This Standard Security has been prepared for Martin Commercial Property (Scotland) Limited and not for you. By signing this Standard Security it could have certain legal consequences. You should take independent legal advice prior to signing.

WE, MARTIN COMMERCIAL PROPERTY (SCOTLAND) LIMITED incorporated under the Companies Acts (Registered Number SC692389) and having its registered office at Lodge House, Priory Lane, Dunfermline, Fife, KY12 (hereinafter referred to as “the Borrower”) registered proprietor of the subjects and others hereinafter secured HEREBY in security of all sums due or that may become due to OMARACO LTD a company incorporated under the Companies Acts (Registered number 12828216) and having its registered office at 3 Hollythorpe Road, Sheffield, South Yorkshire, England S8 9NE (the “Professional Trustee”) and WAEL ALI EL OMAR and JEAN THERESA ANGELA EL OMAR, both residing at 3 Hollythorpe Road, Sheffield, South Yorkshire, England S8 9NE, all as Trustees under the Elomar SSAS acting under a Deed of Trust dated 5 March 2023 (hereinafter referred to as “the Creditor”) by the Borrower in terms of a Minute of Agreement between the Borrower and the Creditor dated of even date and any variation or alteration thereof; HEREBY grant a Standard Security in favour of the Creditor and their successors and assignees whomsoever over ALL and WHOLE those subjects known as and forming The Lodge House, Priory Lane, Dunfermline KY12 7DT, being the subjects registered in the Land Register of Scotland under Title Number FFE77899; TOGETHER WITH (One) the whole buildings, erections, fittings, fixtures and others on the said subjects; (Two) the whole parts, privileges and pertinents thereof and all servitude and other rights pertaining thereto; and (Three) the Borrower’s whole right, title and interest in and to the said subjects hereby secured; and the Borrower and the Creditor hereby agree that the Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 with the exception of clauses 6 and any lawful variation thereof operative for the time being shall apply; and subject as aforesaid the Borrower grants warrandice but excepting therefrom all leases granted over the property: IN WITNESS WHEREOF this document consisting of this page is signed by the granter and witnessed as shown below:-

\_\_\_\_\_  
Signature of witness

\_\_\_\_\_  
Signed on behalf of the Borrower by Linda  
Martin, Director

\_\_\_\_\_  
full name of witness (print)

\_\_\_\_\_  
date of signing

\_\_\_\_\_  
address of witness

\_\_\_\_\_  
place of signing (ie town)

Signature of Witness

Signed on behalf of the Creditor by Wael Ali  
El Omar, Director

date of signing

address of witness

place of signing (ie town)

Signature of Witness

Signed by Wael Ali El Omar

date of signing

address of witness

place of signing (ie town)

Signature of Witness

Signed Jean Theresa Angela El Omar

date of signing

address of witness

place of signing (ie town)