**This Legal Charge** is made on the …………………………..2015

**Between**

Djamila Djezzar acting for the Trustees of the Nephesh SSAS whose serving address is situate at 1 Post Office Terrace, Ponthir, Newport, Gwent, NP18 1GW (in this Deed called “the Lender”)

Nephesh LIMITED (company number 03448839)whose registered office is situate at 1 Post Office Terrace, Ponthir, Newport, Gwent, NP18 1GW (in this Deed called the “Borrower”)

**Definitions:**

In this Deed:

The “Loan Agreement” means a loan facility document dated ……………………………….2015

The “Property” means 4 Sandfields Road, Port Talbot, SA12 6LP (Title No: WA109780)

**Recitals**

Nephesh Limited whose registered office is situate at 1 Post Office Terrace, Ponthir, Newport, Gwent, NP18 1GW (“the Borrower”) has entered into a Loan Agreement for the sum of £60,000 (sixty thousand pounds) with the Lender.

In order that the obligations of the Borrower may be discharged, the Borrower has agreed to provide security to the Loan Agreement.

**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 he 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 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.

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 be 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 them.

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

…………………………………………

Djamila Djezzar

In the presence of

Witness Signature :
 Name :
 Address :

Signed as a Deed by

Nephesh LIMITED acting by

Director Signature :

 Name :

Witness Signature :

 Name :

 Address :