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 day of 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: | | |
| Witness address: | | |
| | | |
| Witness occupation: | | |
| | | |
| | | |
| Signed by Mrs Margaret Jan Rooney For and on behalf of Rooney Wealth SSAS |)) | |
| |)) | |
| For and on behalf of Rooney Wealth SSAS |)) | |
| For and on behalf of Rooney Wealth SSAS Witness signature: |) | |
| For and on behalf of Rooney Wealth SSAS Witness signature: Witness name: |) | |

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

| Witness | signature: | | | | |
|---------|------------|--|--|--|--|
|---------|------------|--|--|--|--|

| Vitness name: | |
|---------------------|--|
| Vitness address: | |
| | |
| Vitness occupation: | |

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

| Witness signature: | |
|---------------------|--|
| Witness name: | |
| Witness address: | |
| | |
| Witness occupation: | |

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Countersigned by the Security Trustee

For and on behalf of Empowered Trustees Ltd Witness signature: Witness name: Witness address: Witness occupation:

Date: