

This Legal Charge is made on the 2014

Between

Paul Philip Roberts and Claudia Roberts acting for the Trustees of The Giorgiana SSAS (in this Deed called "the Lender") whose serving address is situate at 99 Dudley Street, Bedford, MK40 3SZ

Paul Philip Roberts and Claudia Roberts (in this Deed called the "Secured Party") of 99 Dudley Street, Bedford, MK40 3SZ

Definitions:

In this Deed:

The "Borrower" means Puzzle Services Limited (Company No. 05481306) whose registered office is situate at 99 Dudley Street, Bedford, MK40 3SZ

The "Loan Agreement" means a loan facility document dated2014

The "Property" means 55 Pillpotts Avenue, Bedford, MK40 3UE (Land Registry Title Number: BD292012)

Recitals

Puzzle Services Limited whose registered office is situate at 99 Dudley Street, Bedford, MK40 3SZ ("the Borrower") has entered into a Loan Agreement for the sum of £100,000.00 (one hundred thousand pounds) with the Lender.

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

Now this Deed witnesses as follows:

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.

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

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.

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

THE LENDER

Signed as a Deed by

.....

Paul Philip Roberts in the presence of

Witness	Signature	:
	Name	:
	Address	:

Signed as a Deed by

.....

Claudia Roberts in the presence of

Witness	Signature	:
	Name	:
	Address	:

SECURED PARTY

Signed as a Deed by

.....
Paul Philip Roberts in the presence of

Witness	Signature	:
	Name	:
	Address	:

Signed as a Deed by

.....
Claudia Roberts in the presence of

Witness	Signature	:
	Name	:
	Address	: