

# The legal agreement

## The Debenture Deed

This deed is made the 07 March 2022 as amended and restated on 21 July 2022

### Between:

**OneFarm Limited**, a company incorporated and registered in England and Wales with company number 12149688 and having its registered office at 20-22 Wenlock Road, London, N1 7GU, as issuer (the **Issuer**); and

**Abundance Investment Ltd**, a company incorporated and registered in England and Wales with company number 07049166 and having its registered office at Hamilton House, Mabledon Place, London WC1H 9BB, in each of its capacities as agent and arranger (the **Agent** and/or the **Arranger**).

### Background:

(A) The Issuer has resolved, pursuant to a resolution of its board of directors dated 07 March 2022 and 21 July 2022, to create and issue the Debentures on the terms of this Deed.

(B) The Issuer has determined to constitute the Debentures in the manner set out in this Deed.

### Now this Deed witnesses as follows:

#### 1 Definitions and interpretation

1.1 In this Deed, unless the subject or context requires otherwise, the following expressions shall have the meanings set out opposite them below:

**Abundance** means Abundance Investment Ltd, a company incorporated and registered in England and Wales with company number 07049166 and having its registered address at [Hamilton House, Mabledon Place, London WC1H 9BB](#) and which is authorised and regulated by the Financial Conduct Authority (“**FCA**”) with FCA registration number 525432.

**Abundance Service** means the website, services and the “Marketplace” operated by Abundance at [www.abundanceinvestment.com](http://www.abundanceinvestment.com).

**Abundance Terms and Conditions** means the terms and conditions governing the operation of the Abundance Service, from time to time, the latest copy of which can be found at [www.abundanceinvestment.com/legal/terms-and-conditions](http://www.abundanceinvestment.com/legal/terms-and-conditions) but at all times only to the extent that such terms and conditions do not impose any obligations or restrictions on the Issuer except as stated in this Deed.

**Acceleration Notice** has the meaning given in clause 18.3.1.

**Accounting Principles** means the generally accepted accounting principles in the United Kingdom, including FRS 102.

**Accounts** means:

- (a) the Debt Service Reserve Account; and
- (b) the Issuer’s current account;
- (c) any other account designated as such by the Agent, in writing.

**Accrual Date** means 1 May 2022.

**Adverse Tax or Regulatory Requirement** means a Tax or Regulatory Requirement which Abundance or the Issuer, in its discretion (acting reasonably and in good faith and after consulting with the other) determines makes the issuance, holding or trading of the Debentures (or any obligation of the Agent or Security Trustee thereto) unlawful or prohibitively expensive.

**Affected Person** means any person which Abundance or the Issuer, in its discretion (acting reasonably and in good faith and after consulting with the other), determines is ineligible to acquire or hold Debentures due to the additional costs or restrictions or a Tax or Regulatory Requirement.

**Affiliate** means in relation to any person, a Subsidiary of that person or a Holding Company of that person or any other Subsidiary of that Holding Company.

**Agent** means Abundance Investment Ltd, a company incorporated and registered in England and Wales with company number 07049166 and having its registered office at [Hamilton House, Mabledon Place, London WC1H 9BB](#), in its capacity as agent (which expression shall include any successor agent appointed in accordance with the Abundance Terms and Conditions).

**Agreement for Lease** means the agreement described at row 1 of Schedule 7 (*Project Documents*).

**Authorisation** means any consent, authorisation, registration, filing, lodgement, agreement, notarisation, certificate, permission, licence, approval, authority or exemption from, by or with any governmental, semi-governmental or judicial entity or authority (including any self-regulatory organisation established under statute or by a governmental or semi-governmental body).

**Beneficiaries** means each of the Agent, the Holders and each Delegate and the term “**Beneficiary**” means any one of them.

**Business Day** means a day, other than a Saturday, Sunday or public holiday in England, when banks in London are open for business.

**Business Plan** means the agreed base case financial model and business plan, in a form approved by the Agent.

**Cash Return Date** has the meaning given to it in clause 11 (*Repayment of Principal*).

**Cash Return Schedule** means the schedule at Schedule 6 (*Cash Return Schedule*), as the same may be replaced in accordance with clause 3.4.

# The legal agreement

**Change of Control** means the Shareholders cease directly or indirectly to:

(a) have the power (whether by way of ownership of shares, proxy, contract, agency or otherwise) to:

(i) cast, or control the casting of, more than 50% of the maximum number of votes that might be cast at a general meeting of the Issuer;

(ii) appoint or remove all, or the majority, of the directors or other equivalent officers of the Issuer; or

(iii) give directions with respect to the operating and financial policies of the Issuer with which the directors or other equivalent officers of the Issuer are obliged to comply; or

(b) hold beneficially more than 50% of the issued share capital of the Issuer (excluding any part of that issued share capital that carries no right to participate beyond a specified amount in a distribution of either profits or capital);

**Conditions Precedent** means the conditions precedent set out in Schedule 1.

**Credit Force Notes** means the up to £1,000,000 12% redeemable bridge loan notes to be issued to Credit Force Limited

**Debenture** means each debenture constituted by this Deed.

**Debt Liabilities** means all monies and obligations due, owing or incurred to the Agent and the Holders or any of them by the Obligors or any of them (whether present or future, actual or contingent and whether incurred as principal or surety) pursuant to any Finance Document.

**Debt Service Reserve Account** means the account designated as such by the Issuer and the Agent in accordance with paragraph 4 (*Reserve*) of Schedule 4 (*Positive Undertakings*) of this Deed.

**Deed** means this deed and the Schedules to this deed.

**Deed of Amendment and Restatement** means the deed of amendment and restatement dated 21 July 2022, between the Issuer, the Agent, and the Arranger in relation to this Deed.

**Default Interest** has the meaning given in clause 13 (*Default Interest*) of this Deed.

**Delegate** means any delegate, agent, attorney or co-agent appointed by the Agent in accordance with the Abundance Terms and Conditions.

**Direct Agreement** means each of the direct agreements entered into by the Issuer, the Security Trustee and each of the respective counterparties in respect of each of the following Project Documents, unless otherwise agreed by the Agent:

(a) the Lease;

(b) the Lease Purchase Agreement;

(c) the Supply Agreement;

(d) the Operating Services Agreement; and

(e) any other agreement entered into by the Issuer, the Security Trustee and a counterparty to a Project Document designated as a Direct Agreement by the Security Trustee and the Issuer.

**Disruption Event** means either or both of:

(a) a material disruption to those payment or communications systems or to those financial markets which are, in each case, required to operate in order for payments to be made in connection with the Debentures (or otherwise in order for the transactions contemplated by any Finance Documents to be carried out) which disruption is not caused by, and is beyond the control of, any of the parties to the relevant Finance Documents; or

(b) the occurrence of any other event which results in a disruption (of a technical or systems-related nature) to the treasury or payments operations of a party preventing that, or any other party to the relevant Finance Documents:

(i) from performing its payment obligations under the Finance Documents; or

(ii) from communicating with other parties in accordance with the terms of the Finance Documents,

and which (in either such case) is not caused by, and is beyond the control of, the party whose operations are disrupted.

**Drawdown Notice** means any notice issued by the Issuer to the Agent instructing for the payment of the proceeds of the issuance of the Debentures.

**Early Redemption Fee** means:

(a) in respect of an early redemption of all Debentures made in accordance with clause 15.1.1 or clause 15.2 (*Early Redemption*):

(i) an amount necessary to ensure that Holders' rate of return on the Debentures is as projected in the Offer Document; plus

(ii) an amount equal to six months of Interest calculated at the Interest Rate on the amount of Principal repaid.

(b) in the case of a redemption of Debentures held by an Affected Person or Affected Persons only, in accordance with clause 15.3 (*Early Redemption*) an amount such that the rate of return on the Affected Person's or the Affected Persons' (as applicable) Debentures is as projected in the Offer Document.

**Early Redemption Option Date** means 30 April 2025.

**Effective Date** means the date of issuance of debentures in accordance with clause 3.5.

# The legal agreement

**Eligible EEA Country** has the meaning given to it in the Abundance Terms and Conditions.

**Enforcement Action** means any formal legal action or formal legal step taken by or on behalf of any Beneficiary whatsoever to enforce its rights against an Obligor under a Finance Document including:

(a) to petition for (or take any other formal legal steps or action which are likely to lead to) the liquidation, winding up, administration, judicial management or dissolution of any Obligor; or

(b) to commence legal proceedings against any Obligor; or

(c) to demand, accelerate or require payment, repayment or prepayment of all or any part of the Debt Liabilities; or

(d) to enforce or make a demand under any guarantee or similar support given in connection with the Debt Liabilities; or

(e) to cancel any obligation to provide any financial accommodation under a Finance Document.

**Environment** means humans, animals, plants and all other living organisms including the ecological systems of which they form part and the following media:

(a) air (including, without limitation, air within natural or man-made structures, whether above or below ground);

(b) water (including, without limitation, territorial, coastal and inland waters, water under or within land and water in drains and sewers); and

(c) land (including, without limitation, land under water).

**Environmental Claim** means any claim, proceeding, formal notice or investigation by any person in respect of any Environmental Law.

**Environmental Law** means any applicable law or regulation which relates to:

(a) the pollution or protection of the Environment;

(b) the conditions of the workplace; or

(c) the generation, handling, storage, use, release or spillage of any substance which, alone or in combination with any other, is capable of causing harm to the Environment, including, without limitation, any waste.

**Environmental Permits** means any permit and other Authorisation and the filing of any notification, report or assessment required under any Environmental Law for the operation of the business by the Issuer conducted on or from the properties owned by the Issuer.

**Event of Default** means any event or circumstances specified as such in clause 18 (*Events of Default*) of this Deed.

**Finance Documents** means

(a) this Deed;

(b) the Intercreditor Agreement;

(c) each Security Document;

(d) the Security Trust Deed;

(e) each Direct Agreement;

(f) any Drawdown Notice; and

(g) any document designated as such by the Agent and the Issuer.

**Finance Party** means the Agent, the Arranger, the Security Trustee and each Holder.

**Financial Indebtedness** means any obligation (whether incurred as principal or surety and whether present, future, actual or contingent) for the payment or repayment of any indebtedness in respect of money borrowed or debt balances at any financial institution or under any bond, note, loan, debenture, loan stock or similar instrument, finance or capital lease, acceptance credit or bill discounting facility or guarantee and/or counter-indemnity obligation in respect of any of the above.

**Holder** means the person entered in the Register as the holder of each Debenture from time to time.

**Holder Representative** means the Holders appointed as a committee to represent the interests of Holders in accordance with the Abundance Terms and Conditions.

**Holding Company** means in relation to a person, any other person in respect of which it is a Subsidiary.

**Instructing Party** means:

(a) if relating to directions or instructions in respect of a Reserved Matter, directions or instructions of the Holders made by way of Special Resolution; or

(b) if relating to directions or instructions in respect of a Non-Reserved Matter, directions or instructions of the Holders made by way of Ordinary Resolution.

**Insurances** means the insurances required under paragraph 13 of Schedule 4.

**Intercreditor Agreement** means the intercreditor agreement, entered into on or around the Effective Date, between the Issuer, the Agent, the Security Trustee and various other creditors of the Issuer (howsoever described).

# The legal agreement

**Interest** means any amount of interest payable to a Holder in accordance with clause 12 (*Interest*) of this Deed.

**Interest Period** means each period starting on the last day of its preceding interest period and ending on 30 April and 30 October in each year and on the Maturity Date, except that the first of such periods shall commence on 1 May 2022.

**Interest Rate** means 9 per cent per annum.

**Issue Amount** means the total aggregate principal amount of all of the Debentures issued under this Deed, before the Issuer has redeemed any Debentures early in accordance with clause 15 (*Early Redemption*) of this Deed.

**Landlord** means Vistra Trust Corporation (UK) Limited as Trustee for the Property Income Trust for Charities, incorporated and registered in England and Wales under company registration number 06219596, with its registered office at 3rd Floor 11-12 St. James's Square, London, United Kingdom SW1Y 4LB.

**Launch** means the Arranger making available the Offer Document through the Abundance website to Members.

**Lease** means the agreement described at row 2 of Schedule 7 (*Project Documents*).

**Lease Purchase Agreement** means the agreement described at row 4 of Schedule 7 (*Project Documents*).

**Longstop Date** means 30 November 2022.

**Marketplace** has the meaning given to the term in the Abundance Terms and Conditions.

**Material Adverse Effect** means a material adverse effect on:

(a) the ability of any Obligor to perform their obligations under the Finance Documents; or

(b) the validity or enforceability of the Finance Documents against any Obligor or the rights or remedies of any of the Holders or the Arranger or the Agent against any Obligor under any of the Finance Documents.

**Maturity Date** means 30 April 2029.

**Maximum Issue Amount** means £6,700,000 (or such lower amount as the Agent in its absolute discretion may agree).

**Members** has the meaning given in the Abundance Terms and Conditions.

**Minimum Issue Amount** means £2,500,000 (or such other amount as may be agreed between the Agent and the Issuer).

**Non-Reserved Matters** means any matter that is not a Reserved Matter or a matter deemed by the Agent to be of a formal, minor or technical nature that is exercisable by the Issuer and/or Agent without Holder consent in accordance with clause 21.1 (*Modifications, Waivers or Consents*).

**Obligor** means each of:

(a) the Issuer;

(b) the Shareholder; and

(c) any Supporting Party.

**Offer** means the offer of debentures to Members in accordance with this Deed, the Abundance Terms and Conditions and the Offer Document.

**Offer Document** means the document produced by the Issuer and/or the Shareholder, dated on 7 March 2022 as updated on 21 July 2022, relating to the Debentures as amended or updated from time to time.

**Operating Services Agreement** means the agreement described at row 5 of Schedule 7 (*Project Documents*).

**Operating Services Provider** OneFarm UK Services Limited, a company incorporated in England and Wales with registered number 13842935 and whose registered office is at: Almondbury, Carter's Lane, Old Woking, Surrey GU22 8JG

**Ordinary Resolution** means a resolution passed at a meeting of the Holders of the Debentures duly convened and held in accordance with the Schedule to the Abundance Terms and Conditions by the relevant majority set out therein or passed by written resolution in accordance therewith.

**Original Jurisdiction** means, in relation to the Issuer, the jurisdiction under whose laws the Issuer is incorporated as at the date of this Deed.

**Party** means a party to this Deed.

**Permitted Indebtedness** means any Financial Indebtedness incurred by the Issuer as follows:

(a) under the Finance Documents;

(b) for any further issuance of debentures arranged by the Arranger and administered by the Agent under a new debenture deed; or

(c) pursuant to the Lease Purchase Agreement, in a form satisfactory to the Agent;

(d) pursuant to the SCC Facility;

(e) pursuant to the Credit Force Notes;

(f) pursuant to the Shareholder Notes; and

# The legal agreement

(g) in order to advance the Project where (i) the Issuer and the Agent have been unable to agree commercial terms for a further issuance of debentures per paragraph (b) of this definition; or (ii) the Agent has been unable to achieve a fundraising of the relevant minimum target amount for any such further issuance, and provided that any such Financial Indebtedness is (unless arranged by the Arranger and administered by the Agent via the Abundance Service) subordinated to all amounts owed or capable of being owed to the Beneficiaries under or in connection with the Finance Documents pursuant to the Intercreditor Agreement; or

(h) with the express written consent of the Agent, and on terms that are not detrimental to the Holders.

**Permitted Loan** means any credit granted, given or issued by the Issuer on arm's length terms and in the ordinary course of its business to suppliers or customers, except that the Issuer shall not (for the avoidance of doubt) grant any credit to any entity under common ownership with the Issuer (i) prior to the first Cash Return Date or (ii) whilst the Debt Service Reserve Account is funded to a value less than the Reserve.

**Permitted Pension Scheme** means the pension scheme of the Issuer as included in the Business Plan.

**Permitted Security** means:

(a) any Security created or expressed to be created pursuant to a Security Document;

(b) any Security created or expressed to be created as security for any further issuance of debentures with the Agent and Arranger under a new debenture deed;

(c) any Security which ranks with or is subordinated and postponed to all Security held for the benefit of, and in support of all amounts owed (or capable of being owed) to the Beneficiaries, under or in connection with the Finance Documents, pursuant to the Intercreditor Agreement;

(d) any netting or set-off arrangement entered into by the Issuer in the ordinary course of its banking arrangements for the purpose of netting debit and credit balances;

(e) any lien arising by operation of law and in the ordinary course of business of the Issuer; and

(f) any Security over bank accounts or retention rights in respect of deposits granted in favour of the account bank as part of that bank's standard terms and conditions.

**Principal** means, unless the context requires otherwise, the aggregate principal amount of the Debentures or the principal amount of the relevant Debentures held by any Holder, in each case, for the time being outstanding.

**Proceeds** means all receipts and/or recoveries by the Agent pursuant to any Enforcement Action taken in respect of any Finance Document after deducting (to the extent not already deducted) all sums which the Agent is required by the terms of the Finance Documents or by applicable law to pay to any other person before distributing any such receipts or recoveries to any of the Beneficiaries.

**Project** means the build and working capital requirements for the operation of 'Phase 1' (to purchase and install the equipment to create up to approximately 6,400m<sup>2</sup> of growing area and a service area prepared for the operations of a full capacity farm of approximately 13,000 m<sup>2</sup>) of the controlled environment multi-story indoor farm at the Property together with all related project contracts, land interests and other licences which the Issuer has or shall be granted rights of.

**Project Documents** means each of the documents listed in Schedule 7 (*Project Documents*), together with each other agreement which is designated as a Project Document by the Agent and the Issuer.

**Property** means the leasehold property known as land and buildings at Unit 1 St Leger Drive, Newmarket Business Park, Newmarket, Suffolk, CB8 7DT, subject to and as comprised in the Lease.

**Register** means the register of Holders of Debentures.

**Repeating Representations** means the representations and warranties in paragraphs 1.1 (*Status*) to paragraph 1.6 (*Governing law and enforcement*), paragraph 1.8.1 (*No default*), paragraph 1.9 (*Ownership*) paragraph 1.14 (*Financial information*), paragraph 1.20 (*Centre of main interests and establishments*), paragraph 1.21 (*Project Documents*) of Schedule 3 (*Representations and Warranties*) of this Deed.

**Reserve** has the meaning given in paragraph 4 (*Reserve*) of Schedule 4 (*Positive Undertakings*) of this Deed.

**Reserved Matter** has the meaning given in clause 21.3 (*Modifications, Waivers or Consents*).

**Restatement Date** has the meaning given to that term in the Deed of Amendment and Restatement.

**Restricted Person** means any person who does not fulfil any criteria of eligibility to invest and/or to hold Debentures set out in the Abundance Terms and Conditions from time to time including (without limitation):

(a) any US Person; or

(b) any person who is resident in, whose permanent place of business or whose jurisdiction of incorporation or establishment is in any of the Channel Islands or the Isle of Man; or

# The legal agreement

(c) any Affected Person.

**SCC Facility** means the up to £2,500,000 loan facility to be entered into between (1) Suffolk County Council and (2) the Issuer

**Schedule** means a Schedule to this Deed.

**Schedule to the Abundance Terms and Conditions** means the schedule to the Abundance Terms and Conditions as at the date of this Deed.

**Secured Parties** means the Security Trustee, the Agent, the Holders and any Receiver (as such term is defined in the Security Documents) or Delegate (as such term is defined in the Security Documents).

**Security** means a mortgage, charge, pledge, lien or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect.

**Security Agreement** means the security agreement, dated on or about the Effective Date, granted by the Issuer in favour of the Security Trustee (for the benefit of the Secured Parties) over all of its assets.

**Security Documents** means each of the:

(a) Security Agreement; and

(b) any Supporting Party Security Document.

**Security Trust Deed** means the security trust deed, dated on or around the Effective Date, between the Issuer, any Supporting Party, the Agent and the Security Trustee

**Security Trustee** means Abundance Security Trustee Ltd, a company incorporated and registered in England and Wales with company number 09864672 and whose registered office is at [Hamilton House, Mabledon Place, London WC1H 9BB](#), England.

**Shareholder Notes** means the £1,000,000 12% redeemable bridge loan notes to be issued to Mira Ruth Hyams Merme and Simon Christopher Zadek

**Shareholders** means:

(a) OneFarm BV, a company incorporated and registered in the Netherlands with company number 68222564 and having its registered office at Oudeschans 16, 1011KZ Amsterdam;

(b) CreditForce, a company incorporated and registered in England and Wales with company number 01396268 and having its registered office at 22 Chancery Lane, London, United Kingdom, WC2A 1LS;

(c) Mira Ruth Hyams Merme; and

(d) Simon Christopher Zadek.

**Special Resolution** means a resolution passed at a meeting of the Holders of the Debentures duly convened and held in accordance with the Schedule to the Abundance Terms and Conditions by the relevant majority set out therein or passed by written resolution in accordance therewith.

**Sterling or £** means the lawful currency for the time being of the United Kingdom.

**Subsidiary** means a subsidiary within the meaning of section 1159 of the Companies Act 2006.

**Supply Agreement** means the agreement described at row 3 of Schedule 7.

**Supporting Party** means the grantor of any Security or guarantee to the Security Trustee, the Agent or the Arranger in support of the obligations of itself, the Issuer, any Shareholder or any other party, under the Finance Documents.

**Supporting Party Security Document** means any agreement documenting the granting of Security or a guarantee to the Agent, Arranger or Security Trustee, by a Supporting Party.

**Tax** means any tax, levy, impost, duty or other charge or withholding of a similar nature (including any related penalty or interest payable in connection with any failure to pay or any delay in paying any of the same).

**Tax or Regulatory Requirement** means any Tax or law, regulation, rule, order, official directive or guideline of any governmental, inter-governmental or supranational body, agency, department or regulatory authority or organisation or any decision of a court (having the force of law) in any country or territory.

**UK** means the United Kingdom.

**US Person** means any persons who are or deemed to be US Persons for the purposes of US tax laws or US securities laws (including (without limitation) the US Securities Act of 1933). The Issuer may determine (acting reasonably) whether a person acquiring or holding Debentures (or proposing to do so) is a US person in accordance with applicable law at the time it makes such determination. Further summaries of what constitutes a US Person are provided in the Abundance Terms and Conditions.

**Written Resolution** means a resolution in writing passed in accordance with the Schedule to the Abundance Terms and Conditions.

1.2 In this Deed unless the contrary intention appears:

1.2.1 terms defined in the Abundance Terms and Conditions have the same meaning in this Deed;

1.2.2 Clause, Schedule and paragraph headings shall not affect the interpretation of this Deed;



# The legal agreement

1.2.3 A reference to “the date of this Deed” is a reference to 7 March 2022;

1.2.4 Words denoting the singular include the plural and vice versa and a reference to one gender includes the other gender;

1.2.5 A reference to a “person” means any individual, company, corporation, partnership, joint venture, association, unincorporated organisation, trust or other judicial entity;

1.2.6 A reference to a party or any other person includes its successors in title, permitted assigns and permitted transferees;

1.2.7 References to clauses, paragraphs and Schedules (including, for the avoidance of doubt, the Abundance Terms and Conditions and the Schedule to the Abundance Terms and Conditions) are to the clauses, paragraphs and Schedules of this Deed which form part of this Deed and shall have the same force and effect as if set out in the body of this Deed, with terms given the meanings set out in this Deed (unless the context otherwise requires) and any reference to this Deed shall include the Schedules;

1.2.8 A reference to this Deed or to any other deed, instrument, agreement or document shall, unless the context otherwise requires or unless the contrary intention appears, be construed as reference to this Deed or such other deed, instrument, agreement or document as the same may from time to time be amended, varied, supplemented or novated, in each case, in accordance with its terms;

1.2.9 A reference to an “encumbrance” shall be construed as a reference to a mortgage, charge, assignment by way of security, pledge, lien (save as arising in the ordinary course of business), hypothecation, right of set-off (save as arising under the general law for the protection of certain classes of creditors) or trust arrangement for the purpose of and having a similar effect to the granting of security, or other security interest of any kind;

1.2.10 A reference to a statute or statutory provision or other law is a reference to it as amended, or replaced and includes all legislation and regulations made under it;

1.2.11 A month shall be construed as a reference to a period starting on one day in a calendar month and ending on the numerically corresponding day in the next calendar month except that:

(a) if the numerically corresponding day is not a Business Day, that period shall end on the next Business Day in that calendar month in which that period is to end if there is one, or if there is not, on the immediately preceding Business Day;

(b) if there is no numerically corresponding day in the calendar month in which that period is to end, that period shall end on the last Business Day in that calendar month; and

(c) if an Interest Period begins on the last Business Day of a calendar month, that Interest Period shall end on the last Business Day in the calendar month in which that Interest Period is to end;

1.2.12 The winding-up, dissolution or administration of a person shall be construed so as to include any equivalent or analogous proceedings under the law of the jurisdiction in which such person is incorporated or of any jurisdiction in which such person carries on business;

1.2.13 All the provisions of this instrument are severable and distinct from one another and the illegality, invalidity or unenforceability of any provision of this instrument under the law of any jurisdiction shall not affect its validity or enforceability under the law of any other jurisdiction nor the legality, validity or enforceability of any other provision;

1.2.14 References to the Debentures include references to all and/or any of the Debentures;

1.2.15 The terms “including” and “include” or any similar expression shall be construed as illustrative and shall not limit the sense of words preceding those words;

1.2.16 Headings are inserted for convenience and do not affect the interpretation of this Deed;

1.2.17 A reference in this Deed to the exercise of any rights of a Holder Representative shall mean the exercise of such rights by a Holder Representative appointed pursuant to the Schedule to the Abundance Terms and Conditions;

1.2.18 A reference to an Event of Default continuing means that it has not been remedied or expressly waived; and

1.2.19 A reference to “assets” includes present and future properties, revenues and rights of every description.

1.3 Other terms will have the specific meaning given to them in the relevant provisions of this Deed or the Schedules forming part of it.

## 2 Form, Title, Register and Arranger

2.1 Debentures will be held in electronic form, represented by book entries in the Register.

2.2 Holders will be issued with an electronic confirmation of their holding of Debentures via the Abundance Service in accordance with the Abundance Terms and Conditions.

2.3 The Issuer, the Arranger and the Agent will only recognise and treat each Holder as the absolute owner of his Debentures for all purposes and shall not be bound to take notice of any trust to which any Debenture may be subject and shall not be required to obtain any proof thereof or as to the identity of such Holder.

2.4 No notice of any trust, except as required by applicable law, will be entered on the Register in respect of any Debentures.

# The legal agreement

2.5 The Debentures will be registered only in accordance with the Abundance Terms and Conditions, the terms of which the Issuer hereby acknowledges and assents to.

2.6 The Debentures shall be held and transferred subject to the conditions set out in Schedule 3 (Holder Restrictions) of this Deed.

2.7 The Issuer shall maintain arrangements so that any changes to the Register required under this clause shall be made by Abundance in accordance with the Abundance Terms and Conditions.

2.8 Subject to clause 2.9, the personal representatives of a deceased Holder shall be the only persons recognised by the Issuer as having any title to, or interest in, that Debenture on the death of such Holder but will only be so recognised subject to their becoming Members in accordance with the Abundance Terms and Conditions.

2.9 Any person becoming entitled to a Debenture in consequence of the death or bankruptcy of any Holder or otherwise by operation of law, may, upon producing such evidence that he is so entitled as the Issuer may reasonably require, be registered himself as the Holder, subject to his becoming a Member of Abundance in accordance with the Abundance Terms and Conditions.

2.10 The Issuer may retain any payments paid upon any such Debentures which any person referred to in clause 2.9 is entitled to, until such person is registered as the Holder of such Debentures or he has duly transferred the Debentures.

2.11 In accordance with the Abundance Terms and Conditions and the Offer Document, the Holders appoint the Agent to act on their behalf.

## 3 Denomination, Issue and Status

3.1 The Debentures are issued in minimum amounts of five pounds Sterling (£5.00) and in multiple integral amounts of one pound Sterling (£1.00) in nominal amount in excess thereof.

3.2 The aggregate principal amount of the Debentures issued shall not exceed the Maximum Issue Amount.

3.3 As and when issued, the Debentures shall constitute direct, unconditional and secured obligations of the Issuer and will rank *pari passu*, equally and rateably without discrimination or preference without any preference among themselves and in priority to any outstanding unsecured and unsubordinated obligations of the Issuer (except for obligations mandatorily preferred by law applying to companies generally).

3.4 Should the Maximum Issue Amount not be issued, the Agent shall provide and confirm a replacement Cash Return Schedule to be deemed incorporated into this deed.

3.5 The Holders will only subscribe for, and the Debentures will only be issued, once:

3.5.1 the Minimum Issue Amount has been raised;

3.5.2 the Agent has received all the documents and evidence specified in Part 2 (*Conditions Precedent to the Effective Date*) of Schedule 1 (*Conditions Precedent*) of this Deed in form and substance satisfactory to it; and

provided that on the date of issuance all the representations and warranties in Schedule 4 (*Representations and Warranties*) are true.

The Agent shall notify the Issuer promptly upon being so satisfied.

3.6 Where the Conditions Precedent have not been satisfied by the Longstop Date, the Agent and the Arranger may at their absolute discretion withdraw the Offer, whereupon their obligations pursuant to this Deed shall be immediately cancelled.

3.7 The Debentures are issued to, and can only be held by, Members in accordance with the Abundance Terms and Conditions.

## 4 Covenant to pay

4.1 The Issuer will on any date when any Principal and/or Interest or any other amount becomes due pursuant to this Deed, pay to or to the order of the Agent, in accordance with Clause 14 (*Payments*), in Sterling in immediately available funds such amount(s) due on that date together with any applicable Early Redemption Fee payable in accordance with Clause 15 (*Early Redemption*) and will, subject to Clause 13 (*Default Interest*), from the due date for such amount until (but excluding) the date of actual payment, after as well as before judgment, unconditionally so pay to or to the order of the Agent, in accordance with Clause 14 (*Payments*), Default Interest on such unpaid amounts, provided that payment of any sum due in respect of the Debentures made to or to the order of the Agent as provided in this Deed shall, to that extent, satisfy such obligation. The Agent will hold the benefit of this covenant on trust for the Holders.

4.2 Any payment to be made in respect of the Debentures by the Issuer may be made as provided in this Deed and any payment so made will, to that extent only, be a good discharge by the Issuer.

## 5 Assignment and transfer

5.1 The Debentures may only be transferred in accordance with the Abundance Terms and Conditions or, if applicable, in accordance with clauses 2.8 and 2.9 (*Form, Title, Register and Arranger*) of this Deed.



# The legal agreement

5.2 No Obligor may assign any of its rights or transfer by novation any of its rights and obligations under this Deed or any Finance Document without the consent of the Agent.

## 6 Back-up Service Provider

6.1 If, for any reason:

6.1.1 Abundance ceases to provide the Abundance Service and it is not provided by the Back-up Service Provider (as defined in the Abundance Terms and Conditions);

6.1.2 Abundance ceases to maintain the Register;

6.1.3 Abundance resigns as Agent in accordance with the Schedule to the Abundance Terms and Conditions without appointing a substitute; or

6.1.4 there is any other material change to the nature of the Abundance Service or the involvement of Abundance which has a material adverse effect on any of the Holders' rights under the Debentures,

then for the avoidance of doubt the obligations of each Obligor under the Finance Documents will remain valid and binding subject to clause 6.2 (below).

6.2 In the circumstances set out in clause 6.1 (above), the Issuer may make such arrangements as they reasonably consider appropriate and may amend any Finance Document by a deed expressed to be supplemental to that Finance Document (but only so far as is reasonably necessary to incorporate the revised arrangements for the matters listed in clauses (6.2.1) - (6.2.4) (inclusive) below). The Issuer shall take reasonable steps as soon as practicable to inform the Holders of any changes to:

6.2.1 the arrangements for maintaining the Register;

6.2.2 the procedures for making any payments (but not the amount of any payment or how such amount is calculated) to Holders;

6.2.3 the procedures for transfer (including acceptance of any instrument in common standard form) of Debentures; and/or

6.2.4 how notices or other information can be given to Holders.

## 7 Representations of the Issuer

The Issuer makes each of the representations and warranties set out in Schedule 3 (*Representations and Warranties*) of this Deed on the days and at the times stipulated therein.

## 8 Undertakings of the Issuer

So long as the Debentures are outstanding the Issuer agrees to comply with each of the undertakings given by it that are set out in Schedule 4 (*Positive Undertakings*) and Schedule 5 (*Negative Undertakings*) of this Deed.

## 9 Lease Direct Agreement

The Issuer shall, on or before the Effective Date, use its reasonable endeavours to deliver the Direct Agreement in relation to the Lease in a form satisfactory to the Agent, signed and dated by all parties thereto.

## 10 Use of Proceeds

10.1 The Issuer may only use the proceeds raised from the Debentures issued under this Deed to:

10.1.1 finance the Project as provided for in the Business Plan;

10.1.2 fund 50% of the amount required to be maintained in the Debt Service Reserve Account in accordance with paragraph 5 (*Reserve*) of Schedule 4; and

10.1.3 finance the costs and expenses (including, without limitation, any arrangement fee and legal fees) incurred by the Issuer in connection with the negotiation, preparation and execution of the Finance Documents and the Offer Document

10.2 Neither the Arranger, the Agent nor any Holder is bound to monitor or verify the application of any net proceeds of a Debenture issued pursuant to this Deed.

## 11 Repayment of Principal

The Issuer shall repay Principal in instalments on the last Business Day of each Interest Period (each a "**Cash Return Date**") in the amounts stipulated in accordance with the Cash Return Schedule and all remaining Principal will be repaid in full on the Maturity Date, together with all accrued but unpaid Interest and any and all amounts due and outstanding under the Debentures pursuant to this Deed.

## 12 Interest

12.1 The Debentures shall bear and accrue interest daily on the Principal at the Interest Rate on and from the Accrual Date and in respect of each Interest Period.

12.2 The Issuer shall pay Interest on each Cash Return Date as set out in the Cash Return Schedule, with the last Cash Return Date falling on the Maturity Date. If any such Cash Return Date is not a Business Day, payment shall be made on the preceding Business Day.

12.3 The Interest payable on each Cash Return Date shall be paid to the Agent (for the account of the Holders) by credit transfer and in immediately available, freely transferable, cleared funds.

12.4 Interest shall be calculated and accrue on a daily and simple basis and on the basis of the actual number of days elapsed in the relevant period and a 365-day year.

# The legal agreement

## 13 Default Interest

13.1 In the event the Issuer fails to make any payment of Principal, Interest or any other amount due pursuant to this Deed on the date on which such Principal, Interest or other payment is due and payable, Default Interest shall accrue on such unpaid amount from (and including) the due date for such amount until (but excluding) the date of actual payment (both before and after judgment) at a rate which is 3 per cent. per annum higher than the rate which would have been payable if the overdue amount had, during the period of such non payment, attracted interest at the Interest Rate.

13.2 Default Interest shall accrue on a daily basis and on the basis of a 365-day year, and shall be compounded with the overdue amount at the end of each Interest Period.

## 14 Payments

All payments pursuant to this Deed are to be made in accordance with clause 16.1 (*Application of repayment amounts*) and subject to clause 15 (*Early Redemption*) including, without limitation, provisions detailing the priority of payments under this Deed.

## 15 Early Redemption

15.1 Subject to clause 15.3, the Issuer shall:

15.1.1 at its election, following a Change of Control;

15.1.2 immediately following the promulgation of an Adverse Tax or Regulatory Requirement; and

15.1.3 immediately following the identification of any Affected Person,

redeem all of the Debentures or, in the case of the Debentures held by an Affected Person, redeem the Debentures held by such Affected Person (in each case, an **Early Redemption**), by issue of an irrevocable notice to the Agent (who shall, in turn, promptly

notify the Holders via the Abundance Service), giving not less than 20 Business Days' notice of its intention to effect such redemption (a **Notice of Redemption**). Each Notice of Redemption will specify the last Business Day of the Interest Period ending on or following the expiration of the 20 Business Days' notice period as the date on which such redemption will take place (such date being, the **Early Redemption Date**).

15.2 Subject to clause 15.3, the Issuer shall be entitled to redeem all of the Debentures in full on or after the Early Redemption Option Date by the issue of a Notice of Redemption, giving not less than 20 Business Days' notice of its intention to effect such redemption of all of the Debentures on, and specifying, the relevant Early Redemption Date.

15.3 On each Early Redemption Date, the Issuer shall redeem and repay all Principal outstanding under all of the Debentures in full, together with any and all accrued Interest outstanding and payable under the Debentures to (and including) the Early Redemption Date (as applicable) and pay the Early Redemption Fee.

## 16 Application of repayment amounts

### 16.1 Payments

16.1.1 Subject to clause 16.1.2, any payments required to be made by the Issuer under the Finance Documents shall be made not later than 10:00 a.m. (London time) on the relevant date required for payment (the **Payment Date**) and on such Payment Date, the Issuer shall transfer or cause to be transferred such an amount in respect of the payment to the account directed by the Agent (such account being directed in writing at least five (5) Business Days prior to the relevant Payment Date).

16.1.2 Any amounts payable under clause 16.1.1 shall be transferred by the Issuer or on behalf of the Issuer to the above-mentioned account or accounts unconditionally by credit transfer and in immediately available, freely transferable, cleared funds. All such amounts shall be made without set-off, counterclaim, deduction or withholding, unless otherwise required by law.

16.1.3 Subject to clause 16.2, any amounts payable by the Issuer to Holders under the terms of the Debentures shall be apportioned by the Agent into the relevant pro rata proportions and such apportioned payments shall be directed by the Agent to the Cash Account (as defined in the Abundance Terms and Conditions) to be held for and/or paid to Holders in accordance with the Abundance Terms and Conditions.

16.1.4 If the Issuer is required by applicable law to make any withholding or deduction in relation to any amount payable under this clause 16.1, it shall be entitled to make such deduction or withholding and account to the relevant authority in respect of the amount withheld or deducted. The Issuer shall not be required to increase or gross-up any amount payable to the Beneficiaries under the Finance Documents as a result of any such deduction or withholding.

16.1.5 Any amounts payable under this clause 16.1 are subject in all cases to any applicable fiscal or other laws and regulations in the place of payment.

16.1.6 If, for any reason, the Agent considers in its sole discretion that amounts to be received in the relevant accounts pursuant to this clause are insufficient to satisfy all claims in respect of all payments under clause 16.1.1 then falling due:

(a) the Agent shall, as soon as reasonably practicable, notify the Issuer in writing that the full amount has not been received; and

# The legal agreement

(b) the Agent shall not be obliged to direct the payment in satisfaction of any such claims until the full amount in respect of such claims has been received from the Issuer, the Issuer has provided the Agent details of the reason and/or nature of the shortfall and, if there has been an Event of Default, the Issuer has confirmed that the relevant steps, actions or pre-conditions under the Finance Documents have been met prior to any acceleration and subsequent payment of those amounts.

## 16.2 Application

If the Agent or the Security Trustee (as applicable) receives or recovers any Proceeds in accordance with the Intercreditor Agreement or receives a payment at any time that is insufficient to discharge all the amounts then due and payable by an Obligor under the Finance Documents, the Agent or the Security Trustee (as applicable) shall apply any such amounts towards satisfying the obligations of the Obligors under the Finance Documents in the following order:

16.2.1 **firstly**, in or towards payment of any unpaid fees, costs and expenses of the Agent, the Security Trustee or any Delegate under the Finance Documents;

16.2.2 **secondly**, for the account of the Holders, for application in or towards payment of Debt Liabilities payable to Holders, which shall be allocated in respective pro rata proportions to the Holders of the Debentures in accordance with the following order of priority:

(a) then to any due but unpaid payments of Interest; and

(b) then to any due but unpaid repayments of Principal;

except that for any Early Redemption of an Affected Person in connection with clause 15.3 such Holder(s) as are Affected Persons shall have their relevant Principal and Interest repaid to them following receipt of such monies by the Agent on the relevant Early Redemption Date;

16.2.3 **thirdly**, for the account of the Holders, in or towards payment pro rata of any accrued income, fee or commission owing to the Holders under those Finance Documents;

16.2.4 **fourthly**, in or towards payment pro rata of any other sum due but unpaid under those Finance Documents;

16.2.5 **fifthly**, in payment of the surplus (if any) to the relevant Obligor or any other person entitled to it.

## 17 Cancellation

17.1 Subject to clause 21, the Issuer or any Affiliate of the Issuer may at any time by agreement with the relevant Holder purchase any Debentures at any price by tender, private treaty or otherwise.

17.2 Any Debentures which are repaid, redeemed or purchased by the Issuer shall forthwith be cancelled and shall not be available for re-issue.

## 18 Events of Default

18.1 Each of the events or circumstances set out in this clause 18.1 (*Events of Default*) is an Event of Default:

18.1.1 **Non-payment:** any failure by the Issuer to pay in full any amount payable under this Deed on its due date or, if a failure to pay is caused by an administrative or technical error or a Disruption Event, within 5 Business Days of its due date; or

18.1.2 **Other obligations:** the Issuer fails to perform or comply with any of its other obligations under the Finance Documents (other than the obligations specified in clause 18.1.1), except where such failure is capable of remedy, and is remedied within 10 Business Days of the earlier of (a) written notice being given by the Agent requiring remedy of such failure; or (b) the date that the Issuer has become aware of such failure; or

18.1.3 **Misrepresentation:** any material representation, warranty or statement made or deemed to have been made by the Issuer in the Finance Documents is or proves to have been incorrect or misleading in any material respect when made or deemed to have been made, unless and to the extent the underlying event or circumstance is remedied within 20 Business Days of the earlier of (a) the date of a written notice from the Agent requiring remedy of such failure; or (b) the date that the Issuer has become aware of such failure; or

## 18.1.4 Cross-default:

(a) any Financial Indebtedness of an Obligor is not paid when due or within any applicable grace period;

(b) any Financial Indebtedness of an Obligor is declared to be or otherwise becomes due and payable prior to its specified maturity as a result of an event of default (howsoever described);

(c) any commitment for any Financial Indebtedness of an Obligor is cancelled or suspended by a creditor as a result of an event of default (howsoever described);

(d) any creditor of an Obligor becomes entitled to declare any Financial Indebtedness an Obligor due and payable prior to its specified maturity as a result of an event of default (howsoever described);

(e) No Event of Default will occur or subsist under this clause 18.1.4 if the aggregate amount of Financial Indebtedness or commitment for Financial Indebtedness falling within paragraphs (a) to (d) above is less than £25,000 (or its equivalent in any other currency or currencies).

## 18.1.5 Insolvency:

(a) An Obligor:

# The legal agreement

(i) is unable or admits inability to pay its debts as they fall due;  
(ii) is deemed to, or is declared to, be unable to pay its debts under applicable law;

(iii) suspends or threatens to suspend making payments on any of its debts; or

(iv) by reason of actual or anticipated financial difficulties, commences formal negotiations with one or more of its creditors (excluding any Finance Party in its capacity as such) with a view to rescheduling any of its indebtedness;

(b) a moratorium is declared in respect of any indebtedness of an Obligor. If a moratorium occurs, the ending of the moratorium will not remedy any Event of Default caused by that moratorium;

**18.1.6 Insolvency proceedings:** any corporate action, legal proceedings or other procedure or step is taken in relation to:

(a) the suspension of payments, a moratorium of any indebtedness, winding-up, dissolution, administration or reorganisation (by way of voluntary arrangement, scheme of arrangement or otherwise) of the Issuer;

(b) a composition, compromise, assignment or arrangement with any creditor of the Issuer (other than for the purposes of a bona fide, solvent scheme of reconstruction or amalgamation previously approved by a Special Resolution);

(c) the appointment of a liquidator, receiver, administrative receiver, administrator, compulsory manager or other similar officer in respect of the Issuer,

(d) or any analogous procedure or step is taken in any jurisdiction, except that this clause 18.1.6 shall not apply to any winding-up petition which is frivolous or vexatious and is discharged, stayed or dismissed within 20 days of commencement;

**18.1.7 Creditors' process:** any expropriation, attachment, sequestration, distress or execution or any analogous process in any jurisdiction affects any asset of the Issuer and is not discharged within 20 Business Days;

**18.1.8 Unlawfulness and invalidity:**

(a) it is or becomes unlawful for an Obligor to perform any of its material obligations under the Finance Documents; or

(b) any material obligation of an Obligor under any of the Finance Documents is not or ceases to be legal, valid, binding or enforceable and the cessation individually or cumulatively materially and adversely affects the interests of the Holders under the Finance Documents;

**18.1.9 Cessation of business:** the Issuer suspends or ceases to carry on (or threatens to suspend or cease to carry on) all or substantially all of its business;

**18.1.10 Expropriation:** the authority or ability of the Issuer to conduct its business is limited or wholly or substantially curtailed by any seizure, expropriation, nationalisation, intervention, restriction or other action by or on behalf of any governmental, regulatory or other authority or other person in relation to the Obligor or any of its assets, in each case, which has or would have a Material Adverse Effect;

**18.1.11 Repudiation and rescission of agreements:** an Obligor rescinds or evidences as an intention in writing to rescind or repudiates or evidences as an intention in writing to repudiate a Finance Document;

**18.1.12 Litigation:** any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings or disputes are commenced or threatened (save for where such threat is vexatious), or any judgment or order of a court, arbitral tribunal or other tribunal or any order or sanction of any governmental or other regulatory body is made, in relation to the Finance Documents or the transactions contemplated in the Finance Documents or against an Obligor, in each case which have, or, if adversely determined, would be reasonably likely to have, a Material Adverse Effect;

18.2 The Issuer shall promptly notify the Arranger and the Agent of the occurrence of any Event of Default upon becoming aware of its occurrence (and the steps, if any, being taken to remedy it).

18.3 If any Event of Default occurs and is continuing, the Agent, if so directed in writing by Holders of at least 25 per cent. of the Principal (or by a Special Resolution of the Holders), shall:

18.3.1 by notice in writing (an **"Acceleration Notice"**) declare all amounts accrued or outstanding under the Debentures and this Deed to be immediately due and payable, at which time they shall become immediately due and payable;

18.3.2 be permitted, at the cost and expense of the Issuer (such costs to be proper and reasonable and as far as practicable agreed in advance of appointment), to appoint accountants, lawyers or technical advisers as agreed by the Agent and the Issuer to protect the Holders' interests (taken as a class) under the Finance Documents and to investigate the Event of Default; or

18.3.3 permit the appointment of a Holder Representative in accordance with the terms of the Schedule to the Abundance Terms and Conditions.

# The legal agreement

18.4 No Holder shall be entitled to take any Enforcement Action or to exercise any other rights, discretions or powers or to grant any consents or releases under or pursuant to any Finance Document, or enforce any provision of this Deed or waive, cure or consent to any Event of Default or proposed breach of the terms of this Deed except where such action is permitted by and in accordance with the Abundance Terms and Conditions and the Intercreditor Agreement.

18.5 An Acceleration Notice must be withdrawn with immediate effect by the Agent by way of notice to the Issuer and the Holders if it is directed to do so in writing by Holders of at least 25 per cent. of the Principal (or by a Special Resolution of the Holders) to the effect that the Event of Default or Events of Default in relation to which an Acceleration Notice has been given is or are cured or waived and that such Holders wish that Acceleration Notice to be withdrawn, whereupon that Acceleration Notice will automatically be deemed to be withdrawn and will have no further effect in relation to the Debenture but without prejudice to any rights or obligations which may have arisen before the Agent withdraws such Acceleration Notice. No such withdrawal shall affect any other Event of Default or any subsequent Event of Default or any right of any Holders in relation thereto.

18.6 If an Acceleration Notice has been provided by the Agent in accordance with clause 18.3 and such notice has not been withdrawn in accordance with clause 18.5, that Acceleration Notice shall automatically apply to all the Debentures and the Agent shall ensure that any Proceeds following that Acceleration Notice shall be applied in accordance with clause 16 (*Application of repayment amounts*).

## 19 Notices

19.1 The Issuer will give each notice, and will send any other document, to a Holder by sending such notice to the Agent (by email to [support@abundanceinvestment.com](mailto:support@abundanceinvestment.com)) who will in turn send any document to the relevant Holder using the Abundance Service (which, for the avoidance of doubt, includes the use of e-mail). Each Holder agrees that the Issuer may rely on the Agent to deliver any such notice in accordance with the Abundance Terms and Conditions.

19.2 Any notice from the Holders (or the Agent acting on their behalf) to the Issuer contemplated by this Deed may be given by e-mail to the Issuer at: [info@onefarm.io](mailto:info@onefarm.io) and or to such other address as otherwise directed by the Issuer from time to time.

19.3 A notice, document or information sent or supplied by electronic means to an address specified for the purpose is deemed to be given to or received by the intended recipient on the same day it was sent, and in proving service it is sufficient to prove that the communication was properly addressed and sent.

19.4 The Agent shall promptly send to each Holder details of each communication received by it under any Finance Document via the Abundance Service if it is obliged to do so under the terms of the Finance Document.

19.5 The Agent agrees that it will notify the Issuer and each Holder as soon as reasonably practicable if it takes any Enforcement Action.

19.6 The Agent shall promptly forward to the Issuer a copy of any notice or communication addressed to the Issuer by any Holder which is received by the Agent.

## 20 Meetings of Holders, Voting and Modifications to the Deed

20.1 The Abundance Terms and Conditions include provisions for:

20.1.1 convening meetings of Holders;

20.1.2 voting and quorum requirements and powers exercisable in respect of an Ordinary Resolution, Special Resolution or a Written Resolution; and

20.1.3 the ability to appoint (and powers of) a Holders Representative.

## 21 Modifications, Waivers or Consents

21.1 Provided a Holder Representative (if one has been duly appointed) does not object, the Agent may, without the consent or sanction of the relevant Holders, authorise or sanction any modification of or waive or consent to any breach or proposed breach of, any provisions of this Deed or other Finance Document, which the Agent considers, in its sole opinion, to be of a formal, minor or technical nature or to be necessary to correct a manifest error or to comply with any mandatory provisions of law or, in the case of a waiver of or consent to a breach or proposed breach, is not materially prejudicial to the interests of the relevant Holders.

21.2 No Obligor nor the Agent shall make or concur in making any modification to give any consent under, or grant any waiver in respect of, any breach or proposed breach of any Finance Document to which it is a party if such modification, consent or waiver:

21.2.1 is not a matter to which the provisions of paragraph 21.1 apply;

21.2.2 is a Non-Reserved Matter, unless and until the provisions of paragraph 21.4 below have been complied with; or

21.2.3 is a Reserved Matter, unless and until the provisions of paragraph 21.3 below have been complied with.

# The legal agreement

21.3 The following matters, actions or provisions of a Finance Document (each a “**Reserved Matter**”) may, from time to time, be modified or, in the case of an actual breach or alleged breach of any such provision, waived or consented to with the approval or sanction of a Special Resolution passed in accordance with the Schedule to the Abundance Terms and Conditions:

21.3.1 any compromise or arrangement proposed to be made between the Issuer, the Agent and the Holders or any of them;

21.3.2 any abrogation, modification or compromise or any arrangement in respect of the rights of the Holders against the Issuer or the rights of the Issuer against the Holders, whether such rights arise under a Finance Document or otherwise;

21.3.3 any scheme for the reconstruction of the Issuer or for the amalgamation of the Issuer with any other company;

21.3.4 postponing or advancing the time for the making of any payment, repayment or redemption under any Finance Document;

21.3.5 any change that has the effect of reducing or increasing any amount payable or rate of any payment under a Finance Document;

21.3.6 changing the basis on which any payments under a Finance Document are calculated or applied (including, without limitation, the frequency of any payment or the length of any payment period or period in which a payment is calculated, the currency of payment, the capitalisation of any amount that would otherwise be payable or changing any relevant definitions that are used for those purposes);

21.3.7 imposing any condition or otherwise changing the Issuer’s obligation to make payments of principal, interest or any other amount in respect of the Debentures;

21.3.8 the appointment of any persons (whether Holders or not) as a committee or committees to represent the interests of the Holders and to confer upon such committee any powers or discretions which the Holders could themselves exercise by Special Resolution;

21.3.9 the exchange or substitution of the Debentures for or the conversion of the Debentures into shares, bonds or other obligations or securities of the Issuer or any other person or any proposal or scheme to do the same;

21.3.10 any change or modification (or proposed change or modification) to those undertakings or to the definitions of Permitted Indebtedness and Permitted Security;

21.3.11 any change in the law governing the Finance Documents or change to the court to whose jurisdiction the Issuer has submitted under the Finance Documents;

21.3.12 any change to the seniority or legal ranking of the Debentures and/or the Security Documents;

21.3.13 except as permitted by any related guarantee, any release of any guarantee issued in relation to the Finance Documents or change to the terms of that guarantee;

21.3.14 any waiver of or consent to any Event of Default or modification (or proposed modification) to the definition of any Event of Default or any other provisions of a Finance Document describing circumstances in which Debentures may be declared due and payable prior to their scheduled maturity date;

21.3.15 any modification to clauses 6, 16, 18.4, 18.5, 18.6 or this clause 21 of this Deed, the definition of Ordinary Resolution or Special Resolution, or any modification to paragraphs 3.6, 5, 6, 7 or 10 of the Schedule to the Abundance Terms and Conditions, or any modification to any majority required to pass any such resolution or any modification to the number of votes required to be cast or the number or percentage of Debentures required to be held, or any modification to any quorum for the holding of any meeting of Holders;

21.3.16 power to authorise the Agent to concur in and execute and do all such deeds, instruments, acts and things as may be necessary to carry out and give effect to any Special Resolution;

21.3.17 any modification to any clause of or definition within a Finance Document under which Debentures or Holders of Debentures are expressed to be treated the same, equally or rateably as between themselves;

21.3.18 the retirement or removal of the Agent and/or the approval of a successor Agent other than in accordance with the Schedule to the Abundance Terms and Conditions; or

21.3.19 any modification to the definitions of “**Acceleration Notice**”, “**Instructing Party**” or “**Enforcement Action**” in this Deed.

21.4 Every Non-Reserved Matter may, from time to time, be modified or, in the case of a breach or proposed breach of any such matter or provision, waived or consented to with the sanction of an Ordinary Resolution.

21.5 Any modification, consent or waiver that has been duly authorised or sanctioned in accordance with this clause 21 shall:



# The legal agreement

21.5.1 be notified by the Agent to the Issuer and Holders as soon as reasonably practicable after such modification, consent or waiver has been so authorised or sanctioned; and

21.5.2 be binding on all the Holders and the Holders hereby authorise the Agent and the Issuer to execute and deliver on its behalf such deeds or documents required to implement such modification or the terms of such consent or waiver in accordance with clause 21.6.

21.6 In the case of any modification, consent or waiver that has been duly authorised or sanctioned in accordance with this clause 21, as soon as reasonably practicable after such authorisation or sanction, the Agent and the Issuer at the cost of the Issuer, shall execute and deliver any deeds, documents or notices as may be required to be executed and/or delivered in order to give effect to the terms of such modification, waiver or consent (provided that any failure of those parties to meet such timing shall not invalidate the modification, consent or waiver).

## 22 Execution and Registration of Finance Documents

In addition to the Abundance Terms and Conditions and in accordance with the Offer Document, each Holder has appointed the Agent or such person or persons as the Agent may nominate to execute (whether under seal or under hand) and deliver any Finance Document to be executed and delivered on its behalf.

## 23 No Dealings

The Debentures are not capable of being dealt or listed on any stock exchange or other public market in the United Kingdom or elsewhere and no application has been, or is intended to be made, for the Debentures to be listed or otherwise traded on any such stock exchange or other public market.

## 24 Certificates and Determinations

Any certification or determination by the Agent of a rate or amount under any Finance Document is, in the absence of manifest or proven error, conclusive evidence of the matters to which it relates.

## 25 Rights and Obligations

25.1 No rights are conferred on any person under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed, but this does not affect any right or remedy of any person which exists or is available apart from that Act.

25.2 Abundance provides services in accordance with arrangements it has with the Issuer and operates the Abundance Service in accordance with the Abundance Terms and Conditions as agreed by Members.

## 26 Enforcement and preservation costs

The Issuer shall, within 5 Business Days of demand, pay to the Agent or Security Trustee (as applicable) the amount of all costs, fees and expenses (including legal fees) together with any associated VAT properly incurred by the Agent or Security Trustee (as applicable) in connection with the enforcement of or the preservation of any rights under any Finance Document or proceedings instituted by or against the Agent or Security Trustee (as applicable) as a consequence of enforcing these rights under the Finance Documents.

## 27 Inspection

A copy of this Deed shall be kept at the registered office of the Issuer and any Holder and any person duly authorised in writing by a Holder may at all reasonable times during office hours inspect it.

## 28 Endorsement

A memorandum of execution of any deed supplemental to this Deed shall be endorsed by the Issuer on this Deed.

## 29 Conflict

If there is a conflict between the terms of this Deed and the Abundance Terms and Conditions, the terms of this Deed will prevail.

## 30 Counterparts

This Deed may be executed in any number of counterparts, and this has the same effect as if the signatures on the counterparts were on a single copy of this Deed.

## 31 Governing Law and Jurisdiction

### 31.1 Governing Law

31.1.1 This Deed shall be governed by and construed in accordance with English law, and all claims and disputes between the parties or any of them arising out of or in connection with this Deed (whether or not contractual in nature) shall be determined in accordance with English law.

31.1.2 If in any court any party argues that a court other than the courts of England and Wales has jurisdiction to determine any dispute or difference between the parties or any of them arising out of or in connection with this Deed that issue shall be determined in accordance with English law, and any right any party might otherwise have to rely upon the law of the forum or any other law is hereby irrevocably and unconditionally waived.

### 31.2 Submission to jurisdiction

31.2.1 Each party submits to the exclusive jurisdiction of the courts of England and Wales in relation to all claims, disputes, differences or other matters arising out of or in connection with this Deed, provided that nothing in this clause shall prevent the Agent in its sole and unfettered discretion, from commencing proceedings against any other party in any court of competent jurisdiction.

# The legal agreement

31.2.2 Each Party irrevocably waives any right that it may have:

(a) to object on any ground to an action being brought in the courts of England and Wales, to claim that the action brought in the courts of England and Wales has been brought in an inconvenient forum, or to claim that the courts of England and Wales do not have jurisdiction. The waiver contained in this clause 31.2.2(a) includes a waiver of all formal and substantive requirements of any otherwise competent jurisdiction in relation to this clause 31.2.2(a);

(b) to oppose the enforcement of any judgment of any court of England and Wales whether on any ground referred to in clause 31.2.2(a) or otherwise.

**This document** is executed and delivered as a deed and takes effect on the date stated at the beginning of it.

## Schedule 1

### Conditions Precedent

#### Part 1: Conditions precedent to Launch

##### 1 Corporate

1.1 A copy of the constitutional documents of the Issuer.

1.2 A copy of a resolution of the board of directors of the Issuer:

1.2.1 approving the terms of, and the transactions contemplated by, the Finance Documents to which it is a party and resolving that it execute, deliver and perform the Debenture Deed and the Offer Document; and

1.2.2 authorising a specified person or persons to execute the Finance Documents to which it is a party on its behalf, to give all notices and take all other action in connection with the Debenture Deed and the Offer Document.

1.3 A copy of a resolution signed by all the holders of the issued shares of the Issuer approving the terms of, and the transactions contemplated by, the Debenture Deed and the Offer Document.

1.4 A copy of the group structure chart showing the group as at the Effective Date.

##### 2 Property

2.1 A copy of the Agreement for Lease, duly executed by all parties and dated.

2.2 Evidence of all required and appropriate planning permissions required in connection with the Project.

##### 3 Financial

A copy of the Business Plan.

##### 4 Finance Documents

Two original copies of this Deed duly executed by each of the parties thereto.

##### 5 Other evidence

5.1 Satisfaction with final or near final drafts of Project Documents.

5.2 A duly signed copy of the engagement letter between the Issuer and Abundance Investment Ltd.

5.3 Satisfaction of (and such evidence as may be required in order to complete) the Agent's "know your customer" and such other regulatory or administrative checks and compliance processes in respect of the Issuer.

5.4 A copy of any other Authorisation or other document, report, or assurance or evidence which the Agent considers to be necessary in connection with the entry into and performance of the transactions contemplated by any of the Finance Documents or for the validity and enforceability of any of the Finance Documents.

#### Part 2: Conditions precedent to the Effective Date

Prior to the Holders subscribing for and the Debentures being issued (in accordance with clause 3.5), the Issuer must have provided the Agent with all of the following documents and evidence in form and substance satisfactory to it:

##### 1 Corporate Authorisations

1.1 A copy of a resolution of the board of directors or sole director (as applicable) of the Issuer:

1.1.1 approving the terms of, and the transactions contemplated by, the Finance Documents to which it is a party and resolving that it execute, deliver and perform the Finance Documents to be entered into on the Effective Date; and

1.1.2 authorising a specified person or persons to execute the Finance Documents to which it is a party on its behalf, to give all notices and take all other action in connection with the Finance Documents to be entered into on the Effective Date.

1.2 A copy of a resolution signed by all the holders of the issued shares of the Issuer approving the terms of, and the transactions contemplated by, the Finance Documents to be entered into on the Effective Date.

1.3 A certificate of the Issuer (signed by a director) as at a date no earlier than the Effective Date confirming:

# The legal agreement

1.3.1 that borrowing, guaranteeing or securing, as appropriate, the Issue Amount would not cause any borrowing, guarantee, security or similar limit binding on it to be exceeded;

1.3.2 that each copy document relating to it specified in Schedule 1 (*Conditions Precedent*) of this Deed is correct, complete and in full force and effect as at a date no earlier than the Effective Date; and

1.3.3 containing a specimen of the signature of each person authorised by the resolutions referred to in paragraph 2.1 of Part 1 (*Conditions precedent to Launch*) of Schedule 1 (*Conditions Precedent*) of this Deed.

## 2 Finance Documents

2.1 An original copy of the Intercreditor Agreement, duly executed by each of the parties thereto.

2.2 An original copy of the Security Trust Deed, duly executed by the parties thereto.

2.3 Two original copies of the Security Agreement, duly executed by the parties thereto, together with an executed copy of each notice required to be executed thereunder.

2.4 A copy of each notice to be sent pursuant to the Security Agreement, including, but not limited to, the notice:

(a) to the account bank in respect of each Account in agreed form with the relevant account bank, executed by the Issuer and, in the case of the Debt Service Reserve Account, a copy of the acknowledgement to the notice of charge, duly executed by the relevant account bank;

(b) to each insurer; and

(c) to each counterparty to a document which has been assigned by way of security,

each substantially in the relevant form set out in the relevant Security Document.

2.5 A copy of each Direct Agreement in relation to:

(a) the Lease Purchase Agreement;

(b) the Supply Agreement; and

(c) the Operating Services Agreement,

duly executed by each of the parties thereto.

2.6 Any other Finance Document not delivered pursuant to Part 1 of this Schedule 1.

## 3 Property

In this section an “**acceptable undertaking**” means a solicitor’s undertaking from a firm of solicitors regulated by the Solicitors Regulation Authority in respect of the Property and approved for this purpose by the Agent’s solicitors and in form and substance satisfactory to the Agent or its solicitors.

3.1 A copy of the Lease in electronic format, duly executed and dated, with evidence of submission of each for registration at HM Land Registry.

3.2 Evidence that the Issuer is the sole legal and beneficial leaseholder of the Property, held without any restrictions or charges on the relevant title numbers.

3.3 A clear Land Charges Register search against the Issuer or the results of HM Land Registry searches in favour of the Security Trustee on the appropriate forms against all of the registered titles comprising the Issuer’s interest in the Property and:

(a) giving not less than 20 Business Days’ priority beyond the date of the relevant Security Document; and

(b) showing no adverse entries.

3.4 Evidence that all Security (other than under a Security Document) affecting the Issuer’s interests in the Property has been, or will be, discharged by the Effective Date.

3.5 All necessary HM Land Registry application forms in relation to the charging of the Property in favour of the Security Trustee (for the benefit of the Secured Parties) (including a form to register the restriction contained in the Security Agreement and a form for disclosable overriding interests), duly completed, accompanied by payment of the applicable HM Land Registry fees or an acceptable solicitor’s undertaking in relation to the same.

3.6 An acceptable solicitor’s undertaking in relation to dealing with all stamp duty land tax formalities arising in respect of the Lease and the registration of the Lease and the charging of the Issuer’s interest in the Property in favour of the Security Trustee (for the benefit of the Secured Parties) (including registration of the restriction contained in the Security Agreement and a form for disclosable overriding interests) and payment of the applicable HM Land Registry fees.

3.7 A certificate on title in relation to the Property promptly prepared by the Issuer’s solicitors (as approved by the Agent’s solicitors) and addressed to the Agent and the Security Trustee.

3.8 Copies of any and all planning permissions and approvals required to be granted in connection with the Project and any and all permits required for the construction and operations including those required to meet planning conditions required to commence construction.

# The legal agreement

3.9 Copies of any and all applicable Authorisations required in connection with the charging of the Property in favour of the Security Trustee (including, but not limited to, a copy of the landlord's consent to the Lease being charged in favour of the Security Trustee).

3.10 Copies of all insurance policies relating to the Property, together with evidence that the Security Trustee has been named first loss payee in respect of each such insurance policy and that such policies comply with the requirements of paragraph 13 (*Insurances*) of Schedule 4 (*Positive Undertakings*) of this Deed.

## 4 Regulatory

Confirmation from the Arranger that the 14 day "Cooling-off Period" has expired.

## 5 Other evidence

5.1 A copy of an agreed form (between the Issuer and the Agent) template to be used for ongoing monitoring and reporting.

5.2 Evidence, by way of a letter from the Issuer's insurance brokers addressed to the Finance Parties, that the insurance cover to be put in place in respect of the Project will comply with the requirements of paragraph 13 (*Insurances*) of Schedule 4 (*Positive Undertakings*) of this Deed and that the Issuer's insurance brokers will provide a copy of the schedule confirming this, when the necessary premia has been paid.

5.3 Certified copies of the latest unaudited accounts of the Issuer and each corporate Shareholder.

5.4 Evidence that each Account required pursuant to a Finance Document or the Business Plan (including, without limitation, the Debt Service Reserve Account) have been opened and are fully operational.

5.5 Evidence that:

- (a) the Minimum Issue Amount has been raised; and
- (b) any shortfall will be satisfied by Permitted Indebtedness.

5.6 Confirmation of the amounts of any and all shareholder and any other third party indebtedness of the Issuer (whether documented or documented) and (where available) duly executed copies of all such debt instruments evidencing the same, including (without limitation):

- 5.6.1 the Lease Purchase Agreement;
  - 5.6.2 the Credit Force Notes;
  - 5.6.3 the Shareholder Notes; and
  - 5.6.4 the SCC Facility;
- each in a form satisfactory to the Agent and/or its solicitors.

5.7 Duly signed and dated copies of:

- 5.7.1 the Lease;
- 5.7.2 the Lease Purchase Agreement;
- 5.7.3 the Supply Agreement; and
- 5.7.4 the Operating Services Agreement.

5.8 An original duly executed copy of any deed of release and any other release documentation as may be required in relation to the removal of any existing Security.

5.9 A copy of any other Authorisation or other document, report, or assurance or evidence which the Agent considers to be reasonably necessary in connection with the entry into and performance of the transactions contemplated by any of the Finance Documents or for the validity and enforceability of any of the Finance Documents.

## Schedule 2

### Holder Restrictions

**1** The Debentures may only be acquired or held by Members who are eligible to invest in accordance with the Abundance Terms and Conditions, which, as at the date of this Deed, includes:

1.1 individuals aged 18 years or over who have their permanent residence in an Eligible EEA Country or the United Kingdom;

1.2 those who are not individuals, being persons who have a permanent place of business in an Eligible EEA Country and are duly incorporated, authorised, established or formed in accordance with the relevant laws and regulations in the relevant Eligible EEA Country or the United Kingdom; or

1.3 other Members who fulfil all the applicable criteria of eligibility to acquire and to hold Debentures in accordance with the Abundance Terms and Conditions from time to time.

**2** The Debentures may not be acquired or held by any Restricted Person.

**3** The Debentures have not been and will not be registered under the United States Securities Act of 1933, as amended, or qualified for sale under the laws of the US or under the laws of any country, jurisdiction, state or territory outside the UK.

**4** The Issuer, or Abundance on its behalf, may require reasonable evidence that a proposed transfer is exempt from or not subject to a registration or similar requirement in the US or any other jurisdiction outside the United Kingdom.

# The legal agreement

## Schedule 3

### Representations and Warranties

1 The Issuer represents and warrants to each of the Beneficiaries that:

#### 1.1 Status

It is a limited company, duly incorporated and validly existing under the laws of its Original Jurisdiction and it has full power to own its assets and carry on its business;

#### 1.2 Binding Obligations

The obligations expressed to be assumed by it in each of the Finance Documents are legal, valid, binding and enforceable obligations;

#### 1.3 Non-conflict with other obligations

The entry into and performance by it of, and the transactions contemplated by, the Finance Documents:

1.3.1 do not conflict with any law or regulation applicable to it; and

1.3.2 do not and will not conflict with its constitutional documents or any agreement or instrument binding upon it or any of its assets;

#### 1.4 Power and Authority

It has the power to enter into, perform and deliver, and has taken all necessary action to authorise its entry into, performance and delivery of, the Finance Documents and the transactions contemplated by the Finance Documents;

#### 1.5 Validity and admissibility in evidence

It has obtained all required or desirable Authorisations to enable it to enter into, exercise its rights and comply with its obligations in the Finance Documents and to make them admissible in evidence in its jurisdiction of incorporation. Any such Authorisations are in full force and effect;

#### 1.6 Governing law and enforcement

The choice of governing law of the Finance Documents will be recognised and enforced in its jurisdiction of incorporation and any judgment obtained in England or Wales in relation to a Finance Document will be recognised and enforced in that jurisdiction;

#### 1.7 Insolvency

No

1.7.1 corporate action, legal proceeding or other procedure or step described in clause 18.1.6 (*Insolvency Proceedings*); or

1.7.2 creditors' process described in clause 18.1.7 (*Creditors' Process*),

have been taken or, to its knowledge, threatened in relation to it; and none of the circumstances described in clause 18.1.5 (*Insolvency*) of this Deed applies to it;

#### 1.8 No default

1.8.1 No Event of Default is continuing or is reasonably likely to result from the entry into or the performance of any Finance Document by it, or the issuance of the Debentures by the Issuer;

1.8.2 No other event or circumstance is outstanding which constitutes (or, with the expiry of a grace period, the giving of notice, the making of any determination or any combination of any of the foregoing, would constitute) a default or termination event (however described) under any other agreement or instrument which is binding on it or any of its Subsidiaries or to which its (or any of its Subsidiaries') assets are subject which has or is reasonably likely to have a Material Adverse Effect;

#### 1.9 Ownership

It is the sole legal and beneficial owner of all the assets of the Project.

#### 1.10 Security

No Security exists over any of the Issuer's assets other than:

1.10.1 from the date of this Deed, any Permitted Security; and

1.10.2 from the Effective Date, the Permitted Security only.

#### 1.11 Share Capital

There are no restrictions on the sale or transfer (including any lien, pre-emption right, or director discretion) upon enforcement by a mortgagee of security held over of all or any of its shares under its articles of association or other constitutional or organisational documents or otherwise.

#### 1.12 Arm's Length

The Finance Documents to which it is expressed to be a party have been, are being or will be entered into in good faith for its benefit and on arm's length terms;

#### 1.13 Information

1.13.1 To the best of its knowledge and belief (having taken all reasonable care to ensure it is so) all information that it has given in connection with the Offer Document and the Finance Documents was true and accurate in all material respects as at the date it was provided, as at any date the information is expressed to be given or (as the case may be) as at the date of the relevant document containing the information;

1.13.2 Any financial projections contained in the information referred to in paragraph 1.13.1 above have been prepared as at the date they were provided or stated to be given on the basis of both recent and historical information and on the basis of reasonable assumptions and was fair (as at the date of the relevant report or document containing the projection or forecast) and arrived at after careful consideration;

1.13.3 No event or circumstance has occurred or arisen and no information has been omitted from the information referred to in paragraph 1.13.1 and no information has been given or withheld that results in the information, opinions, intentions, forecasts or projections contained in the information referred to in paragraph 1.13.1 being untrue or misleading in any material respect;

## 1.14 Financial Information

1.14.1 The most recent financial statements delivered pursuant to paragraph 5 (*Financial Information*) of Schedule 4 (*Positive Undertakings*) of this Deed fairly present its financial condition as at the end of, and consolidated or unconsolidated (as applicable) results of operations for, the period to which they relate;

1.14.2 Since the date of the most recent financial statements delivered pursuant to paragraph 5 (*Financial Information*) of Schedule 4 (*Positive Undertakings*) of this Deed there has been no event which would have a Material Adverse Effect on the Issuer;

## 1.15 No litigation

1.15.1 Other than as disclosed by the Issuer in the Offer Document, no litigation, arbitration or administrative proceedings or investigations of, or before, any court, arbitral body or agency which, if adversely determined, are reasonably likely to have a Material Adverse Effect have (to the best of its knowledge and belief (having made due and careful enquiry)) been started or threatened against it;

1.15.2 No judgment or order of a court, arbitral tribunal or other tribunal or any order or sanction of any governmental or other regulatory body which is reasonably likely to have a Material Adverse Effect has (to the best of its knowledge and belief (having made due and careful enquiry)) been made against it;

## 1.16 No breach of laws

It has not breached any law or regulation where breach would have a Material Adverse Effect;

## 1.17 Environmental laws

1.17.1 It is in compliance with paragraph 8 (*Environmental compliance*) of Schedule 4 (*Positive Undertakings*) and to the best of its knowledge and belief (having made due and careful enquiry) no circumstances have occurred which would prevent such compliance, in each case, in a manner or to an extent which has or is reasonably likely to have a Material Adverse Effect;

1.17.2 No Environmental Claim has been commenced or (to the best of its knowledge and belief (having made due and careful enquiry)) is threatened against it where that claim has a reasonable prospect of success and has or is reasonably likely to have, if determined against it, a Material Adverse Effect;

## 1.18 Taxation

1.18.1 It is not materially overdue in the filing of any Tax returns and it is not, overdue in the payment of any amount in respect of Tax of £50,000 (or its equivalent in any other currency) or more;

1.18.2 No claims or investigations are being, or are reasonably likely to be, made or conducted against it with respect to Taxes such that a liability of, or claim against it of £50,000 (or its equivalent in any other currency) is reasonably likely to arise; and

1.18.3 In the case of the Issuer, it is resident for Tax purposes only in its Original Jurisdiction;

## 1.19 Trustee

It is not entering into any Finance Document as a trustee;

## 1.20 Centre of main interests and establishments

For the purposes of The Council of the European Union Regulation No. 1346/2000 on Insolvency Proceedings and/or Regulation (EU) 2015/848 of the European Parliament and of the Council of 20 May 2015 on insolvency proceedings (recast) (as applicable) (the “Regulation”) its centre of main interest (as that term is used in Article 3(1) of the Regulation) is situated in the United Kingdom and it has no “establishment” (as that term is used in Article 2(h) of the Regulation) in any other jurisdiction, in each case, to the extent that such terms form part of the law of the United Kingdom by virtue of the European Union (Withdrawal Agreement) Act 2018;

## 1.21 Project Documents

It has complied with the material terms of the Project Documents and no person has disputed, repudiated or disclaimed liability under any Project Document or evidenced an intention to do so; and

## 1.22 Conditions Precedent to Launch

**1** Each copy document relating to an Obligor delivered to the Agent under Part 1 (*Conditions precedent to Launch*) of Schedule 1 (*Conditions precedent*) to this Deed is correct, complete and in full force and effect as at the date of this Deed and the Effective Date.

**2** The representations and warranties set out in this Schedule 3 (*Representations and Warranties*) (other than paragraph 1.14.2 (*Financial information*)) are made by the Issuer on the date of this Deed, on the date on which the last of the documents and evidence specified in Part 1 (*Conditions precedent to Launch*) of Schedule 1 (*Conditions precedent*) to this Deed of this Deed is provided to the Agent in form and substance satisfactory to it, and on the Effective Date.

**3** Subject to paragraph 4 below, the Repeating Representations are also deemed to be made by the Issuer on the first day of each Interest Period by reference to the facts and circumstances then existing.



# The legal agreement

**4** The Repeating Representation contained in paragraph 1.14.1 (*Financial Information*) above shall be deemed to be made by the Issuer in relation to each set of financial statements delivered under this Deed when such financial statements are provided to the Agent.

**5** Each representation or warranty deemed to be made after the date of this Deed shall be deemed to be made by reference to the facts and circumstances existing at the date the representation or warranty is deemed to be made.

## **Schedule 4 Positive Undertakings**

Subject to the terms of this Deed, the Issuer undertakes to the Beneficiaries as follows:

### **1 Authorisations**

The Issuer must promptly obtain, comply with and do all that is necessary to maintain in full force and effect any Authorisation required under any law or regulation of England and Wales that enable it to perform its obligations under the Finance Documents and to ensure the legality, validity, enforceability or admissibility in evidence of any Finance Document or that enable it to own its assets and carry on its business as it is being conducted, except where failure to obtain or effect such Authorisations would not materially adversely impair its ability to perform its payment obligations under the Finance Documents to which it is expressed to be a party.

### **2 Compliance with laws**

The Issuer must comply with any law or regulation (including any Environmental Law) to which it is subject where such breach would materially adversely affect its ability to perform its obligations under the Finance Documents or result in a liability against it in an amount which exceeds £100,000.

### **3 Taxes**

The Issuer must pay all Taxes due and payable by it prior to the accrual of any fine or penalty for late payment and must promptly pay to HM Revenue & Customs all VAT and related interest and penalties payable by it, except to the extent contested by it in good faith.

### **4 Reserve**

4.1 The Issuer shall at all times on and from the first Cash Return Date maintain in the Debt Service Reserve Account an amount in free cash at least equal to the aggregate amount of Interest and Principal due for payment on the next Cash Return Date (the **Reserve**).

4.2 The Debt Service Reserve Account is to be charged by way of fixed charge in favour of the Security Trustee (for the benefit of the Beneficiaries) pursuant to the Security Agreement and the Issuer shall only be permitted to withdraw amounts from that account with the Security Trustee's consent and to be used solely in payment of interest and Principal due under this Deed.

4.3 If the Issuer makes any payment out of the Debt Service Reserve Account in accordance with this paragraph 4, the Issuer shall fund the resulting shortfall before the end of the next Interest Period.

### **5 Financial Information**

5.1 The Issuer shall supply to the Agent copies of:

5.1.1 as soon as they become available, but in any event within 180 days after the end of each of its financial years, its audited financial statements for that financial year;

5.1.2 a monitoring report (in the agreed form, as provided as a condition precedent to this Deed) on or before the date five Business Days before each Cash Return Date and containing such information as the Agent may reasonably require; and

5.1.3 promptly on request, such further information regarding the financial condition, assets and operations of the Issuer (including any requested amplification or explanation of any item in the financial statements, budgets or other material provided by the Issuer pursuant to this Deed) as the Agent may reasonably request.

5.2 Each set of financial statements delivered to the Agent pursuant to this paragraph 5 (*Financial Information*) shall be certified by a director of the Issuer as giving a true and fair view of its financial condition as at the date at which those financial statements were drawn up.

5.3 The Issuer shall supply a compliance certificate to the Agent with each set of its financial statements delivered pursuant to this paragraph 5 (*Financial Information*) setting out, amongst other things, (in reasonable detail) computations as to compliance with paragraph 6 (*Financial Statements*).

### **6 Financial Statements**

The Issuer shall ensure that the financial statements delivered to the Agent pursuant to paragraph 5 (*Financial Information*) above shall:

6.1 be prepared in accordance with the Accounting Principles, as applied to the first set of financial statements delivered to in accordance with this Deed; and

6.2 fairly present the Issuer's assets, liabilities, financial position and profit or loss during the relevant accounting period; and

6.3 in the case of the Issuer's audited financial statements for that financial year, have been approved by the Issuer's directors in compliance with section 393 of the Companies Act 2006.

# The legal agreement

## 7 Security

The Issuer shall ensure there are no restrictions on the sale or transfer (including any lien, right of pre-emption, or director discretion) upon enforcement by a mortgagee of security held over all or any of its shares under its articles of association or other constitutional or organisational documents, or otherwise.

## 8 Environmental compliance

The Issuer shall:

8.1 comply with all Environmental Law;

8.2 obtain, maintain and ensure compliance with all requisite Environmental Permits;

8.3 implement procedures to monitor compliance with and to prevent liability under any Environmental Law,

where failure to do so has or is reasonably likely to have a Material Adverse Effect.

## 9 Environmental claims

The Issuer shall inform the Agent in writing of:

9.1 any Environmental Claim against it which is current, pending or threatened; and

9.2 any facts or circumstances which are reasonably likely to result in any Environmental Claim being commenced or threatened against it, where the claim has a reasonable prospect of success and is reasonably likely to have a Material Adverse Effect.

## 10 Project Documents

Each Obligor shall at all times comply with all of their material obligations under each Project Document.

## 11 Access

The Issuer shall allow the Agent or any person or persons appointed on the Agent's or Holders' behalf in accordance with clauses 18.3.2 or 18.3.3 (*Events of Default*) of this Deed (respectively) or the Schedule to the Abundance Terms and Conditions (each a "**Holder Appointee**") and any of their officers, employees and professional advisers and agents to have, and shall ensure that the Agent and/or the Holder Appointee (as applicable) are given, access to the premises, assets, books, accounts and records of the Issuer during normal business hours on reasonable notice, being notice which is given no less than 10 Business Days prior to the proposed day of access, and further provided that such requests are made no more frequently than once in any six-month period.

## 12 Supplemental legal mortgage

If required by the Agent, at any time following the completion of a lease in relation to any Property, the Issuer shall, at its own cost, prepare and execute any further documents and take any further action the Agent may require, in its absolute discretion, for taking and perfecting its security over that lease in accordance with the Security Agreement.

## 13 Insurances

13.1 Each Obligor must ensure that at all times from the Effective Date insurance policies are maintained in full force and effect, which:

13.1.1 insure each Obligor in respect of its interests in the Property and the plant and machinery on the Property (including fixtures and improvements) for their full replacement value (being the total cost of entirely rebuilding, reinstating or replacing the relevant asset if it is completely destroyed, together with all related fees and demolition costs);

13.1.2 provide cover against loss or damage by fire, storm, tempest, flood, earthquake, lightning, explosion, impact, aircraft and other aerial devices and articles dropped from them, riot, civil commotion and malicious damage, bursting or overflowing of water tanks, apparatus or pipes and all other normally insurable risks of loss or damage for a property of the type of the Property;

13.1.3 provide cover for site clearance, shoring or propping up, professional fees and value added tax together with adequate allowance for inflation;

13.1.4 provide for contractor's all risks insurance covering contractors and subcontractors;

13.1.5 provide for professional indemnity insurance covering contractors, subcontractors and consultants with a design responsibility;

13.1.6 provide cover against acts of terrorism, including any third party liability arising from such acts;

13.1.7 include public liability and third party liability insurance;

13.1.8 insure such other risks as a prudent company or other person in the same business as the Obligor would insure; and

13.1.9 in each case are in an amount, and in form, and with an insurance company or underwriters, acceptable at all times to the Security Trustee.

# The legal agreement

13.2 The Issuer must procure that the Security Trustee (as security trustee for the Secured Parties) is named as composite insured in respect of its own separate insurable interest under each of the insurance policies (other than public liability and third party liability insurances) but without:

13.2.1 any liability on the part of the Security Trustee or the Agent or Arranger for any premium in relation to those insurance policies (unless the Security Trustee has expressly and specifically requested to be made liable in respect of any increase in premium or unpaid premium in respect of any of those insurance policies); or

13.2.2 any obligation on the part of the Security Trustee or the Agent or Arranger to make any disclosure to any insurer or any insurance broker in relation to those insurance policies unless and until the Security Trustee becomes a mortgagee in possession of any Property, in which circumstance an obligation shall apply on the part of the Security Trustee or the Agent or Arranger to make disclosure to any insurer or any insurance broker in relation to the insurance policy or insurance policies in respect of that Property pursuant to the terms of that insurance policy or those insurance policies.

13.3 The Issuer must procure that the insurance policies comply with the following requirements:

13.3.1 each insurance policy must contain:

(a) a non-invalidating and non-vitiating clause under which the insurance policies will not be avoided or vitiated as against any insured party as a result of any circumstances beyond the control of that insured party or any misrepresentation, non-disclosure, or breach of any policy term or condition, on the part of any other insured party or any agent of any other insured party;

(b) a waiver of the rights of subrogation of the insurer as against the Issuer, the Security Trustee, each Secured Party and the tenants of the Property other than any such rights arising in connection with any fraud or criminal offence committed by any of those persons in respect of the Property or any insurance policy; and

(c) subject to clause 13.8, a loss payee clause under which the Security Trustee is named as first loss payee (other than in respect of any claim under any public liability and third party liability insurances);

13.3.2 each insurer must give at least 30 days' notice to the Security Trustee if it proposes to:

(a) repudiate, rescind or cancel any insurance policy;

(b) treat any insurance policy as avoided in whole or in part; and

(c) treat any insurance policy as expired due to non-payment of premium; or

(d) otherwise decline any claim under any insurance policy by or on behalf of any insured party,

and, in respect of paragraph (c) above, must in the notice give the Security Trustee the opportunity to rectify any such non-payment of premium within the notice period; and

13.3.3 the Issuer must be free to assign or otherwise grant Security over all amounts payable to it under each of its insurance policies and all its rights in connection with those amounts in favour of the Security Trustee.

13.4 The Issuer must use all reasonable endeavours to ensure that the Agent receives copies of the insurance policies, receipts for the payment of premiums for insurance and any information in connection with the insurance policies and claims under them which the Agent may reasonably require.

13.5 The Issuer must promptly notify the Agent of:

13.5.1 the proposed terms of any future renewal of any of the insurance policies;

13.5.2 any amendment, supplement, extension, termination, avoidance or cancellation of any of the insurance policies made or, to its knowledge, threatened or pending;

13.5.3 any claim, and any actual or threatened refusal of any claim, under any of the insurance policies; and

13.5.4 any event or circumstance which has led or may lead to a breach by the Issuer of any term of this paragraph 13 (*Insurances*).

13.6 The Issuer must:

13.6.1 comply with the terms of the Insurances;

13.6.2 not do or permit anything to be done which may make void or voidable any of the insurance policies; and

13.6.3 comply with all reasonable risk improvement requirements of its insurers.

13.7 The Issuer must ensure that:

13.7.1 each premium for the insurance policies is paid within the period permitted for payment of that premium; and

13.7.2 all other things necessary are done so as to keep each of the insurance policies in force.

13.8 The proceeds of any insurance policies received in respect of the Property must be applied towards replacing, restoring or reinstating the Property:

13.8.1 if the Agent so requires; or

# The legal agreement

13.8.2 to the extent required by the basis of settlement under any insurance policies; or

13.8.3 if in the reasonable opinion of the Agent, such replacement, restoration or reinstatement is possible without the triggering of any Event of Default.

13.9 Where, in accordance with paragraph 13.8 of Schedule 4 above, the proceeds of any insurance policies received in respect of the Property have not been applied towards replacing, restoring or reinstating the Property, they shall be applied in accordance with clause 16.2 (*Application*).

## 14 Conditions Subsequent

The Issuer shall provide to the Agent (in form and substance satisfactory to the Agent):

14.1 by 30 September 2022, evidence of the Issuer having converted to a public limited company, including evidence of a valid trading certificate, together with such additional Security Documents (in a substantially similar form to the existing Security Documents), original share certificates and duly completed (for details of shares and transferor only) and executed, undated stock transfer form, and/or ancillary documents as the Agent may reasonably require in each case in respect of any new shares issued in the Issuer and/or to the extent that the existing security over shares in the Issuer is affected by the Issuer having converted to a public limited company.

## Schedule 5

### Negative Undertakings

1 Subject to the terms of this Deed, the Issuer undertakes to the Beneficiaries that it shall not, without the consent of the Agent:

#### 1.1 Financial Indebtedness

incur or allow to remain outstanding any Financial Indebtedness, other than Permitted Indebtedness;

#### 1.2 Lending

be a creditor in respect of any Financial Indebtedness, other than a Permitted Loan;

#### 1.3 Negative Pledge

create or permit to subsist any encumbrance over any of its assets, other than Permitted Security;

#### 1.4 Dividends

1.4.1 at any time (i) until the first Cash Return Date, (ii) whilst the Debt Service Reserve Account is funded to a value less than the Reserve, or (iii) whilst an Event of Default is continuing:

(a) declare, make or pay any dividend, charge, fee or other distribution (or interest on any unpaid dividend, charge, fee or other distribution) (whether in cash or in kind) on or in respect of its share capital (or any class of its share capital);

(b) repay or distribute any dividend or share premium reserve;

(c) redeem, repurchase, defease, retire or repay any of its share capital or resolve to do so; or

(d) make any distribution of assets or other payment whatsoever in respect of share capital whether directly or indirectly;

1.4.2 at any time:

(a) redeem, repurchase, defease, retire or repay any redeemable preference share or resolve to do so; or

(b) declare, make or pay any amount or make any distribution whatsoever (whether in cash or in kind) on or in respect of any shares which have been constituted due to a conversion of loan notes or resolve to do so.

#### 1.5 Disposals

enter into a single transaction or a series of transactions (whether related or not and whether voluntary or involuntary) to sell, lease, transfer, licence, surrender, set-off or otherwise to dispose of all or any part of the Property, shares, account or rights under a contract subject to a Security Document, without the Agent's prior written consent, unless the proceeds of such disposal are sufficient, and are used, to repay in full all amounts outstanding under or in connection with this Deed;

#### 1.6 Joint Venture

form, enter into, invest in or transfer any asset to any partnership, consortium or joint venture entity or any other incorporated or unincorporated association for the purposes of any business or form or acquire any subsidiary undertaking (as defined in section 1162 of the Companies Act 2006);

#### 1.7 Merger

enter into any amalgamation, demerger, merger or corporate reconstruction, without the prior consent of the Holders by Ordinary Resolution;

#### 1.8 Change in business

change the general nature of its business;

# The legal agreement

## 1.9 Scheme

1.9.1 establish any pension or life insurance scheme, or any bonus, profit sharing, share option or other incentive scheme for its directors or employees (other than the Permitted Pension Scheme);

1.9.2 materially amend the terms or scope of the Permitted Pension Scheme;

## 1.10 Project Documents

amend, vary, waive, novate, supplement or replace (or procure or allow any other party to do so in respect of) any Project Document or any material term thereof; and

## 1.11 Conversion

convert the Debentures or any repayments of Principal or payments of Interest in relation to the same into shares or any other securities of the Issuer without the sanction of a Special Resolution in accordance with the Schedule to the Abundance Terms and Conditions.

## Schedule 6

### Cash Return Schedule

Cash Return Period Start Date	Cash Return Period End Date	Interest income	Capital repayment	Total return	Outstanding capital at beginning of period
01/05/2022	31/10/2023	238,534.86	558,333.33	796,868.19	6,700,000.00
01/11/2023	30/04/2024	238,534.86	558,333.33	796,868.19	6,141,666.67
01/05/2024	31/10/2024	238,534.86	558,333.33	796,868.19	5,583,333.34
01/11/2024	30/04/2025	238,534.86	558,333.33	796,868.19	5,025,000.01
01/05/2025	31/10/2025	238,534.86	558,333.33	796,868.19	4,466,666.68
01/11/2025	30/04/2026	238,534.86	558,333.33	796,868.19	3,908,333.35
01/05/2026	31/10/2026	238,534.86	558,333.33	796,868.19	3,350,000.02
01/11/2026	30/04/2027	238,534.86	558,333.33	796,868.19	2,791,666.69
01/05/2027	31/10/2027	238,534.86	558,333.33	796,868.19	2,233,333.36
01/11/2027	30/04/2028	238,534.86	558,333.33	796,868.19	1,675,000.03
01/05/2028	31/10/2028	238,534.86	558,333.33	796,868.19	1,116,666.70
01/11/2028	30/04/2029	238,534.86	558,333.37	796,868.23	558,333.37
		<b>2,862,418.32</b>	<b>6,700,000.00</b>	<b>9,562,418.32</b>	

## Schedule 7

### Project Documents

Row no.	Contract	Parties	Date
1	Agreement for Lease, in relation to the Property	1) Issuer; and 2) Landlord	07 March 2022
2	Lease in relation to the Property and upon which the Project is located	1) Issuer; and 2) Landlord	As dated between the date of this Deed and the Effective Date
3	Supply agreement	(1) the Issuer; and (2) Intelligent Growth Solutions Limited	24 February 2021 (as varied by variation agreements dated 6 April 2021, 1 September 2022 and 25 February 2022)
4	Lease purchase agreement	(1) Issuer (2) Intelligent Growth Solutions Limited	24 February 2021 (as varied by variation agreement dated 25 February 2022)
5	Operating Services Agreement	(1) Issuer (2) Operating Services Provider	12 January 2022

# The legal agreement

## Signatures

### The Issuer

Executed as a Deed by )  
**OneFarm Limited** )  
acting by a director )

Name: .....

In the presence of:

Witness Signature: .....

Witness Name: .....

Witness Occupation: .....

Witness Address: .....

### The Arranger

Executed as a Deed by )  
**Abundance Investment Ltd** )  
acting by a director )

Name: .....

In the presence of:

Witness Signature: .....

Witness Name: .....

Witness Occupation: .....

Witness Address: .....

### The Agent

Executed as a Deed by )  
**Abundance Investment Ltd** )  
acting by a director )

Name: .....

In the presence of:

Witness Signature: .....

Witness Name: .....

Witness Occupation: .....

Witness Address: .....



# Our service providers

## Issuer, we or us:

### OneFarm Limited

Registration number 12149688  
20-22 Wenlock Road  
London N1 7GU

## Legal advisors to OneFarm:

### Withers LLP

20 Old Bailey  
London EC4M 7AN

### Brown Rudnick LLP

8 Clifford Street  
London W1S 2LQ

### Veale Wasbrough Vizards LLP

Narrow Quay House  
Narrow Quay  
Bristol BS1 4QA

## Arranger and distributor:

### Abundance Investment Ltd (Abundance)

16 Linen House  
253 Kilburn Lane  
London W10 4BQ

## Legal advisors to Abundance:

### Keystone Law Limited

48 Chancery Lane  
London WC2A 1JF

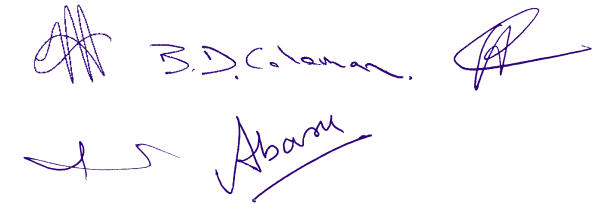
### TLT LLP

1 Redcliff Street  
Bristol BS1 6TP

The Finance Documents, as defined in the Deed on page 41, can be made available on request.

Terms and conditions for the use of the Abundance service are available at [www.abundanceinvestment.com](http://www.abundanceinvestment.com)

We would like to thank you for taking the time to read our Offer Document. OneFarm Limited accepts responsibility for the information it contains, which is true to the best of our knowledge and belief (having taken all reasonable care to ensure this is so) and reflects the facts without omitting anything which could affect its importance.



Mira Merme, Brian Coleman, Dr Rudy Maor,  
Chris Whitehead-Collett and Arindam Basu

**Directors of OneFarm Limited**