

1

THIS AGREEMENT is made on

PARTIES

- <<Name of Seller>> El limited company registe <<Insert company numb office address>>] ("the S
- <<Name of Buyer>> El limited company registe <<Insert company numb office address>>] ("the B
- <<Name of Guarantor>> limited company registe <<Insert company numb office address>>] ("the G

AGREED TERMS

1. **DEFINITIONS**

In this Agreement:

The following words and exp

"the Accounts"

"the Accounts Date"

"the Assets"

"the Business"

"the CJRS"

"COVID-19"

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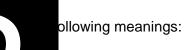


A

ress>>] OR [Limited, a private /ales with registration number office is at <<Insert registered

ress>>] OR [Limited, a private /ales with registration number office is at <<Insert registered

dress>>] OR [Limited, a private /ales with registration number office is at <<Insert registered



nancial statements of the Business, accounts of the Business, including t, profit and loss account together ereon, the cash flow statement and rts made up to the Accounts Date;

Accounts Date>>;

Business to be sold to the Buyer se 3;

<Insert Description of Business>> Seller under the name of <<Insert at the date of this Agreement;</p>

ed as a result of COVID-19 and relevant CJRS Treasury Directions Act 2020;

rus pandemic;



"Completion"

"Confidential Inform

"Contracts" (each a "Contract")

"Disclosure Letter"

"Employee"

"Excluded Assets"

"Flexible Furlough"

"Furlough"

"Goodwill"

"Intellectual Propert

sale and purchase of the Business of Clause 8;

idential commercial, financial and ation, know-how, trade secrets, iter software and other information in whatever form or medium and orally or in writing, together with n whatsoever form or medium and if it relating to the Business;

and agreements relating to the Schedule 1 to the extent that they erformed in whole or in part at excluding employment contracts es);

Seller to the Buyer with the same ement relating to the Warranties [a ttached to this Agreement];

oyed by the Seller and engaged in ompletion, a list of which appears

Business listed in Clause 4 and sale to the Buyer;

Employee on Furlough to work on the Business in accordance with JRS;

rary leave under the CJRS where es are not working but are kept on Business;

ating to the Business and the r the Buyer to represent itself as usiness in succession to the Seller me "<<Insert Business name>>"];

emarks, service marks, registered ons and rights to apply for any of e, business and company names, names and e-mail addresses, demarks and service marks, ase rights, know-how, rights in tions,

cences, consents, orders, statutes

ation to a right in paragraph (a),

me or similar effect or nature as or aphs (a) and (b) which now or in sist, and

e for past infringements of any of s;

ice, demand, consent or other

nachinery, equipment, furniture, s, tools, vehicles and spare parts assets owned by the Seller and n with the Business as listed in

ed to in Schedule 4;

eration for the Business as set out

aw materials, components, worked and unfinished goods, boughtables, and packaging materials alf of the Seller in connection with

n are used in the Business or are of the Seller subject to leasing, p-purchase agreements and are

nase of the Business as effected

ess (which for this purpose shall be 5.00 pm) on the date of

Undertakings (Protection of lations) 2006;

e sold have been inspected on greement on the basis of that

"Notice"

"Plant"

"Property"

"the Purchase Price"

"Stocks"

"the Third Party Asse

"Transaction"

"the Transfer Time"

"TUPE Regulations"

"the Warranties"

2. [BUYER'S ACKNOWLEDGN

The Buyer acknowledges that their behalf and that they a

inspection and not in relianc or on behalf of the Seller.]

3. AGREEMENT FOR SALE A

With effect from the Tran Agreement, the Seller shall Business as a going concern

- 3.1. the Goodwill;
- 3.2. the Stocks:
- 3.3. the Plant;
- 3.4. the benefit (subject to th
- 3.5. the Intellectual Property
- 3.6. the Property; and
- 3.7. all other assets owned Excluded Assets.

4. EXCLUDED ASSETS

The following are excluded f

- 4.1. all and any shares or otl
- 4.2. all cash in hand or a representing them, in e any, received as an adv Transfer Time:
- 4.3. any right to any credit d and VAT recoveries, in gains made or deemed arising before the Trans
- 4.4. debts of the Business attributable to goods of Transfer Time);
- 4.5. the books and records which shall be given to t
- 4.6. the Third Party Assets;
- 4.7. [other].

5. PURCHASE PRICE

The Purchase Price shall be

6. STOCKS

EITHER

6.1. Stocks have been valued Agreement.

OR

The parties shall procu [7] days of the date of

warranty or statement made by

subject to the terms of this tee and the Buyer shall buy the Assets:

ts:

the Business but excluding the

panies held by the Seller;

eques and all other securities nsfer Time, other than those, if services to be supplied after the

specifically HMRC repayments to or by the Seller or profits or e Seller in respect of any matter

ransfer Time (except amounts lied to the Business after the

ired by law to retain (copies of at they are required);

unt>> for the purpose of this

e Stocks shall take place within ame basis as they were valued

for the Accounts at the for subsequent transact

- 6.2. Any dispute as to the va a firm of [chartered acc The accountants shall I auditors and such other making their decision, arbitrators. Their decisi binding on the parties a the Buyer in such propo
- 6.3. The amounts agreed or paid to the Seller imr cumulated monthly at Bar
- 6.4. The Seller shall be lial Transfer Time in respec

7. VALUE ADDED TAX (VAT)

- 7.1. The Purchase Price sha
- 7.2. The parties consider the business as a going cor s.49 and Schedule 4 pa
- 7.3. The parties shall take a that HMRC confirms this
- 7.4. To the extent that HM Purchase Price, the Budetermination, pay to the

8. COMPLETION

- 8.1. Completion shall take p the parties shall agree in
- 8.2. On Completion the Selle
 - 8.2.1. execute, or procu Buyer:
 - 8.2.1.1. all the Ass
 - 8.2.1.2. all books d
 - 8.2.1.3. all informa including of
 - 8.2.1.4. all continui
 - 8.2.1.5. complete r contracts a
 - 8.2.1.6. health and
 - 8.2.1.7. all docume Intellectua
 - 8.2.1.8. the Contra executed Contracts licences in
 - 8.2.1.9. all docume transfer de previously

justed as necessary to account

e referred for final settlement to tly by the Seller and the Buyer. working papers of the Seller's sonably consider necessary. In act as experts and not as of obvious error) be final and orne and paid by the Seller and specify.

revious sub-paragraph shall be interest calculated daily and plus [four] per cent.

all liabilities outstanding at the Stock.

be deemed to be a transfer of a the Value Added Tax Act 1994, fore not subject to VAT.

em may be necessary to ensure

T is payable on any or all the ys of receiving Notice of such AT specified by HMRC.

ansfer Time at such location as

ase may be), and deliver to the

sferred by delivery;

oll and VAT records;

g to customers and suppliers,

nployees, including employment cations:

other documents relating to the

is a party together with duly ssignment or novation of the lisite notices of, consents to and nt of the Contracts:

the Property and duly executed consents which are in a form which are required to complete

the sale a the Buyer;

8.2.1.10. all other bo 8.2.1.11. the Disclos

- 8.3. On Completion the Buye
- 8.4. On Completion the Buy Buyer.
- 8.5. The Buyer shall only be purchase of all of them i
- 8.6. If Clauses 8.1 to 8.5 ar (without prejudice to an this Agreement or other
 - 8.6.1. defer Completion of this Clause 8.6 Completion); or
 - 8.6.2. proceed to Compl
 - 8.6.3. rescind this Agree

9. WARRANTIES

- 9.1. The Seller warrants to accurate in all respects
- 9.2. Where any Warranty reit shall be deemed to in after having made all Warranty.
- 9.3. The rights and remedie affected by Completion
- 9.4. Each of the Warranties is not limited by referer Agreement.
- 9.5. The Seller agrees to inc arising from the failure of any inaccurate or false s
- 9.6. Subject to Clause 9.8, to claim shall be valid unlengthe date of this Agreement
- 9.7. The Buyer shall not be easier of the Warranties if the fairly disclosed in the Di
- 9.8. Other than in the cases total liability in respect shall not exceed [insert
- 9.9. Each of the parties ac relied on any other repre

10. DEBTORS, CREDITORS A

- 10.1.The Buyer shall use all Business at the Transfe
- 10.2.The Buyer shall delive debts to the Seller within

er of possession and control to to the Business; and

Price.

ssession of the Property to the

e purchase of the Assets if the Islv.

iny respect at Completion, then it may have under the terms of party may unilaterally:

28 days later (and the provisions 3.6.1, shall apply to the deferred

e; or

to the defaulting party.

of the Warranties is true and nent.

formation or belief of the Seller, formation or belief of the Seller nto the subject matter of the

t of the Warranties shall not be of the Buyer.

otherwise specifically provided, ty or any other provision in this

t all costs, claims and expenses h any term of this Agreement or es.

mited in monetary value, but no e the expiry of [12] months from

in relation to any breach of any ing to such breach have been

vilful non-disclosure, the Seller's er under any of the Warranties, Price].

rom the Warranties, it has not ndertaking.

lect the outstanding debts of the

n relation to these outstanding ch monies.



- 10.3.The Buyer shall not be such debt.
- 10.4.Once a debt is [60] da such debt by means of of its intention to comme
- 10.5.The Seller shall remain the Business which wer which relate to the perfo

11. CONTRACTS

- 11.1.Subject to Clause 11. perform and fulfil the Co
- 11.2.If the assignment of the third party:
 - 11.2.1. this Agreemel assignment of
 - 11.2.2. the parties sharequired constant
 - 11.2.3. from the Trans
 - 11.2.3.1. the Seller Buyer;
 - 11.2.3.2. the Buyer fulfil such
 - 11.2.3.3. the Seller set-off for of such Co
- in respect of all goods a pursuant to the Contract extent that they have a Transfer Time have been act or omission of the S Contracts.
- 11.4.At the request of the B Buyer to enable the Bu party or parties to the re

12. DEFECTIVE GOODS

The Buyer shall satisfy all le (and which are notified in we to their validity) or agains reimbursement of the price of Time, and the Seller shall in Buyer of performing its obligious.

13. EMPLOYEES

13.1.The parties acknowle Agreement is a relevan the employment of each and taken over by the B egal proceedings to collect any

lay pursue the collection of any g given the Buyer written notice has.

all liabilities due to creditors of insfer Time (other than liabilities after the Transfer Time).

Transfer Time the Buyer shall nt in substitution for the Seller. ntracts requires the consent of a

an assignment or purported acts:

endeavours to obtain all such e following the Transfer Time;

onsents are obtained:

such Contracts in trust for the

for its own benefit) perform and agent; and

the Buyer without deduction or from any third party in respect

main liable under the Contracts or to it before the Transfer Time rally under the Contracts to the en performed or should at the ndemnify the Buyer against any of Time in relation to any of the

re reasonable assistance to the the Contracts against the other

may be made against the Seller er with appropriate evidence as pair or replacement of, or for y the Seller prior to the Transfer se to the Buyer the cost to the 12.

he Business pursuant to this PE Regulations and accordingly Transfer Time be transferred to gulations.

13.2.The Seller warrants to t 13.2.1. all sums due t have been or wil commissions, ex taxation and all ot

13.2.2. all aspects of with.

13.3.The Seller shall indemn 13.3.1. the employme Transfer Time:

13.3.2. the termination any Employee; an

13.3.3. any act or on TUPE Regulations

14. GUARANTEE

14.1.In consideration of the sur consideration of the sur and adequacy of which hereby irrevocably under

> 14.1.1. to guarantee t Seller's obligat

> 14.1.2. that every state

14.1.3. that it will inde

14.2.Subject to Clause 14.6 released from its obligat waiver granted by the guarantee shall continushall have fully perform the Buyer under this Ag

14.3.Subject to Clause 14.6 (including legal expense taking any proceedings guarantee and in suin amounts payable by the

14.4.Subject to Clause 14.6
Seller as principal debt
Seller, be deemed pri
Agreement and not mer
the Buyer, before seek
security it may hold
proceedings against the

14.5.Subject to Clause 14.6 Seller under any docun constitute part of this Ac

14.6.The guarantee is limit notified to the Guaranto this Agreement.

15. CONFIDENTIAL INFORMAT

and including the Transfer Time all salaries, wages, bonuses, ributions, national insurance,

ave been and will be complied

iabilities arising out of:

uring the period ending at the

fer Time of the employment of

ch is deemed by virtue of the of the buyer.

in this Agreement, and in rantor by the Buyer (the receipt acknowledges), the Guarantor

rformance by the Seller of the

sure is true and accurate;

all costs whatever, caused by term of this Agreement.

in any way or to any extent be nt due to the effluxion of time or any other third party and this, or the Guarantor on its behalf, its obligations and liabilities to

end to any costs and expenses ereon, incurred by the Buyer in with a view to enforcing this any or all of the amount or reement.

rights of the Buyer against the as between the Buyer and the t of its obligations under this ngly it shall not be necessary for rantee, to seek to enforce any erwise to take any steps or

xtend to the obligations of the preement as if such documents

of <<Insert Sum>> and claims g Three Years>> of the date of

IES



- 15.1.With effect from Comp Confidential Information not use nor disclose to a
- 15.2.The obligations of conwhich is in or becomes breach of the obligation receives from a third processes and the seller is required by law
- 15.3.The Seller shall not at trade or business any mail address which is Other Name>>"] or any mail address used by t during the period of 5 years.
- 15.4.The Seller shall at Com Seller to change its n "<<Insert Name>>" [or "
- 15.5.The Seller shall lodge name fee, with the Regi

16. NON-COMPETITION

- 16.1.The Seller covenants whether alone or in con any other person:
 - 16.1.1. at any time du beginning with (activity whatsoeve of any branch or a
 - 16.1.2. at any time du beginning with Co who has been at preceding that dat
 - 16.1.3. at any time du beginning with Co of any person wh the period of 12 customer of the B
 - 16.1.4. at any time du beginning with Co supplier to the Bu Business at any Completion, if the supplier to cease and/or services to
 - 16.1.5. at any time du beginning with C employ or (directly person who at, o Completion was reasonable opinic

keep secret and confidential all used in, the Business and shall fidential Information.

shall not extend to any matter n otherwise than by reason of a s Agreement or which the Seller led to disclose it or which the disclose.

ion use in connection with any ame, logo, domain name or e<Insert Name>>" [or "<<Insert name, logo, domain name or ewith the Business, at any time

ng of a special resolution by the does not include the word[s]

er with the relevant change of ptly after it is passed.

ill not directly or indirectly and If of or by way of assistance to,

ert number of months>> months or continue any business or within [5] miles of the location

ert number of months>> months person who is at Completion, or riod of 12 months immediately the Business; or

ert number of months >> months it or otherwise seek the custom ho has been at any time during eceding that date, a client or

ert number of months>> months be away from the Business any d goods and/or services to the months immediately preceding nt causes or would cause such aduce its supply of, those goods

ert number of months>> months ce away from the Business or oyment or a consultancy to any period of 12 months prior to, Business and likely (in the in possession of Confidential

Information relatir connections of, the

restrictions in Clau

16.2.Each of the undertaking 16.2.1. considered by 16.2.2. a separate unseparately and ind

16.2.3. given for the particle Business and of the Buyer to acquire Agreement.

16.3.Accordingly, if any restrance any part of it were del restriction shall apply wallid and enforceable.

17. THIRD PARTY ASSETS

17.1.The parties shall each of the leasing, rental, hire Assets are subject are Transfer Time with the The Buyer shall have of person as a condition of

17.2.Pending assignment o Clause 17.1, the Buyer in the Disclosure Letter)

17.3.If no written consent to obtained within a period the Buyer shall be entitle 17.3.1. to retain posses with Clause 17.1 i

17.3.2. return it to the the period following

17.4.The Buyer shall indemr with any of its obligation

17.5.The Seller shall indemr its obligations under ar during the period ending

18. THIRD PARTY RIGHTS

18.1.This Agreement and the the parties and their subenefit, or be enforceab

18.2.Each party represents rescind or agree any a Agreement are not subjeat Agreement. e the customer relationships or

ıble:

nd is enforceable by the Buyer enforce any one or more of the

he Buyer the full benefit of the deration of the agreement of the Assets on the terms of this

nforceable, but would be valid if rea of application reduced, the s may be necessary to make it

urs to procure that the benefit of ements to which the Third Party easonably practicable after the other relevant contracting party. ny payment demanded by any t to any such assignment.

the agreements referred to in ms thereof (insofar as disclosed

y Third Party Asset has been g the day of the Transfer Time,

y Asset and continue to comply

ner obligation in relation to it for

y failure by the Buyer to comply

/ failure by the Seller to perform any of the Third Party Assets

in it are made for the benefit of assigns and are not intended to

respective rights to terminate, raiver or settlement under this person that is not a party to this

19. VARIATION

No variation of this Agreeme or on behalf of each of the p

20. SUCCESSORS

The rights and obligations o permitted successor in title.

21. WHOLE AGREEMENT

21.1.This Agreement, and Agreement between understanding or previ matter they cover.

21.2. Nothing in this Clause 2

22. WAIVER

22.1.No failure to exercise o this Agreement or by la prevent any future exerc

22.2.No single or partial exe preclude or restrict the f

23. PROVISIONS SURVIVING (

Any provision of this Agreer matter contemplated thereb has not been performed at and other undertakings cont remain in full force and effect

24. FURTHER ASSURANCE

The Seller shall (at its reas documents, and do all such require for the purpose of gany document to which it reenjoy the benefit of ownersh

25. COUNTERPARTS

This Agreement may be exe original and which together same document.

26. COSTS

Except where otherwise state incidental to this Agreement lawfully exercise any right I shall indemnify the Buyer agwith this Agreement and its state.

27. SEVERANCE

ess it is in writing and signed by

is Agreement shall pass to any

I to in it, constitute the whole persede any arrangements, n them relating to the subject

clude any liability for fraud.

right or remedy provided under of such right or remedy or shall preof.

edy under this Agreement shall ch right or remedy.

Iments referred to in it and any eing performed after but which d all Warranties and covenants bursuant to this Agreement shall etion.

ly execute and deliver all such ay from time to time reasonably ovisions of this Agreement and ompletion, the Buyer is able to

ounterparts, each of which is an is if each party had signed the

ly its own costs in relation and except that, if the Buyer shall cind this Agreement, the Seller osts incurred by it in connection

27.1.If any provision of this or administrative body illegal, the other provision

27.2.If any invalid, unenforc legal if some part of it modification is necessal parties.

28. NOTICES

28.1.Any Notice relating to t sent by pre-paid first cla to be served given her purpose.

28.2.Any such Notice shall, i after despatch and, if de to have been served at

29. GOVERNING LAW AND JU

This Agreement and any disubject matter (including therefrom or associated the Wales and subject to the exception).

SIGNED by or on behalf of the p

provision) is found by any court to be invalid, unenforceable or

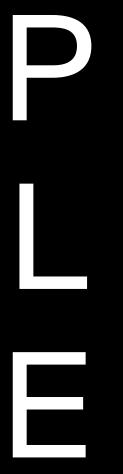
would be valid, enforceable or ision shall apply with whatever e commercial intention of the

n writing delivered personally or eans to the address of the party ess as may be notified for this

d to have been served 24 hours by electronic means, be deemed or transmission.

out of or in connection with its atters and obligations arising of by the laws of England and English courts.

rst before written.



<<List contracts>>

S

<<List employees and details>>

<<List Plant>>

S

<u>Asset</u>	<u>Owner</u>

<u>n</u>	<u>Date</u>

S

[This warranty schedule is short extended depending on the tran

Except as disclosed in the Disclo

- All information concerni Disclosure Letter is true,
- 2. All information concerning be disclosed to a prospe
- The Seller and the Guard provisions of this Agre respective reasonable coability to fulfil their respections.
- The Business has at all laws and regulatory r introduced as a result of,
- Other than the Third Par and has the right to freel
- The Seller has all ne necessary to carry on the of which are valid and su
- Every Contract is at armi and implied terms of eac
- No Contract [which is discharged by frustration such Contract been sus any reason associated w
- 9. The Seller has no busine
- There are no claims or Business nor are any such
- 11. No third party has any in
- 12. The Plant is in good worl

warranties and may need to be

ned in this Agreement and the in all material respects.

ould reasonably be expected to closed.

to enter into and perform the ware of anything within their adversely affect their respective is Agreement.

n accordance with all applicable those laws and regulations ad of, COVID-19.

e beneficial owner of the Assets

ents, permits and authorities business is now carried on, all en affected by COVID-19.

as complied with all the express

ess] has been terminated or ice of any obligation under any terially varied, in each case for

sert Name>>.

ne Seller, the Guarantor or the threatened or anticipated.

over any of the Assets.



- 13. All the Stock is in good enable the Buyer to cont
- A true and complete copagreements relating to a Letter.
- 15. The Seller is the legal used by the Seller all of v
- 16. The products and proces Intellectual Property right
- 17. The Business has at a practices required unde **Legislation**: means all United Kingdom applica limited to, the UK GDPF thereunder); and the Pri as amended.)
- All Stock, Plant and Propagate and all premiums are pai
- There are no outstandin which the Seller is aware
- No major customer of o cease trading with the Agreement nor is any su otherwise.
- 21. The Accounts disclosed prepared on the same adverse change has occ
- 22. The Business has in [including an IT disaster prompt restoration of b unplanned interruption, ability of the Business to civil unrest.
- The Seller has identified to the profitability, stabil details of which are listed
- 24. The Disclosure Letter co

at full price and is at a level to the Business.

, rental, hire and hire purchase ets is attached to the Disclosure

the Intellectual Property rights ed by this Agreement.

s do not infringe any third party

the personal data protection Legislation. (**Data Protection** force from time to time in the and privacy including, but not ct 2018 (and regulations made nmunications Regulations 2003

ainst fire and other normal risks

are there any circumstances of a claim.

ss has ceased or threatened to onths] before the date of this ether by reason of COVID-19 or

e and complete and have been last [5] years and no material hich they were made up.

nted business continuity plan buld enable the maintenance or upon the occurrence of any that may materially impair the civil emergency, pandemic, or

he actual and emerging threats usiness arising from COVID-19,

e:



(COVID warranties).

- an employmen
- a curriculum vi
- terms of emplo
- pension arrang
- non-contractua
- 25. The Disclosure Letter co have been Furloughed o
 - the written terms
 - all CJRS claims r
 - any communicati
- 26. The Disclosure Letter co not been Furloughed or I work for [14] days or mor paid.
- 27. The Seller has complied common law and any ap

S

A

rangements.

s of all Employees who are or a copies of:

ble Furlough arrangements; tions; and g the CJRS.

s of all Employees who have ave been absent and unable to how such Employees are being

obligations under statute, ion to COVID-19.



- 1.1 The Purchase Price figures>> (<<Amount Completion by the But
- 1.2 The Assets shall have Price:

Goodwill

Stocks

Plant

Contracts

Intellectual Property

Property

Other assets

1.3 Unless otherwise spe the Seller pursuant to draft in favour of the S

Bank: << >>

Branch: << >>

Sort Code: << >>

Account Name: <<

Account Number: <<

be the sum of £<<Amount in which shall be paid in cash on

r the purposes of the Purchase

£<<Amount in figures>>

£<<Amount in figures>>1

£<<Amount in figures>>

ired to be made by the Buyer to be made by way of a [banker's insfer to the following account:

¹ Subject to potential adjustment in accord

Signed by <<Insert Name>> for on behalf of <<Name of Seller>> [LIMITED]

Signed by <<Insert Name>> for on behalf of <<Name of Buyer>>
[LIMITED]

Signed by <<Insert Name>> for on behalf of <<Name of Guarant [LIMITED]