

MG01

Particulars of a mortgage or charge



058598-13

A fee is payable with this form.

We will not accept this form unless you send the correct fee
Please see 'How to pay' on the last page



What this form is for

You may use this form to register
particulars of a mortgage or charge
in England and Wales or Northern
Ireland



What this form is not for

You cannot use this
particulars of a charge
company. To do this,
form MG01s

TUESDAY



A48 *A12BFR3E* 171 ase
25/01/2011
COMPANIES HOUSE
house.gov.uk

1

Company details

Company number 0 0 0 0 0 2 9 5

Company name in full Methodist Newspaper Company Limited

2 For official use

→ **Filling in this form**
Please complete in typescript or in
bold black capitals

All fields are mandatory unless
specified or indicated by *

2

Date of creation of charge

Date of creation d2 d4 m0 m1 y2 y0 y1 y1

3

Description

Please give a description of the instrument (if any) creating or evidencing the
charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'

Description Charge by way of Legal Mortgage ("the Charge")

4

Amount secured

Please give us details of the amount secured by the mortgage or charge

Amount secured All present and future monies, obligations and liabilities owed by the Company to John Aldridge of 3, Valley House Mews, London Road, Great Glen, Leicester, LE8 9GF and Moira Sleight of Avalon House, 1 Launcelot Street, London, SE1 7AD and Barry Weetman of 23, Leigh Close, Walsall, West Midlands, WS4 2DU each acting as a trustee for and on behalf of the Methodist Newspaper Company Limited Retirement Benefit Scheme ("the Chargee"), whether actual or contingent and whether owed jointly or severally, as principal or surety and/or in any other capacity, together with all interest (including, without limitation, default interest) accruing in respect of such monies or liabilities ("the Secured Liabilities").

Continuation page

Please use a continuation page if
you need to enter more details

MG01**Particulars of a mortgage or charge****5 Mortgagee(s) or person(s) entitled to the charge (if any)**

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge

Continuation page
Please use a continuation page if you need to enter more details

Name Chargee (as defined)

Address 122-124 Golden Lane

London

Postcode E C 1 Y 0 T L

Name

Address

Postcode

6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Continuation page
Please use a continuation page if you need to enter more details

Short particulars

1. The Company charges to the Chargee, as a continuing security:

1) by way of first legal mortgage, the Property (as hereinafter defined);

11) by way of first fixed charge

(a) all its rights in any policies of insurance relating to the Property, including the proceeds of any claims under such policies, the Rent (as hereinafter defined) and the benefit of any guarantee or security in respect of the Rent to the extent not effectively assigned under clause 2 of the Charge,

(b) the benefit of all contracts, guarantees, appointments, warranties and other documents to which the Company is a party or in its favour or of which it has the benefit relating to any letting, development, sale, purchase or the operation or otherwise relating to the Charged Property (as hereinafter defined), including, in each case, but without limitation, the right to demand and receive all monies whatsoever payable to or for its benefit under or arising from any of them, all remedies provided for in any of them or available at law or in equity in relation to any of them, the right to compel performance of any of them and all other rights, interests and benefits whatsoever accruing to or for its benefit arising from any of them, and

(c) all authorisations (statutory or otherwise) held or required in connection with the Company's business carried on at the Property or the use of any Charged Property, and all rights in connection with them

Continued on continuation sheet 1

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Particulars as to commission, allowance or discount (if any)

Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his

- subscribing or agreeing to subscribe, whether absolutely or conditionally, or
- procuring or agreeing to procure subscriptions, whether absolute or conditional,

for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered

Commission allowance or discount

Nil

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Delivery of instrument

You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860). If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 866).

We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 870). The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it. Where a body corporate gives the verification, an officer of that body must sign it. We will also accept a verified copy where section 867(2) applies (property situated in another part of UK).

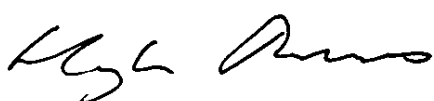
9

Signature

Please sign the form here

Signature

Signature

X  X

This form must be signed by a person with an interest in the registration of the charge

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Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record.

Contact name Dominic Marshall - THE68/1

Company name Hugh James

Address Hodge House

114-116 St Mary Street

Post town Cardiff

County/Region

Postcode C F 1 0 1 D Y

Country

DX DX 33000 Cardiff 1

Telephone 02920 224871



Certificate

We will send your certificate to the presenter's address if given above or to the Company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing

Please make sure you have remembered the following

- ☐ The company name and number match the information held on the public Register
- ☐ You have included the original deed with this form
- ☐ You have entered the date the charge was created
- ☐ You have supplied the description of the instrument
- ☐ You have given details of the amount secured by the mortgagee or chargee
- ☐ You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☐ You have entered the short particulars of all the property mortgaged or charged
- ☐ You have signed the form
- ☐ You have enclosed the correct fee



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge.

Make cheques or postal orders payable to 'Companies House'



Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below:

For companies registered in England and Wales
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland:
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
DX 481 N R Belfast 1



Further information

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk

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6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

Continued...

2. The Company with full title guarantee assigns to the Chargee, as a continuing Security:

(a) all its rights in any policies of insurance relating to the Property, including the proceeds of any claim under such policies, and

(b) the Rent and the benefit of any guarantee or security in respect of the Rent,

provided that nothing in clause 2 of the Charge shall constitute the Chargee as mortgagee in possession

Negative Pledge and Disposal Restrictions

The Company shall not at any time, except with the prior written consent of the Chargee

(1) create, purport to create or permit to subsist any Encumbrance (as hereinafter defined) on, or in relation to, the Charged Property other than the Charge; or

(11) sell, assign, transfer, part with possession of or otherwise dispose of in any manner (or purport to do so) all or any part of, or any interest in, the Charged Property, or

(111) create or grant (or purport to create or grant) any interest in the Charged Property in favour of a third party

Definitions

"Charged Property" means all the assets, property and undertaking for the time being subject to any Encumbrance created by the Charge. References to the Charged Property shall include references to any part of it

"Encumbrance" means any mortgage, charge (whether fixed or floating, legal or equitable), pledge, lien, assignment by way of security or other security interest securing any obligation of any person, or any other agreement or arrangement having a similar effect

"Property" means the freehold or leasehold property (whether registered or unregistered) owned by the Chargor known as 122-124 Golden Lane, London, EC1Y 0TL registered at the Land Registry under Title Number LN73064.

Continued overleaf .

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6 **Short particulars of all the property mortgaged or charged**

Please give the short particulars of the property mortgaged or charged

Short particulars

Continued...

"Rent" means all amounts payable to or for the benefit of the Company by way of rent, licence fee, ground rent and rent charge in respect of any part of the Property and other monies payable to or for the benefit of the Chargor in respect of occupation or usage of any part of the Property, including (without limitation) for display of advertisements on licence or otherwise.



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 869(5) & (6) of the Companies Act 2006

COMPANY NO. 295
CHARGE NO. 2

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED 24
JANUARY 2011 AND CREATED BY METHODIST NEWSPAPER
COMPANY LIMITED FOR SECURING ALL MONIES DUE OR TO
BECOME DUE FROM THE COMPANY TO JOHN ALDRIDGE,
MOIRA SLEIGHT, BARRY WEETMAN EACH ACTING AS A
TRUSTEE FOR AND ON BEHALF OF THE METHODIST
NEWSPAPER COMPANY LIMITED RETIREMENT BENEFIT
SCHEME ON ANY ACCOUNT WHATSOEVER WAS REGISTERED
PURSUANT TO CHAPTER 1 PART 25 OF THE COMPANIES ACT
2006 ON THE 25 JANUARY 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 27 JANUARY
2011

DX



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES