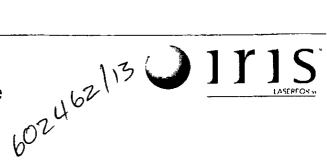
In accordance with		
Section 860 of the		
Companies Act 2006		

MG01

Particulars of a mortgage or charge



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 X What this form is NOT What this form is for You may use this form to register You cannot use this form particulars of a charge fo particulars of a mortgage or charge company To do this, ple in England and Wales or Northern form MG01s Ireland A23 02/09/2011 COMPANIES HOUSE For official use Company details Filling in this form 0 3 Company number Please complete in typescript or in bold black capitals Adnams PLC Company name in full All fields are mandatory unless specified or indicated by * Date of creation of charge d () Date of creation Description Please give a description of the instrument (if any) creating or evidencing the charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge' Rent Deposit Deed ("the Deed") made between (1) the Company and (2) Woburn Estate Company Limited and Bedford Description Estates Nominees Limited ("the Landlord") **Amount secured** Continuation page Please give us details of the amount secured by the mortgage or charge Please use a continuation page if you need to enter more details The observance and performance of the obligations of the Company in the Deed Amount secured and to pay the rents reserved by and comply with the lessee's obligations in the Lease (as defined below) until it is lawfully assigned (other than by operation of law) and thereafter the obligations of the Company in any guarantee of the obligations of the person to whom the Company has assigned the Lease The expression "the Lease" is defined to mean the Lease of the Premises briefly described as Ground and Basement Floors 30-31 Store Street London WC1 dated 30th August 2011 made between (1) the Landlord and (2) the Company for a term of 10 years from 30th August 2011and also to include any document entered into pursuant to such Lease or which is expressed to be supplemental thereto

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Particulars of a mortgage or charge

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	f pounds) paid by the Compar	
Any other sums paid into that Account pursuant to the released in accordance with the Deed are Account is defined to mean a separately identified dindlord from time to time nominates), until the said summean an interest bearing client account of the Landlor	ant (as defined below), and the Deed and any interest credition and any interest credition and account at Child & Co(con of £15,900 is paid into such a	ed to that Account which has not r such other bank as the

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Particulars of a mortgage or charge

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 N/A or discount

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 870)

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 866) 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)

Signature

Please sign the form here

Signature

X

Signature

the charge

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

X

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Particulars of a mortgage or charge

Presenter information	Important 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	Please note that all information on this form will appear on the public record	
original documents. The contact information you give will be visible to searchers of the public record.	£ How to pay	
Contact name Saskia Arthur	A fee of £13 is payable to Companies House in respect of each mortgage or charge	
Boodle Hatfield	Make cheques or postal orders payable to 'Companies House'	
Address	Where to send	
Post town	You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below	
County/Region Postcode W 1 S 1 D A Country	For companies registered in England and Wales The Registrar of Companies, Companies House, Crown Way, Cardiff, Wales, CF14 3UZ DX 33050 Cardiff	
DX DX 53 Chancery Lane LONDON Telephone 020 7629 7411	For companies registered in Scotland The Registrar of Companies, Companies House, Fourth floor, Edinburgh Quay 2, 139 Fountainbridge, Edinburgh, Scotland, EH3 9FF	
✓ Certificate	DX ED235 Edinburgh 1 or LP - 4 Edinburgh 2 (Legal Post)	
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	For companies registered in Northern Ireland The Registrar of Companies, Companies House, Second Floor, The Linenhall, 32-38 Linenhall Street,	
Checklist	Belfast, Northern Ireland, BT2 8BG DX 481 N R Belfast 1	
We may return forms completed incorrectly or with information missing	i Further information	
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	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	



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 31114 CHARGE NO. 9

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 30 AUGUST 2011 AND CREATED BY ADNAMS PLC FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO WOBURN ESTATE COMPANY LIMITED BEDFORD ESTATES NOMINEES LIMITED UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE 2 SEPTEMBER 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 5 SEPTEMBER 2011

