

# M

## COMPANIES FORM No. 395

### Particulars of a mortgage or charge

# 395

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

CHFP025

Please do not write in this margin

Please complete legibly, preferably in black type, or bold block lettering

\*insert full name of Company

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies  
(Address overleaf - Note 6)

For official use

Company number

[5][1][1]

00648706

Name of company

\* Carlson Marketing Group (UK) Limited

Date of creation of the charge

24 July 2008

Description of the instrument (if any) creating or evidencing the charge (note 2)

Rent Deposit Deed

Amount secured by the mortgage or charge

(a) The rents reserved by and the other sums (whether of interest, damages, costs, expenses, VAT, or otherwise) payable under a lease dated 22 December 1986 and made between Allnatt London Properties plc (1) ("the Landlord") and Spandor Bedroom Design Limited 2) ("the Tenant") of the premises known as Building 1437 Clock Tower Road, Isleworth ("the Lease") which have not been paid pursuant to the Lease,

(b) In the event of forfeiture or disclaimer of the Lease the rents and other sums which would have been payable under the Lease (had it not been forfeited or disclaimed) for the period from the date of forfeiture or disclaimer until the earlier of:-

(See continuation)

Names and addresses of the mortgagees or persons entitled to the charge

Industrial Property Investment Fund,  
One Coleman Street  
London

Postcode EC2R 5AA

Presentor's name address and reference (if any)

Macfarlanes LLP  
20 Cursitor Street  
London  
EC4A 1LT

JAEH/602395

Time critical reference

For official Use (02/00)  
Mortgage Section

Post room



PMO

PG9WZ009\*  
25/10/08  
COMPANIES HOUSE

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Short particulars of all the property mortgaged or charged

- 1 £15,700
- 2 The amount from time to time held for the credit of the Tenant at such bank or other institution as the Landlord shall from time to time decide ("the Deposit Balance")
- 3 The amount from time to time standing to the credit of the Deposit Balance
- 4 All interest credited to the Deposit Balance from time to time.

Please do not write in this margin

**Please complete legibly, preferably in black type, or bold block lettering**

Particulars as to commission allowance or discount (note 3)

Nil

Signed

*Macfalanes LLP*

Date 24 July 2008

On behalf of ~~XXXXXX~~ ~~XXXXXX~~ (chargee) †

A fee is payable to Companies House in respect of each register entry for a mortgage or charge (See Note 5)

Notes

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395) If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398) A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the Registrar The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No 398 is submitted
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage", or "Legal charge", etc, as the case may be, should be given
- 3 In this section there should be inserted the amount or rate per cent of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his,
  - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
  - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,for any of the debentures included in this return The rate of interest payable under the terms of the debentures should not be entered
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet
- 5 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge Cheques and Postal Orders must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is Companies House, Crown Way, Cardiff CF14 3UZ

† delete as appropriate

CHFP025

**Particulars of a mortgage or charge  
(continued)**

Please do not  
write in this  
binding margin

Continuation sheet No 1  
to Form No 395 and 410 (Scot)

*Please complete  
legibly, preferably  
in black type, or  
bold block lettering*

Company Number

00648706

Name of Company

Carlson Marketing Group (UK) Limited

~~XXXXXX~~

\* delete if  
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

(Continued from page 1)

- (1) the date six months from the date of disclaimer or forfeiture; and
- (2) the date from which a full market rent is payable under a new lease of the premises granted on terms substantially similar to those contained in the Lease,
- (c) In the event of any breach, failure, non-observance, omission or non-performance of or in relation to the Tenant's covenants or other obligations under the Lease, such sums as would meet (or, if the amount from time to time standing to the credit of the Deposit Account is insufficient, would go towards meeting) the loss suffered by the Landlord in respect of such breach,
- (d) All legal costs and other fees and expenses properly incurred by the Landlord in enforcing the terms of the Lease or the Rent Deposit Deed; together in each case with an amount equal to such value added tax or any tax of a similar nature which may be substituted for it or levied in addition to it as is or would have been properly chargeable thereon,

*Please complete  
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bold block lettering*

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write in this  
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Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

*Please complete  
legibly, preferably  
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bold block lettering*

Short particulars of all the property mortgaged or charged (continued)

Please do not  
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## **CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE**

**Pursuant to section 401(2) of the Companies Act 1985**

**COMPANY NO. 648706  
CHARGE NO. 5**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 24  
JULY 2008 AND CREATED BY CARLSON MARKETING GROUP  
(U.K.) LIMITED FOR SECURING ALL MONIES DUE OR TO  
BECOME DUE FROM THE COMPANY TO INDUSTRIAL  
PROPERTY INVESTMENT FUND UNDER THE TERMS OF THE  
AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING  
THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1  
PART XII OF THE COMPANIES ACT 1985 ON THE 25 JULY 2008**

**GIVEN AT COMPANIES HOUSE, CARDIFF THE 29 JULY 2008**



*Companies House*  
— for the record —



**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**