

MG01

Particulars of a mortgage or charge



0 8 3 8 5 7 / 1 3

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 form to register particulars of a charge for a company. To do this, please form MG01s

SATURDAY



A198AHOW

A07

19/05/2012

#187

COMPANIES HOUSE

For official use

1

Company details

Company number 0 0 7 8 4 5 4 0

Company name in full Bates JPW Advertising Limited (the "Tenant")

→ Filing 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 d1 d1 m0 m5 y2 y0 y1 y2

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 Rent Deposit Deed made between the Tenant (1) and the Landlord (2) (the "Deed")

4

Amount secured

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

Amount secured

- (a) non-receipt of Basic Rent, contributions to insurance premiums, service charges, interest due VAT and any other monies due under the Lease,
- (b) non-receipt of any of the monies referred to in paragraph (a) above would have fallen due but for a disclaimer of the Lease until the earlier of (a) the date three months from the date of disclaimer and (b) the date from which full market rent is payable under a new lease of the Property granted on terms substantially similar to those contained in the Lease,
- (c) expenditure incurred for legal and administration matters in connection with the Account

(the "Liabilities")

Continuation page

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

MG01 - continuation page

Particulars of a mortgage or charge

| 6 | Short particulars of all the property mortgaged or charged |
|-------------------|--|
| Short particulars | <p data-bbox="311 398 1023 432">Please give the short particulars of the property mortgaged or charged</p> <p data-bbox="328 450 1490 521">"Lease" means the lease of the Property dated 11 May 2012 made between the Landlord (1) and the Tenant (2) for a term of five years from 11 May 2012 (the "Term") and all documents supplemental or collateral to the Lease,</p> <p data-bbox="328 551 1163 573">"Losses" means the amounts provided for in clause 5 2 of the Deed,</p> <p data-bbox="328 602 1278 624">"Prescribed Rate" means an annual rate of three per centum above Base Rate,</p> <p data-bbox="328 654 1426 676">"Property" means Suite 16 First Floor International House St Katharines Way London E1,</p> <p data-bbox="328 705 1114 728">"Reserved Rents" means the sums reserved as rent by the Lease,</p> <p data-bbox="328 757 997 779">"Tenant" means the party named as Tenant in the Deed,</p> <p data-bbox="328 808 1490 862">"Tenant's Covenants" means the covenants set out at clause 3 of the Lease and any other obligations imposed on or assumed by the Tenant under the Lease,</p> <p data-bbox="328 891 1437 913">"Termination Date" means the date on which the Term actually ends (however determined),</p> <p data-bbox="328 943 1490 1014">"Total Deposit" means the total amount held in the Account from time to time including the Deposit, Actual Interest and any monies paid into the Account pursuant to clause 6 of the Deed</p> <p data-bbox="328 1043 1490 1088">"VAT" means the tax chargeable under the Value Added Tax Act 1994 and any equivalent or similar tax, and</p> <p data-bbox="328 1117 1490 1171">"Working Day" means any day from Monday to Friday (inclusive) which is not Christmas Day, Good Friday or a statutory bank holiday</p> |

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 MPG St Katharine Nominee Limited and MPG St Katharine Nominee Two Limited

Address Cavendish House, 18 Cavendish Square, London
(the "Landlord")

Postcode W 1 G 0 P J

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 Charge of the Deposit

1 1 The Tenant warrants to the Landlord that the Deposit is and the Total Deposit will at all times be free from any charge, security, interest or right whether fixed or floating conferring a priority of payment except as mentioned in clause 7 2 of the Deed

1 2 The Tenant with full title guarantee charged the Total Deposit to the Landlord to secure the Tenant's obligations in favour of the Landlord contained or referred to in the Deed

Definitions

"Account" means an interest bearing account (specifically designated for the Property) maintained by the Landlord at the Bank,

"Actual Interest" means actual interest accrued on the monies in the Account from time to time,

"Bank" means such bank having a branch in the United Kingdom as the Landlord may designate,

"Base Rate" means the base rate of National Westminster Bank PLC or other London clearing bank nominated by the Landlord or, if the Base Rate is abolished another comparable rate of interest as determined by the Landlord,

"Basic Rent" means £42,525 per annum subject to review,

"Costs" means all damages costs fees disbursements losses claims demands fines levies liabilities actions proceedings and expenses whatsoever on a full indemnity basis,

"Deposit" means the sum of FIVE THOUSAND POUNDS (£5,000),

"Interest" means interest at the Prescribed Rate compounded on the usual quarter days,

MG01

Particulars of a mortgage or charge

7 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

8 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).

9 Signature

Please sign the form here

Signature

Signature

X *Taylor Wesley* X

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

MG01

Particulars of a mortgage or charge



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 UACE/ULXT

Company name Taylor Wessing LLP

Address 5 New Street Square

Post town London

County/Region

Postcode E C 4 A 3 T W

Country

DX 41 London London - Chancery Lane

Telephone +44 (0)207 300 7000



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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 784540
CHARGE NO. 4**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 11
MAY 2012 AND CREATED BY BATES JPW ADVERTISING
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO MPG ST KATHARINE NOMINEE
LIMITED AND MPG ST KATHARINE NOMINEE TWO 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 19 MAY 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 23 MAY 2012

DX



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES