

MG01

Particulars of a mortgage or charge

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LASERFORM

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

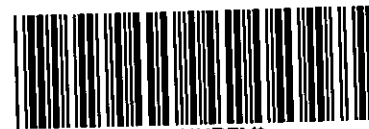
You may use this form to register
particulars of a mortgage or charge
in England and Wales or Northern
Ireland



What this form is NOT

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

FRIDAY



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A1JUNRFM

19/10/2012

#45

COMPANIES HOUSE

1

Company details

Company number

0 1 0 3 0 9 1 9

Company name in full

Munro & Forster Communication Limited



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

05 10 2012

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

A rent security deposit deed dated 5 October 2012 (the "**Rent Deposit Deed**") relating to a lease dated 5 October 2012 of premises known as Second Floor, Bank Chambers, 6-10 Borough High Street SE1 and made between British Overseas Bank Nominees Limited and WGTC Nominees Limited in their capacity as nominee for and on behalf of the National Westminster Bank plc (the "**Landlord**") (1) and the Company (2) (the "**Lease**")

4

Amount secured

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

Amount secured

All sums payable to the Landlord in the event of
(a) any failure by the Company to pay the whole or
any part of the Lease Rents, or
(b) any failure by the Company to observe and
perform the tenant's covenants and obligations and
the conditions contained in the Lease, or
(c) any loss or expense incurred by the Landlord
arising from the determination of the Lease before
the end of the Term by forfeiture, the disclaimer
of any liquidator or trustee in bankruptcy of the
estate of the Company, or otherwise than by
agreement,
whether or not any formal demand has been made

Please see continuation sheet

Continuation page

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

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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	
Name	British Overseas Bank Nominees Limited
Address	15 Bishopsgate
	London
Postcode	E C 2 P 2 A P
Name	WGTC Nominees Limited
Address	15 Bishopsgate
	London
Postcode	E C 2 P 2 A P

Continuation page

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

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

All of the Company's interest in the Deposit Account and all monies from time to time withdrawn from the Deposit Account in accordance with the Rent Deposit Deed

"Deposit Account" means a separately designated interest earning deposit account opened by the Landlord and in which the Landlord will place the Initial Deposit, or such other separately designated interest earning deposit account with a UK clearing bank from time to time maintained by the Landlord to hold the Deposit Balance

"Deposit Balance" means the amount from time to time standing to the credit of the Deposit Account

"Initial Deposit" means **THIRTY THOUSAND POUNDS (£30,000)**

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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

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 FORSTERS LLP X

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

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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 Shalin Punn

Company name Forsters LLP

Address 31 Hill Street

Post town London

County/Region

Postcode W 1 J S L S

Country

DX 82988 Mayfair

Telephone 020 7863 8333



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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4	Amount secured	
	Please give us details of the amount secured by the mortgage or charge	
Amount secured	<p>"Lease Rents" means the rents and any other monies including VAT and interest payable by the lessee pursuant to the Lease</p> <p>"Term" means the term of years granted by the Lease including any period of holding over, extension or continuance thereof</p>	



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 1030919
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT SECURITY DEPOSIT DEED
DATED 5 OCTOBER 2012 AND CREATED BY MUNRO &
FORSTER COMMUNICATIONS LIMITED FOR SECURING ALL
MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO
BRITISH OVERSEAS BANK NOMINEES LIMITED AND WGTC
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 19 OCTOBER
2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 23 OCTOBER
2012



Companies House



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