

# MG01

## Particulars of a mortgage or charge

004465/13

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

WEDNESDAY



\*AULYDVSN\*

A24

13/07/2011

209

COMPANIES HOUSE

For official use

157

### → Filling in this form

Please complete in typescript or in  
bold black capitals

All fields are mandatory unless  
specified or indicated by \*

1

### Company details

Company number 0 1 4 7 4 6 3 5

Company name in full LEXADON LIMITED (the "Company")

2

### Date of creation of charge

Date of creation 0 6 0 7 2 0 1 1

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 Deed of Legal Mortgage dated 6<sup>th</sup> July 2011 (the "Mortgage") between the Company and Svenska Handelsbanken AB (publ) (the "Bank")

4

### Amount secured

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

Amount secured

All the Company's obligations and liabilities now or hereafter due, owing or incurred by it to the Bank when the same become due for payment or discharge whether by acceleration or otherwise, and whether such moneys, obligations or liabilities are expressed or implied, present, future or contingent, joint or several, incurred as principal or surety, originally owing to the Bank or purchased or otherwise acquired by it, denominated in sterling or in any other currency, or incurred on any banking account or in any other manner whatsoever

### Continuation page

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

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## 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		<b>Continuation page</b> Please use a continuation page if you need to enter more details
Name	Svenska Handelsbanken AB (publ)	
Address	5 <sup>th</sup> Floor, 13 Charles II Street, London	
Postcode	S W 1 Y 4 W U	
Name		
Address		
Postcode		

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

Please give the short particulars of the property mortgaged or charged		<b>Continuation page</b> Please use a continuation page if you need to enter more details
Short particulars	<p>By way of Legal Mortgage of <b>360-366 Coldharbour Lane, London SW9 8PL</b> and registered at HM Land Registry under title number <b>LN213580</b>, the land <b>lying to the north west of Coldharbour Lane, Brixton</b> and registered at HM Land Registry under title number <b>LN228324</b>, the land <b>lying to the north west of Coldharbour Lane, Brixton</b> and registered at HM Land Registry under title number <b>LN229659</b> and the <b>land and buildings on the south west side of Valentia Place, Brixton</b> and registered at HM Land Registry under title number <b>TGL154202</b> (the "Property")</p> <p>By way of Fixed Charge -</p> <ul style="list-style-type: none"> <li>(i) all plant and machinery owned by the Company and its interest in any plant and machinery in its possession located at the Property,</li> <li>(ii) all fixtures and fittings from time to time attached to the Property,</li> <li>(iii) all other chattels of the Company located at the Property and not ordinarily disposed of in the ordinary course of business, and</li> <li>(iv) all benefits in respect of the Insurances including all claims and the refund of any premiums</li> </ul> <p><b>Note</b> The Legal Mortgage contains covenants by the Company with the Bank not without the Bank's prior written consent to</p> <ul style="list-style-type: none"> <li>(a) create or permit to arise any mortgage charge or lien on the charged property, nor to dispose of the charged property,</li> <li>(b) grant or accept a surrender of any lease or licence or part with or share possession or occupation of the Property</li> </ul>	

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<div>7</div> <div>Commission allowance or discount</div>	<div>Particulars as to commission, allowance or discount (if any)</div> <p>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</p> <ul style="list-style-type: none"> <li>- subscribing or agreeing to subscribe, whether absolutely or conditionally, or</li> <li>- procuring or agreeing to procure subscriptions, whether absolute or conditional,</li> </ul> <p>for any debentures included in this return The rate of interest payable under the terms of the debentures should not be entered</p>	
<div>8</div>	<div>Delivery of instrument</div> <p>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)</p> <p>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)</p>	
<div>9</div> <div>Signature</div>	<div>Please sign the form here</div> <div>Signature</div> <div>X  X</div> <div>This form must be signed by a person with an interest in the registration of the charge</div>	

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<b>Presenter information</b>	<b>Important information</b>
<p>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.</p>	<p><b>Please note that all information on this form will appear on the public record.</b></p>
<p>Contact name      Gregory Palos</p>	<p><b>£ How to pay</b></p>
<p>Company name      Lawrence Stephens</p>	<p><b>A fee of £13 is payable to Companies House in respect of each mortgage or charge.</b> Make cheques or postal orders payable to 'Companies House'</p>
	<p><b>✉ Where to send</b></p>
<p>Address      Morley House, 26 Holborn Viaduct,</p>	<p><b>You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below</b></p>
	<p><b>For companies registered in England and Wales:</b> The Registrar of Companies, Companies House, Crown Way, Cardiff, Wales, CF14 3UZ DX 33050 Cardiff</p>
	<p><b>For companies registered in Scotland:</b> 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)</p>
<p>Post town      London</p>	<p><b>For companies registered in Northern Ireland.</b> The Registrar of Companies, Companies House, First Floor, Waterfront Plaza, 8 Laganbank Road Belfast, Northern Ireland, BT1 3BS DX 481 N R Belfast 1</p>
<p>County/Region</p>	<p><b>i Further information</b></p>
<p>Postcode      E C 1 A 2 A T</p>	<p>For further information, please see the guidance notes on the website at <a href="http://www.companieshouse.gov.uk">www.companieshouse.gov.uk</a> or email <a href="mailto:enquiries@companieshouse.gov.uk">enquiries@companieshouse.gov.uk</a></p>
<p>Country      UK</p>	<p><b>This form is available in an alternative format. Please visit the forms page on the website at <a href="http://www.companieshouse.gov.uk">www.companieshouse.gov.uk</a></b></p>
<p>DX      49 Chancery Lane</p>	
<p>Telephone      0207 936 8888</p>	
<p><b>✓ Certificate</b></p>	
<p>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</p>	
<p><b>✓ Checklist</b></p>	
<p><b>We may return forms completed incorrectly or with information missing</b></p>	
<p><b>Please make sure you have remembered the following</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The company name and number match the information held on the public Register</li> <li><input type="checkbox"/> You have included the original deed with this form</li> <li><input type="checkbox"/> You have entered the date the charge was created</li> <li><input type="checkbox"/> You have supplied the description of the instrument</li> <li><input type="checkbox"/> You have given details of the amount secured by the mortgagee or chargee</li> <li><input type="checkbox"/> You have given details of the mortgagee(s) or person(s) entitled to the charge</li> <li><input type="checkbox"/> You have entered the short particulars of all the property mortgaged or charged</li> <li><input type="checkbox"/> You have signed the form</li> <li><input type="checkbox"/> You have enclosed the correct fee</li> </ul>	



## **CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE**

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

**COMPANY NO. 1474635  
CHARGE NO. 157**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A DEED OF LEGAL MORTGAGE  
DATED 6 JULY 2011 AND CREATED BY LEXADON LIMITED  
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM  
THE COMPANY TO SVENSKA HANDELSBANKEN AB (PUBL) ON  
ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT  
TO CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE  
13 JULY 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 18 JULY 2011

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*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES