

MG01

Particulars of a mortgage or charge

150750/13



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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 for

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

WEDNESDAY



ANRSBQQ7

A05

12/01/2011

187

COMPANIES HOUSE

1

Company details

Company number 01788466
Company name in full Charlton Athletic Football Company Limited
(**"Owner"**)

25 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 03/01/2012

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 Legal Charge granted by the Company in favour of Lombard North Central
Public Limited Company (**"Bank"**) in respect of leasehold property known as
The Valley Ground, Floyd Road, Charlton, London SE7 8BL (**"Property"**)
pursuant to a lease dated 31 August 1992 granted by Charlton Athletic
Holdings Limited

4

Amount secured

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

Amount secured All of the Company's liabilities to the Bank
(present, future, actual or contingent and whether
incurred alone or jointly with another) and
include

1. Interest at the rate charged by the Bank,
calculated both before and after demand or
judgement on a daily basis and compounded
according to the agreement, or, in the absence
of agreement, quarterly on the days selected by
the Bank,

2. any expenses the Bank or a receiver incurs
(on a full indemnity basis and with Interest from
the date of payment) in connection with the
Property or in taking, perfecting, protecting,
enforcing or exercising any power under this deed.

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

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 Lombard North Central Public Limited Company

Address 3 Princess Way, Redhill, Surrey

Postcode R H 1 1 N P

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

Definitions

"Owner"- Charlton Athletic Football Company Limited, a company registered in England and Wales with registered no. 01788466

"Bank"- Lombard North Central Public Limited Company- company number 337004

"Owner's Obligations"- all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or jointly with another) and include:

- Interest at the rate charged by the Bank, calculated both before and after demand or judgement on a daily basis and compounded according to agreement, or, in the absence of agreement, quarterly on the days selected by the Bank,
- any expenses the Bank or a receiver incurs (on a full indemnity basis and with interest from the date of payment) in connection with the Property or in taking, perfecting, protecting, enforcing or exercising any power under this deed

"Property"- The Leasehold Property known as The Valley Ground, Floyd Road, Charlton, London SE7 8BL pursuant to a lease dated 31 August 1992 granted by Charlton Athletic Holdings Limited.

Please see continuation page.

MG01 - continuation page

Particulars of a mortgage or charge

6	Short particulars of all the property mortgaged or charged	
	Please give the short particulars of the property mortgaged or charged	
Short particulars	<p><u>Charge</u></p> <p>The Owner, as a continuing security for the payment on demand of the Owner's Obligations and with full title guarantee:</p> <ol style="list-style-type: none"> 1. charges to the Bank all legal interest in the Property by way of legal mortgage; 2. gives to the Bank a fixed charge over any of the following property of the Owner, whether owned now or in the future: <ol style="list-style-type: none"> a. any other interest in the Property; b. all rents receivable from any lease granted of the Property; c. all the goodwill of the Owner's business carried on at the Property; d. the proceeds of any insurance affecting the Property; e. all fixtures and fittings not forming part of the Property; f. all plant and machinery at the Property, including any associated warranties and maintenance contracts; g. all furniture, furnishings, equipment, tools and other goods kept at the Property, that are not regularly disposed of in the ordinary course of business <p><u>Restrictions</u></p> <p>The Owner will not, without the Bank's consent.</p> <ol style="list-style-type: none"> 1. permit or create any mortgage, charge or lien on the Property, 2. dispose of the Property, 3. grant, or accept a surrender of, any lease or licence of the Property or consent to a tenant assigning or sub-letting, 4. part with or share possession or occupation of the Property <p><u>Land Registry</u></p> <p>The Owner and the Bank apply to the Land Registry to enter a restriction on the register. that "no disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge created by this deed in favour of the Bank referred to in the charges register". The Bank may also register any priority arrangements at the Land Registry which will then be publicly available.</p>	

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

None.

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 866).

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).

9 Signature

Please sign the form here

Signature

Signature

X DLA Piper UK LLP X

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

MG01

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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 Sarah Moffat

Company name DLA Piper UK LLP

Address 3 Noble Street

Post town London

County/Region

Postcode E C 2 V 7 E E

Country

DX DX: 33866 Finsbury Square

Telephone 08700 111 111



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. 1788466
CHARGE NO. 25**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 31
DECEMBER 2010 AND CREATED BY CHARLTON ATHLETIC
FOOTBALL COMPANY LIMITED FOR SECURING ALL MONIES
DUE OR TO BECOME DUE FROM THE COMPANY TO LOMBARD
NORTH CENTRAL PUBLIC LIMITED COMPANY 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
12 JANUARY 2011**

**GIVEN AT COMPANIES HOUSE, CARDIFF THE 13 JANUARY
2011**



Companies House
— for the record —



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