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CHWP000

**COMPANIES FORM NO. 395**

042654/39.  
**395**

Particulars of a mortgage or charge

A fee of £10 (£13 for forms delivered on or after 1 February 2005) is payable to Companies House in respect of each register entry for a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

Please do not write in this margin

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

Insert full name of company

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

For official use

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Company Number  
02234240

Name of company

Peacocks Centre ("the Company")

Date of creation of the charge

23<sup>rd</sup> June 2008

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

Deed of Assignment of Rent

Amount secured by the mortgage or charge

Please see Continuation Sheet 1

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

The Governor and Company of Bank of Ireland of Lower Baggot Street, Dublin having an address for service in Northern Ireland of 1 Donegall Square South, Belfast, BT1 5LR

Presentor's name, address and reference (if any)

C & H Jefferson  
Solicitors  
Norwich Union House,  
7 Fountain Street,  
Belfast BT1 5EA

Ref IS/SJH/B157/1182

For official use (02/00)

Mortgage Section Post room

Time critical reference

TUESDAY



\*ADINX18Y\*

A39

08/07/2008

89

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

See Continuation Sheet 2

Particulars as to commission, allowance or discount (note 3)

Signed *C & H Jefferson*

Date *07/07/2008*

On behalf of mortgagee/chargee

\*delete as appropriate

**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 situated 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 £10 (£13 for forms delivered on or after 1 February 2005) is payable to Companies House in respect of each register entry for a mortgage or charge.

Cheques and Postal Orders are to be made payable to **Companies House**.

6 The address of the Registrar of Companies is Companies House, Crown Way, Cardiff CF14 3UZ. Page 2

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## COMPANIES FORM NO. 395

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

# 395

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Continuation Sheet No 1  
to Form No 395

Company Number  
02234240

Name of company

Peacocks Centre

Amount secured by the mortgage or charge

All debts and liabilities whether certain or contingent which may now or hereafter be due, owing or incurred to the Bank anywhere or for which the Company may be or become liable to the Bank on any account or in any manner whatever in whatever currency, denominated (whether as principal or surety and whether alone or jointly with any other person for or corporation and in whatever name, style or form) when the same shall become due and whether originally incurred, due or owing by virtue of a transfer, assignment or other disposition to or in favour of the Bank or by virtue of rights of subrogation exercised by the Bank together with interest, commission, other banking charges and any legal, administrative and other costs, charges and expenses incurred by the Bank in relation to the Deed of Assignment of Rent or in enforcing or seeking to enforce the security created thereby or any other security held by or offered to the Bank for such liabilities on a full and unqualified indemnity basis together with interest to the date of repayment of the monies so due or owing by the Company (whether before or after demand and whether before or after any judgment which may be recovered therefor) at such rate or rates and upon such terms as may from time to time be agreed between the Company and the Bank in accordance with the Bank's usual practice, such interest to be paid on interest payment dates in accordance with any relevant agreement upon such days in each year as the Bank shall from time to time fix in accordance with its practice then current and such interest shall be compounded with rests on the said days in each year in the event of it not being punctually paid on the said days but without prejudice to the Bank's right to require payment of such interest

Peacocks Centre

Company No 02234240

Short particulars of all the property mortgaged or charged

By the Deed of Assignment of Rent the Company assigned to the Bank by way of mortgage all gross rents, licence fees and other monies receivable now or hereafter at any time by the Company in respect of or arising out of any lease or licence of the Property or any agreement for lease or otherwise paid to or received by the Company in respect of the Property or otherwise paid to or received by the Company in respect of the Property including without limitation all mesne profits (but save and except for insurance rents and/or service charge and Value Added Tax thereon and/or the like which are not charged by the Deed of Assignment of Rent) whether present or future and whether payable now or in the future and the proceeds of any sale, lease or other disposition of the Property and all rights and claims of the Company against all leases, sub-lessees, licences or occupiers of the Property and all guarantees and securities for the obligations of any such person or other third parties in relation to the Property now or in the future existing and capable of being satisfied by the payment of money

Definitions

"the Property"

Administrative Area	Title Number	Property
Woking	SY642647	Peacocks Centre
	SY668266	Victoria Way
	SY642641	Woking

Please do not  
write in this  
margin

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



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

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

**COMPANY NO. 2234240  
CHARGE NO. 11**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A DEED OF ASSIGNMENT OF RENT  
DATED 23 JUNE 2008 AND CREATED BY PEACOCKS CENTRE  
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM  
THE COMPANY TO THE GOVERNOR & COMPANY OF THE  
BANK OF IRELAND ON ANY ACCOUNT WHATSOEVER 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 8 JULY 2008**

**GIVEN AT COMPANIES HOUSE, CARDIFF THE 11 JULY 2008**



*Companies House*  
— for the record —



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