

MG01

Particulars of a mortgage or charge

118949/143



iris
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

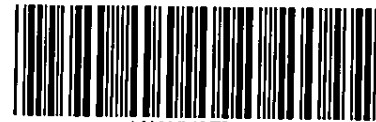
You may use this form to register
particulars of a mortgage or charge
in England and Wales or Northern
Ireland.



What this form is NOT for

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

TUESDAY



AWJV2FTU

A15

15/12/2009

160

COMPANIES HOUSE

For official use

1

Company details

Company number 0 2 7 9 6 8 2 6

Company name in full Rider House Limited

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 d0 d8 m1 m2 y2 y0 y0 y9

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

Debenture

4

Amount secured

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

Amount secured

Please see continuation sheet

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 Alliance & Leicester plc* (Co reg no. 03263713)

Address *as security trustee for each Group Member

294 Deansgate, Manchester

Postcode M 3 4 H H

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 Please see continuation sheet

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

Johnson

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 Tom Bird (ref. 179956.000017)

Company name Shoosmiths

Address Waterfront House

Waterfront Plaza

35 Station Street

Post town Nottingham

County/Region Nottinghamshire

Postcode N G 2 3 D Q

Country

DX DX 10104 NOTTINGHAM 1

Telephone 08700 865000



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,
First Floor, Waterfront Plaza, 8 Laganbank Road,
Belfast, Northern Ireland, BT1 3BS.
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

MG01 - continuation page
Particulars of a mortgage or charge

4	Amount secured	
	Please give us details of the amount secured by the mortgage or charge.	
Amount secured	<p>The Company covenants with the Lender (as security trustee for the Group Members) that it will on demand pay all moneys and discharge all liabilities now or hereafter due, owing or incurred by it to the Group Members (or any of them) when the same become due for payment or discharge whether by acceleration or otherwise, and whether express or implied; present, future or contingent; joint or several; incurred as principal or surety; originally owing to the Group Members (or any of them) or purchased or otherwise acquired by them or it; denominated in sterling or in any other currency; or incurred on any bank account or in any other manner whatsoever, together with interest (both before and after judgement) to the date of payment at such rates and on such terms as may from time to time be agreed, commission, fees and other charges and all legal and other costs, charges and expenses on a full and unqualified indemnity basis which may be incurred by the Group Members (or any of them) in relation to any such moneys or liabilities or generally in respect of the Company.</p> <p>Please refer to Part 6 of this form for interpretation.</p>	

6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged.

Short particulars

1. The Company charges to the Lender (as security trustee for the Group Members), as a continuing security for the payment and discharge of the Secured Liabilities, the following assets, both present and future:

(a) by way of legal mortgage:

(i) the Property; and

(ii) all estates or interests in any freehold, leasehold or commonhold property in England and Wales now belonging to the Company;

(b) by way of fixed charge:

(i) (to the extent that they are not the subject of an effective mortgage under clause 1(a) all estates or interests in any freehold, leasehold or commonhold property in England and Wales now or hereafter belonging to the Company;

(ii) all other interests belonging to it in or over land or the proceeds of sale of land and all licences now or in the future held by it to enter on or use land;

(iii) the benefit of all other agreements relating to each Property to which it is or may become a party or otherwise entitled;

(iv) all plant, machinery and equipment owned by the Company and its interest in any plant, machinery and equipment in its possession;

(v) its rights under the appointment of any managing agent of any of the Property;

(vi) all its rights, title and interest in the Insurances;

(vii) its Investments together with all Related Rights;

(viii) all its Intellectual Property;

(ix) the amount from time to time standing to the credit of any Account;

(x) all of its book and other debts and their proceeds and all monies due and owing to it together with the full benefit of all Security, Collateral Instruments and other rights relating to any of the foregoing;

(xi) all its goodwill and uncalled capital;

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

(xii) the benefit of all Authorisations held in connection with its business or the use of any Charged Assets and the right to recover and receive all compensation which may be payable to it in respect of such Authorisations or the Charged Assets; and

(xiii) if and in so far as any assignment in clause 2 (Assignment) shall for any reason be ineffective as an assignment, the assets referred to in that clause

(c) by way of floating charge:

The Company charges to the Lender as a continuing security for the payment and discharge of the Secured Liabilities all its undertaking, property and assets whatsoever and wheresoever both present and future, other than any property or assets from time to time effectively charged by way of legal mortgage or fixed charge pursuant to clauses 1(a) (Legal mortgage), 1(b) (Fixed charge) or assigned pursuant to clause 2 (Assignment).

2. Assignment

The Company assigns to the Lender absolutely as a continuing security for the payment and discharge of the Secured Liabilities all its rights, title and interest both present and future in and to:

(b) the Rental Income and all the Company's other rights, title and interest under each Occupational Lease; and

(c) any Hedging Agreement.

On the unconditional and irrevocable payment and discharge in full of the Secured Liabilities, the Lender will, at the request and cost of the Company, reassign the Charged Assets referred to in this clause to the Company or as it may direct.

Note: The Debenture contains negative pledge provisions and restrictions on dealing with the Charged Assets including (but not limited to) that the Company shall not create or permit to subsist any Security over any of the Charged Assets, other than Permitted Security and will not without the prior written consent of the Lender, sell, transfer, lease or otherwise dispose of any of the Charged Assets or agree to do so.

Interpretation

"Account" means any account of the Company with any bank, financial institution or other person;

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>"Authorisations" means an authorisation, consent, approval, resolution, licence, exemption, filing or registration;</p> <p>"Charged Assets" means all the undertaking, property and assets of the Company described in clause 1(a) (Legal mortgage), clause 1(b) (Fixed charge), clause 1(c) (Floating charge) and clause 2 (Assignment), including any part thereof and any interest therein;</p> <p>"Collateral Instruments" means instruments, guarantees, indemnities and other assurances against financial loss and any other documents which contain or evidence an obligation to pay or discharge any liabilities of any person;</p> <p>"Company" means the company named in Part 1 of this form;</p> <p>"Group" means Abbey National plc (registered number 2294747) and its Subsidiaries for the time being;</p> <p>"Group Member" means each member of the Group;</p> <p>"Hedging Agreement" means an agreement or instrument entered into by the Company in order to hedge its exposure to fluctuations in exchange or interest rates and any other instrument evidencing a futures or treasury transaction;</p> <p>"Intellectual Property" means</p> <ul style="list-style-type: none"> (a) any patents, trade marks, service marks, designs, business names, copyrights, design rights, moral rights, inventions, confidential information, know-how and other intellectual property rights and interests, whether registered or unregistered; and (b) the benefit of all applications and rights to use such asset of the Company; <p>"Investments" means any shares, stocks, debenture security, securities, bonds and investments of any type whatever, including but not limited to, negotiable instruments, certificates of deposit, eligible debt securities, interests in collective investment schemes, or other investments referred to in section 22, and as defined in Part II of Schedule 2 of the Financial Services and Markets Act 2000 and Part III of the Financial Services and Markets Act 2000 (Regulated Activities) Order 2001, whether certificated or uncertificated, physical or dematerialised, registered or unregistered, held by the Company or by a trustee or clearance system or nominee;</p> <p>"Lender" means the company named in Part 6 of this form;</p>	

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>"Occupational Lease" means any agreement for lease or licence or any occupational lease or licence to which a Property may be subject for the time being and in respect of which the Company is landlord or licensor;</p> <p>"Permitted Security" means a) any Security granted in favour of the Lender b) any lien arising by operation of law and in the ordinary course of trading and not as a result of any default or omission by the Company or c) any Security permitted by the Lender in writing;</p> <p>"Property" means the freehold property known as Rider House, Stapenhill Road, Burton on Trent, Staffordshire, DE15 9AE with Title number SF323873 and registered at the Land Registry with title absolute;</p> <p>"Rental Income" means the aggregate of all amounts payable to, or for the benefit or account of, the Company in connection with the letting or permitted third party occupation or use of the whole or any part of a Property;</p> <p>"Related Rights" means in respect of any Investment:</p> <ul style="list-style-type: none"> (a) all moneys paid or payable in respect of that Investment (whether as income, capital or otherwise); (b) all shares, investments or other assets derived from that Investment; and (c) all rights derived from or incidental to that Investment; <p>"Secured Liabilities" means the Amount ^{described}secured in Part 4 of this form;</p> <p>"Security" means a mortgage, charge, pledge, lien or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect; and</p> <p>"Subsidiary" means a subsidiary undertaking within the meaning of section 1162 of the Companies Act 2006</p>	



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 2796826
CHARGE NO. 11**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEBENTURE DATED 8 DECEMBER
2009 AND CREATED BY RIDER HOUSE LIMITED FOR SECURING
ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY
TO THE GROUP MEMBERS (OR ANY OF THEM) ON ANY
ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO
CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE 15
DECEMBER 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 23 DECEMBER
2009

PO
JEL



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES