



Registration of a Charge

Company name: **13 LAURIER ROAD LIMITED**

Company number: **03253269**



X4DHI93L

Received for Electronic Filing: **10/08/2015**

Details of Charge

Date of creation: **08/08/2015**

Charge code: **0325 3269 0001**

Persons entitled: **DANIEL GRAF
MALCOLM ROWE**

Brief description: **FOR DETAILS OF LAND CHARGED PLEASE REFER TO THE
INSTRUMENT**

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **MALCOLM ROWE**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3253269

Charge code: 0325 3269 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 8th August 2015 and created by 13 LAURIER ROAD LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th August 2015 .

Given at Companies House, Cardiff on 11th August 2015

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

DATED: 8th August 2015

Daniel Graf (Lender 1)

Malcolm Rowe (Lender 2)

and

13 Laurier Road Limited (Borrower)

LEGAL CHARGE

Relating to property known as 13 Laurier Road, London NW5

THIS LEGAL CHARGE is made the 8th day of August 2015

BETWEEN:

(1) Daniel Graf of 13c Laurier Road London NW5 1SD (Lender 1)

(2) Malcolm Rowe of 13a Laurier Road London NW5 1SD (Lender 2)

AND

**(3) 13 Laurier Road Limited of 13 Laurier Road, London NW5 1SD of Reg Co
No: 03253269 (Borrower)**

WHEREAS

- (1) Lender 1 and Lender 2 have advanced, continue to and may in the future advance to the Borrower certain monies (the "Loan") and have agreed the repayment of these sums in accordance with the terms of the Loan Agreement dated 26th July 2015 (the 'Agreement').**
- (2) The Borrower is the estate owner in respect of the full title guarantee in possession of the freehold property known as 13 Laurier Road, London NW5 registered at Land Registry with title number 450618 (the 'Property').**
- (3) The Loan is repayable on the conditions and in the manner prescribed under the terms of the Agreement.**

IT IS AGREED IN THIS LEGAL CHARGE as follows:

1. Payment of Loan

In consideration of the Loan paid by Lender 1 and Lender 2 to the Borrower (receipt of which the Borrower acknowledges) the Borrower covenants with Lender 1 and Lender 2:

- 1.1 that it will repay the Loan in accordance with the terms of the Agreement or the Sale Proceeds on the sale of the property (whichever is sooner).**
- 1.2 that if any monies secured by this deed shall remain unpaid after the repayment date as stipulated under the terms of the Agreement the Borrower will thereafter (as well after as before any judgement) pay to Lender 1 and Lender 2 interest in the manner set out in the Agreement.**

2. Legal Charge

For the above consideration the Borrower charges with full title guarantee the Property by way of a legal mortgage as security for payment of the sums detailed and in the manner set out under the Agreement.

3 Borrower's covenants

The Borrower further covenants with Lender 1 and Lender 2 as follows:

- 3.1 the power to enter into and perform the obligations contained herein.
- 3.2 the entry into and performance of what is contained herein do not and will not conflict with any law or regulation any contractual agreement or other arrangement to which the Borrower is a party or which is binding on it.
- 3.3 Not to create or permit to arise any encumbrance or right or option on the charged Property without the prior written consent of Lender 1 and Lender 2.

4 Interpretation

In this legal charge where the context admits the expressions 'the Borrower' and 'the Lender' shall include the persons deriving title under each of them respectively in accordance with the terms of the Agreement.

5. Provision for redemption

If the Borrower shall pay to Lender 1 and Lender 2 the Loan in accordance with the terms of the Agreement Lender 1 and Lender 2 will at the request and at the cost of the Borrower duly discharge this security.

IN WITNESS whereof this legal charge has been executed as a deed by the Borrower and is intended to be and is delivered as a deed on the date written above.

SIGNED and DELIVERED AS A
DEED by the above-named Borrower

Acting by its two directors

Director

Director

SIGNED and DELIVERED AS A
DEED by the above-named Lender 1

Lender 1

In the presence of:

Name Andrew Paul Morgan

Address 12 Glendora House, Amhurst Court
London E8 2AL

Occupation Company Director
(Morgan Wild Limited)

SIGNED and DELIVERED AS A
DEED by the above-named Lender 2

Lender 2

In the presence of:

Name MR GRIFFITH TAIT

Address 91 MUSWELL HILL RD, LONDON W10 3HT

Occupation MUSICIAN

13 Lanner Road Ltd certifies this
legal charge document (pages 1-4) to be
a true copy of the original as seen
by a director of the Company.

Signed: M Rowe
MALCOLM ROWE

Date: 10th August '15
Position: Director