



**Registration of a Charge**

Company name: **CITY SPIRIT INVESTMENTS (ST PAULS) LIMITED**

Company number: **04771750**



X59C551E

Received for Electronic Filing: **17/06/2016**

---

**Details of Charge**

Date of creation: **17/06/2016**

Charge code: **0477 1750 0006**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **THE FREEHOLD INTEREST KNOWN AS 35-38 ST PAUL'S SQUARE, BIRMINGHAM, B3 1QX REGISTERED AT HM LAND REGISTRY UNDER TITLE NUMBERS WM354375, WM546721, WM13622 AND WM373994.**

**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: **LEWIS SILKIN LLP**



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

Company number: 4771750

Charge code: 0477 1750 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 17th June 2016 and created by CITY SPIRIT INVESTMENTS (ST PAULS) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th June 2016 .

Given at Companies House, Cardiff on 20th June 2016

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**

<b>MORTGAGE DEED (Corporate)</b>	
<b>Account Number:</b>	<b>Date:</b> 17 <sup>th</sup> June 2016
<b>Lender:</b> Aldermore Bank PLC (and its transferees as described in the Mortgage Conditions) whose registered office is 1st Floor Block B, Western House, Peterborough Business Park, Lynch Wood, Peterborough PE2 6FZ	
<b>Mortgage Conditions:</b> The Aldermore Bank PLC Property Development Mortgage Conditions 2013	
<b>Full Name(s) of Chargor(s):</b> City Spirit Investments (St Pauls) Limited (company number 04771750) whose registered office is at 35 St Paul's Square, Birmingham, Warwickshire B3 1QX	
<b>Property :</b> 35 – 38 St Paul's Square, Birmingham B3 1QX	
<b>Title No(s):</b> WM354375, WM546721, WM13622 and WM373994	
<ol style="list-style-type: none"> <li>1. This Charge incorporates the Mortgage Conditions copies of which have been received by the Chargor which the Chargor hereby acknowledges.</li> <li>2. The Chargor as legal owner with full title guarantee and as continuing security hereby charges the Property by way of first legal mortgage in favour of the Lender as security for the payment and discharge of the secured amount (as defined in the Mortgage Conditions).</li> <li>3. The Chargor as legal owner and with full title guarantee assigns to the Lender as security for the payment and discharge of the secured amount (as defined under the Mortgage Conditions) the goodwill of any business carried on upon the Property from time to time (together with any licences relating to the same under the Licensing Act 2003) subject to redemption upon payment of the secured amount.</li> <li>4. This Charge secures further advances but the Lender is not obliged to make further advances.</li> <li>5. The Chargor agrees to pay the secured amount (as defined in the Mortgage Conditions) in accordance with its terms and to comply with the Mortgage Conditions.</li> <li>6. The Chargor hereby applies to the Registrar to enter the following restriction against the title(s) above referred to:   <div style="display: flex; justify-content: space-between; font-size: small;"> <span>"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 dated referred to in the Charges Register".</span> <span>2016 in favour of Aldermore Bank PLC</span> </div> </li> </ol>	
<b>Executed as a Deed by the Chargor acting by:</b>	
<b>Director</b> 	<b>Director/Secretary</b> 
<b>In the presence of:</b> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <b>Witness signature</b>  </div> <div style="width: 50%;"> <b>Name</b> MONIQUE SUTHERLAND  <b>Address</b> SQUIRE PATTON BOGGS (WC) LLP  RUTLAND HOUSE, 148 EDMUND ST  BIRMINGHAM. </div> </div>	
<b>Executed as a Deed by STEVE PRYDDERCH</b>  as attorney for and on behalf of <b>Aldermore Bank PLC</b> pursuant to a power of attorney dated 21 December 2015:  .....	<b>in the presence of:</b>  ..... <b>Witness Signature</b> ..... <b>Witness Name</b> ..... <b>Witness Address</b>  ..... .....

Form of Mortgage Deed filed at HM Land Registry under reference MD1226K.