

MG01

Particulars of a mortgage or charge

604 339 / 13



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 in
Scotland. To do this, please use
form MG01S

THURSDAY



A51 28/03/2013 #145
COMPANIES HOUSE

1 Company details		For official use → Filing in this form Please complete in typescript or in bold black capitals All fields are mandatory unless specified or indicated by *
Company number	6 3 9 5 7 3 2	
Company name in full	A&B Promotions Limited	
2 Date of creation of charge		
Date of creation	d 2 d 5 m 0 m 3 y 2 y 0 y 1 y 3	
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	Rent Deposit Deed dated 25 March 2013 between (1) ReAssure Limited and (2) A&B Promotions Limited relating to a lease of third floor offices at 24, 26 and 28 Queen Victoria Street, Reading	
4 Amount secured		
Please give us details of the amount secured by the mortgage or charge		
Amount secured	Amounts owed by A&B Promotions Limited (the "Tenant") arising as a result of any failure by the Tenant (a) to pay the whole or any part of the rents and other sums reserved by or otherwise payable under the aforementioned lease on the due dates for payment prescribed by the aforementioned lease (the "Lease"), whether formally demanded or not, and/or (b) to observe and perform any tenant covenant contained or referred to in the Lease, and/or (c) to make good to the ReAssure Limited (the "Landlord") any losses arising from the determination of the Lease before the end of the term whether by forfeiture or the disclaimer of the Lease by any liquidator or trustee in bankruptcy for the Tenant, and/or (d) to pay any sums payable by the Tenant under the terms of the Rent Deposit Deed hereby registered	
Continuation page Please use a continuation page if you need to enter more details		

MG01

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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

ReAssure Limited (company number 754167)

Address

Windsor House, Telford Centre

Telford, Shropshire

Postcode

T F 3 4 N B

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

Charges by way of first fixed charge over the Tenant's interest in the Deposit Account, the Deposit Balance and any money withdrawn from the Deposit Account. An initial deposit of £1,154 is to be paid into the Deposit Account by the Tenant.

"Deposit Account" means the separate designated interest-earning deposit account at the Bank opened or to be opened in the name of the Stakeholder,

"Deposit Balance" means the amount from time to time standing to the credit of the Deposit Account including any accrued interest which has not been paid to the Tenant,

"Bank" means such clearing bank or recognised building society within the United Kingdom from time to time chosen by the Landlord or the Stakeholder and notified to the Tenant in writing, and

"Stakeholder" means CBRE Limited (company number 03536032) or such other firm of managing agents or solicitors practising in the United Kingdom appointed by the Landlord and notified to the Tenant in writing from time to time.

MG01

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7	Particulars as to commission, allowance or discount (if any)	
Commission allowance or discount	<p>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</p> <ul style="list-style-type: none"> - subscribing or agreeing to subscribe, whether absolutely or conditionally, or - procuring or agreeing to procure subscriptions, whether absolute or conditional, <p>for any debentures included in this return The rate of interest payable under the terms of the debentures should not be entered</p> <p>Not applicable</p>	
8	Delivery of instrument	
9	Signature	
Signature	<p>Please sign the form here</p> <p>Signature</p> <p>X <i>JCL Guts</i> X</p> <p>This form must be signed by a person with an interest in the registration of the charge</p>	

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 Edward Thomson

Company name K&L Gates LLP

Address One New Change

Post town London

County/Region

Postcode E C 4 M 9 A F

Country

DX 58 London/Chancery Lane W2

Telephone 020 7648 9000



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. 6395732
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 25
MARCH 2013 AND CREATED BY A & B PROMOTIONS LIMITED
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM
THE COMPANY TO REASSURE LIMITED 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 28
MARCH 2013

GIVEN AT COMPANIES HOUSE, CARDIFF THE 4 APRIL 2013

OX



Companies House



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