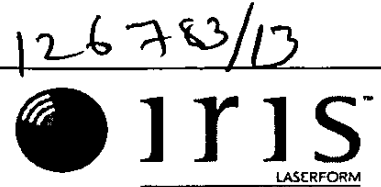


MG01

Particulars of a mortgage or charge



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
particulars of a charge for
company. To do this, please
use form MG01s

WEDNESDAY



A25

AQ40LW6R

27/07/2011

201

COMPANIES HOUSE

1 Company details

Company number 0 6 4 3 6 4 7 5
Company name in full Champion Communications Limited

For official use
2
→ **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 2 1 7 2 0 1 1

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 A rent deposit deed dated 21 July 2011 between (1) Mount Eden Land
Limited (the "**Landlord**") and (2) Champion Communications Limited (the
"**Tenant**") (the "**Rent Deposit Deed**")

4 Amount secured

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

Amount secured The obligations of the Tenant to pay the rents
reserved by the Lease and to perform and observe
the covenants and conditions on the part of the
Tenant contained in the Lease and the obligations
of the Tenant to pay the rents reserved by any
other lease held by the Tenant in respect of which
the Landlord is the Tenant's landlord and to
perform and observe the covenants and conditions on
the part of the Tenant contained in such other
lease (the "**Tenant's Obligations**")

"Lease" means a lease dated 21 July 2011 between
(1) the Landlord and (2) the Tenant

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 Mount Eden Land Limited

Address PO Box 278, 4th Floor West Wing, Trafalgar Court

Admiral Park, St Peter Port, Guernsey

Postcode G Y 1 3 R L

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

The Tenant charges by way of first legal charge and with full title guarantee the Deposited Sum to the Landlord as a continuing security for the payment and discharge of any of the Tenant's Obligations from time to time existing and also for any loss which the Landlord may incur occasioned in or incidental to and consequent upon forfeiture or disclaimer of the Lease.

"Deposited Sum" means the sum of **TWELVE THOUSAND THREE HUNDRED AND SIXTY ONE POUNDS FIFTY PENCE** (£12,361.50) paid by the Tenant to the Landlord and placed with its bankers or other financial institution in a separately designated deposit account ("**Account**" which expression shall include any account from time to time opened or maintained by the Landlord for the purposes of the Rent Deposit Deed) in the name of the Landlord together with any other sums paid into the Account by the Tenant pursuant to the terms of the Rent Deposit Deed and any Deposit Interest credited to the Account and which has not been released to the Tenant

"Deposit Interest" means any interest accruing to the Account

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

NIL

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 870).

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 866). 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 *Stephenson Harwood* 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 ref A1928/1331/01-50-00977

Company name Stephenson Harwood

Address 1 Finsbury Circus

Post town London

County/Region

Postcode E C 2 M 7 S H

Country

DX DX 64 Chancery Lane

Telephone 0207 329 4422



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. 6436475
CHARGE NO. 2**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 21
JULY 2011 AND CREATED BY CHAMPION COMMUNICATIONS
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO MOUNT EDEN LAND 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 27 JULY 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29 JULY 2011



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES