

MG01

Particulars of a mortgage or charge

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

TUESDAY



A28 *AWWYYSNC* 164
22/03/2011
COMPANIES HOUSE

1 Company details

Company number 0 7 0 9 5 7 6 3

Company name in full Academy Standart Limited (the "Tenant")

For official use

→ **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 d1 d0 m0 m3 y2 y0 y1 y1

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 10 March 2011 between (1) UK Investments Limited
("Landlord") and (2) the Tenant ("the Deed") supplemental to a lease of
57 Chepstow Road, London W2 5BP ("the Property")

4 Amount secured

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

Amount secured

The total of:

(1) the rents and other sums due under the lease
dated 13 September 2007 between (1) the Landlord
and (2) Breakout Operations Limited (the "Lease")
that have not been paid by the Tenant.

(2) any loss of future rent suffered by the
Landlord on the approval of a company voluntary
arrangement

(3) any loss, damage, costs and expenses incurred
by the Landlord due to any breach of the Tenant's
covenants in the Lease

Continuation page

Please use a continuation page if
you need to enter more details

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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							
Name	UK Investments Limited (incorporated in Guernsey)							
Address	PO Box 119, Martello Court, Admiral Park, St Peter							
	Port, Guernsey							
Postcode	G	Y	1		3	H	I	B
Name								
Address								
Postcode								

Continuation page
Please use a continuation page if you need to enter more details

6 Short particulars of all the property mortgaged or charged

	Please give the short particulars of the property mortgaged or charged	
Short particulars	<p>The Tenant with full title guarantee charges to the Landlord by way of fixed charge all its interest in the Deposit Balance (as defined below) and in the Deposit Account (as defined below) and the Tenant's right to the return of the amount representing the Deposit Balance</p> <p>"Deposit Balance" is the amount from time to time standing to the credit of the Deposit Account</p> <p>"Deposit Account" is a separate interest bearing deposit account.</p> <p>Note: The Tenant warrants to the Landlord that the Deposit Balance is and will at all times be free from any charge or encumbrance except as mentioned in the Deed.</p>	

Continuation page
Please use a continuation page if you need to enter more details

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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 *Misha de Souza* X

This form must be signed by a person with an interest in the registration of the charge

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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 Dhara Bhatt

Company name
Mishcon de Reya

Address 12 Red Lion Square

Post town London

County/Region

Postcode W C 1 R 4 Q D

Country

DX 37954 Kingsway

Telephone 0207 440 4728



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

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Particulars of a mortgage or charge

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Amount secured

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

Amount secured

(4) any loss, damage, costs and expenses incurred by the Landlord by the forfeiture, disclaimer or other termination of the Lease including

(a) the rents, VAT and other sums that would have been payable under the Lease had it not been determined at the rates payable under the Lease immediately before its termination for the period from the date possession is obtained by the Landlord until either

(i) the date the Property is relet on the same or better rental terms; or

(ii) the date the Lease would have been determined by effluxion of time whichever date is the earlier) ("the period"),

(b) sums equal to all other outgoings assessed on the Property (including rates levied in respect of the Property while it is unoccupied) in respect of the period,

(c) all proper and reasonable costs and expenses

(i) on a solicitor and own client basis incurred in obtaining possession of the Property from the Tenant under the provisions of the Lease or a judgment for forfeiture and an order for possession of the Property,

(ii) incurred on any reletting or attempted reletting of the Property,

(d) all agent's fees and expenses reasonably and properly incurred in introducing or attempting to introduce a new tenant



FILE COPY

**CERTIFICATE OF THE REGISTRATION
OF A MORTGAGE OR CHARGE**

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

COMPANY NO. 7095763

CHARGE NO. 1

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 10
MARCH 2011 AND CREATED BY ACADEMY STANDART
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO UK INVESTMENTS 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 22 MARCH 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 23 MARCH 2011

DX



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES