

MG01

Particulars of a mortgage or charge



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LASERFORM

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 on a company. To do this, use form MG01s

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COMPANIES HOUSE

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1

Company details

Company number

0 7 1 0 6 2 7 1

Company name in full

4 Le's Restaurant Company 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 m4 y2 y0 y1 y2

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

Deed of Rental Deposit ("the Deed")

4

Amount secured

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

Amount secured

The aggregate at any time of.

(a) all rent, interest, value added tax or other similar tax replacing value added tax ("VAT") and other monies payable to or recoverable by the Landlord (as defined below) or in respect of which the Landlord is entitled to be indemnified by the Tenant under the Lease ("the Lease") dated 10 April 2012 and made between (1) Tesco Stores Limited (2) 4 Le's Restaurant Company Limited of the Premises shortly known as ground floor retail units at 47-49 Spring Hill Birmingham B18 7BH ("The Premises") whether or not reserved by way of rent and whether or not formally demanded;

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	Tesco Stores Limited ("the Landlord")	
Address	Tesco House, Delamare Road, Cheshunt, Hertfordshire	
Postcode	E N 8 9 S 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	<p>By way of fixed charge all the Tenant's interest in the interest-earning deposit account in which to hold the initial deposit of £7,800.00 including an amount equal to VAT of £1,300.00 (and interest accruing to the Deposit Account from time to time and any further sums deposited pursuant to the Deed) to be opened by the Landlord at such clearing bank as the Landlord may nominate from time to time and notify to the Company in writing ("the Bank") in the name of the Landlord on or immediately following the date of the Deed and to be maintained at the Bank by the Landlord ("the Deposit Account") and in the amount at any time standing to the credit of the Deposit Account.</p> <p>Note The Tenant covenants that all sums from time to time in the Deposit Account are and will at all times be free from any charge or encumbrance save as mentioned in the Deed</p>	

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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

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 *Berwin Leighton Paine LLP* X

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

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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 PDHA/TA034 00722

Company name Berwin Leighton Palsner LLP

Address Adelaide House

London Bridge

Post town London

County/Region

Postcode E C 4 R 9 H A

Country

DX 92 LONDON/CHANCERY LN

Telephone +44 (0)20 3400 2656



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

MG01 - continuation page

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

(b) all costs, expenses, disbursements and VAT incurred by the Landlord in and incidental to making good any breach by the Tenant of the covenants on the Tenant's part contained in the Lease or in the Deed;

(c) all legal costs, expenses, disbursements and VAT (on a solicitor and own client basis) in obtaining and enforcing performance of the covenants on the part of the Tenant contained in the Lease or in obtaining possession of the Premises from the Tenant pursuant to the provisions of the Lease or judgment for forfeiture and an order for possession of the Premises,

(d) all loss or damage suffered or incurred by the Landlord in relation to the Premises following the date of termination of the term of years granted by the Lease ("the Term") by forfeiture or the date of disclaimer of the Lease including:

(i) sums equal to the rents, VAT and interest and other monies which would have been payable under the Lease if not so determined or disclaimed and whether or not demanded at their respective rates payable under the Lease immediately before such date, and

(ii) sums equal to all other outgoings assessed on the Premises (including rates levied in respect of the Premises while they are unoccupied) together with interest on them at the rates payable under the Lease immediately before such date,

(in each case in respect of the period from such date until whichever is the earlier of the date the whole of the Premises are relet on the same or better rental terms than those applying in respect of the Lease immediately before such date and the date on which the Term would have been determined by effluxion of time); and

(iii) all promotional agents, legal and other professional costs, commissions, fees and expenses incurred or payable by the Landlord in connection with any, or any attempted, reletting of the Premises.



FILE COPY

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

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

**COMPANY NO. 7106271
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEED OF RENTAL DEPOSIT
DATED 10 APRIL 2012 AND CREATED BY 4 LE'S RESTAURANT
COMPANY LIMITED FOR SECURING ALL MONIES DUE OR TO
BECOME DUE FROM THE COMPANY TO TESCO STORES
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 20 APRIL 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 26 APRIL 2012

RF



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES