In accordance with Section 860 of the Companies Act 2006

MG01

Particulars of a mortgage or charge

71972/13

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 f**
You cannot use this form t particulars of a charge for company To do this, pleas form MG01s

FRIDAY

A11FWKBM
A22 27/01/2012 #117
COMPANIES HOUSE

For official use

1 Company details

Company number	0 7 2 8 4 4 0 8
Company name in full	MC 483 Limited

→ **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	d 1 d 9 m 0 m 1 y 2 y 0 y 1 y 2

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	Legal Charge dated 19 January 2012 and made between (1) MC 483 Limited ("the Borrower") and (2) Principality Building Society ("the Lender")

4 Amount secured

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

Amount secured	All monies, obligations and liabilities whatsoever whether principal, interest or otherwise which may now or at any time in the future be due or owing or incurred by the Borrower to the Lender (whether present or future actual or contingent and whether incurred alone severally or jointly as principal, guarantor, surety, or otherwise and in whatever name or style on any account or in any manner whatsoever) ("the Liabilities")

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

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

Name	Principality Building Society
Address	Principality Buildings, Queen Street, Cardiff
Postcode	C F 1 0 1 U A
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

As continuing security for the payment of the Liabilities, the Borrower charges in favour of the Lender, with full guarantee

FIRSTLY by way of legal mortgage the freehold land lying to the south east of East Tyndell Street, Cardiff and registered at HM Land Registry under title number WA47924 and land on the south side of East Tyndall Street, Cardiff and registered at HM Land Registry under title number WA77960 and land lying to the south of East Tyndall Street, Cardiff and registered at HM Land Registry under title number WA95870 and all easements and rights attached to such property and all buildings and fixtures from time to time thereon ("the Property")

SECONDLY by way of fixed equitable charge the goodwill of any business now or from time to time carried on at or from the Property or any part thereof

THIRDLY by way of a floating charge all moveable plant machinery implements utensils furniture and equipment and other chattel assets now or from time to time placed on or about the Property by the Borrower

The Borrower undertakes to the Lender that at no time during the subsistence of the security constituted by this Legal charge will the Borrower, otherwise than -
- in favour of the Lender, or
-with the prior written consent of the Lender and in accordance with and subject to any conditions which the Lender may attach to such consent,

create, grant, extend, or permit to subsist any mortgage, debenture, charge or any other security interest on or over the Property or any part thereof This prohibition shall apply not only to mortgages, other fixed securities and floating charges which rank or purport to rank in point of security in priority to this Legal Charge but also to any mortgages, securities or charges which rank or purport to rank pari passu with or subsequent to this Legal 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 Morgan Cole 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
Stephanie Hendy

Company name
Morgan Cole LLP

Address
Bradley Court

Park Place

Post town
Cardiff

County/Region

Postcode C F 1 0 3 D P

Country
Wales

DX
DX 33014 Cardiff

Telephone
02920 385434 smh res 440578 6

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

FILE COPY

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 7284408
CHARGE NO. 1

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 19 JANUARY 2012 AND CREATED BY MC 483 LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO PRINCIPALITY BUILDING SOCIETY ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE 27 JANUARY 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 1 FEBRUARY 2012

D4

Companies House
— for the record —

REGISTRAR OF COMPANIES FOR ENGLAND AND WALES

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES