

MG01

Particulars of a mortgage or charge

110767/13



**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 for  
company. To do this, please use  
form MG01s

FRIDAY



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07/12/2012

#271

COMPANIES HOUSE

**1 Company details**

Company number ☒ 0 7 5 8 0 2 6 2  
Company name in full LDC (Nairn Street) GP1 Limited  
(the "**Chargor**")

5

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 ☒ 2 9 1 1 2 0 1 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 ☒ Debenture (the "**Deed**")

**4 Amount secured**

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

Amount secured

**1.1 Secured Obligations**

Pursuant to clause 2.1 of the Deed, the Chargor has covenanted that  
it will on demand pay to the Security Trustee for the account of the  
Finance Parties and the Security Trustee all monies and discharge all  
obligations and liabilities now or in the future due, owing or incurred  
to the Security Trustee (whether for its own account or as agent or  
trustee for the Finance Parties)

CONTINUED ON THE CONTINUATION PAGE TO SECTION 4 OF  
THIS FORM MG01

**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 ☒ HSBC Bank plc (the "Security Trustee")

Address 8 Canada Square, London

Postcode E 1 4 5 H Q

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

**1 Fixed Charge**

Pursuant to clause 3.1 of the Deed, the Chargor with full title guarantee has charged to the Security Trustee as agent and security trustee for itself and each of the other Finance Parties by way of a first fixed charge (and, as applicable, as regards all those parts of the freehold and leasehold property in England and Wales now vested in the Chargor by way of first legal mortgage) as a continuing security for the payment and discharge of the Secured Obligations, the following assets from time to time owned by the Chargor or in which the Chargor may from time to time have an interest (beneficial or otherwise and the proceeds of sale or realisation thereof)

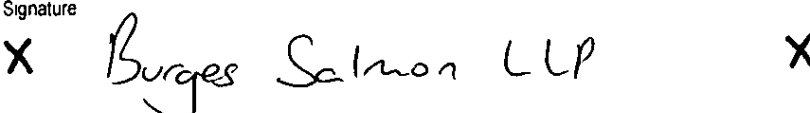
**(a) Property**

All present and future freehold and leasehold property of the Chargor situate in England and Wales including without limitation the Properties, if any, and all liens, charges, options, agreements, rights and interests in or over land or the proceeds of sale of land situate in England and Wales and all buildings, fixtures (including trade and tenant's fixtures) and fixed plant and machinery from time to time on such property or land together with all rights, easements and privileges appurtenant to, or benefiting, the same including, without limitation, all options, agreements, liens, mortgages and charges in relation thereto and the proceeds of sale or disposal thereof and shall include the Properties,

CONTINUED ON THE CONTINUATION PAGE TO SECTION 6 OF THIS FORM MG01

# MG01

## Particulars of a mortgage or charge

7	<b>Particulars as to commission, allowance or discount (if any)</b>	
	<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"> <li>- subscribing or agreeing to subscribe, whether absolutely or conditionally, or</li> <li>- procuring or agreeing to procure subscriptions, whether absolute or conditional,</li> </ul> <p>for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered</p>	
Commission, allowance or discount	N/A	
8	<b>Delivery of instrument</b>	
	<p>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)</p> <p>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)</p>	
9	<b>Signature</b>	
	Please sign the form here	
Signature	Signature 	
	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 **Ronnie Myers**

Company name  
**Burges Salmon LLP**

Address **One Glass Wharf**

Post town **Bristol**

County/Region **Bristol**

Postcode **B S 2 0 Z X**

Country **UK**

DX **7829 Bristol**

Telephone **0117 939 2000**



### 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](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.companieshouse.gov.uk)**

# MG01 - continuation page

## Particulars of a mortgage or charge

4	Amount secured
	Please give us details of the amount secured by the mortgage or charge
Amount secured	<p>(continued from Box 4)</p> <p>and each of the Finance Parties (or any of them) under or in connection with the Finance Documents without limit (and irrespective of any amendment, supplement or novation, any increase in or change in the nature of the amount secured) when the same become due for payment or discharge whether by acceleration or otherwise, and whether such monies, obligations or liabilities are express or implied, present or future or actual or contingent, joint or several, incurred as principal or surety, originally owing to the Security Trustee or any Finance Party or purchased or otherwise acquired by any of them, denominated in Sterling or in any other currency or incurred on any banking or other account or in any other manner whatsoever</p> <p><b>1.2 Certain liabilities</b></p> <p>Pursuant to clause 2 2 of the Deed, the Chargor has covenanted that the liabilities referred to in clause 2 1 of the Deed (as set out in paragraph 1 1 above) shall, without limitation, include all liabilities arising under the Deed and the Finance Documents, interest (both before and after judgement) from the date such liabilities are due, owing or incurred up to the date of payment at such rates and upon such terms as specified in the relevant Finance Document and all properly incurred legal, administrative and other costs, charges and expenses on a full indemnity basis which may be properly incurred by the Security Trustee or any of the Finance Parties in relation to any such moneys, obligations or liabilities or the release of all or any of the Charged Property or the enforcement of the security created by the Deed or generally in respect of the Chargor or otherwise incurred in dealing with any matter in relation to the Deed</p> <p><b>1.3 Interest</b></p> <p>Pursuant to clause 2 3 of the Deed, the Chargor has covenanted that it shall pay interest at the rate referred to in clause 2 2 of the Deed (as set out in paragraph 1 2 above) on the moneys so due (whether before or after any judgement) on such days as the Security Trustee shall determine Without prejudice to the right of the Security Trustee to require payment of such interest, all such interest shall be compounded (both before and after any demand or judgment) on such days as the Security Trustee shall from time to time determine</p>

# MG01 - continuation page

## Particulars of a mortgage or charge

6	<b>Short particulars of all the property mortgaged or charged</b>	
	Please give the short particulars of the property mortgaged or charged	
Short particulars	<p>(b) Plant and machinery</p> <p>All present and future</p> <p>(i) plant,</p> <p>(ii) machinery,</p> <p>(iii) vehicles,</p> <p>(iv) tools,</p> <p>(v) computer equipment</p> <p>(vi) office equipment, and</p> <p>(vii) other equipment,</p> <p>of the Chargor and the benefit of all contracts and warranties relating to the same wherever situated and whether or not affixed to any property and all rights and interests of the Chargor in any plant and machinery which is hired, leased or rented by the Chargor from third parties including, without prejudice to the generality of the foregoing, the Chargor's right to any refunds of rentals or other payments,</p> <p>(c) Securities</p> <p>All present and future stocks, shares, bonds, certificates of deposit, derivatives, depository receipts and securities of any kind whatsoever whether marketable or otherwise and all other interests and rights (including but not limited to loan capital or indebtedness or liabilities in any manner owing) in any person, including all allotments, rights, benefits and advantages whatsoever at any time accruing, offered or arising in respect of or incidental to the same and all rights, money or property accruing or offered at any time by way of conversion, redemption, bonus, preference, option, dividend, distribution, income, interest or otherwise in respect thereof and all property and rights in respect of any account held by the Chargor as participant, beneficiary, nominee or trustee participant with any clearance or settlement system,</p> <p>(d) Book debts</p> <p>All present and future book debts due or owing to the Chargor or in which the Chargor is legally, beneficially or otherwise interested and the proceeds thereof, whether actual or contingent, whether arising under contracts or in any other manner whatsoever and whether originally owing to the Chargor or purchased or otherwise acquired by it and all things in action which may give rise to any book debt together with the full benefit of any Security Interests, Collateral Instruments and any other rights relating thereto including, without limitation, reservations of proprietary rights, rights of tracing and unpaid vendor's liens and similar and associated rights,</p> <p>(e) Insurances</p> <p>All monies from time to time payable to the Chargor under or pursuant to the Insurances including without limitation the refund of any premiums,</p> <p>(f) Goodwill and uncalled capital</p>	

# MG01 - continuation page

## Particulars of a mortgage or charge

### 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

All goodwill and uncalled capital of the Chargor,

(g) Agreements

The benefit of all guarantees, indemnities, rent deposits, agreements, contracts, undertakings and warranties, including the Assigned Contracts specified in Schedule 2 of the Deed and the Hedging Agreements (including without limitation the Hedging Proceeds),

(h) Cash

All bank accounts (including the Accounts), cash at bank and all credit balances (including the Charged Balance) on any account with the Security Trustee or any Finance Party or with any other person whatsoever (notwithstanding that the existence of such an account may be in breach of the Deed) including the proceeds of book debts, revenues and claims charged pursuant to clause 3 1(d) of the Deed (as referred to in paragraph 1(d) above) of the which proceeds shall, on payment into any Account cease to be subject to the charge in clause 3 1(d) of the Deed (as referred to in paragraph 1(d) above) but shall be subject to the charge in this paragraph,

(i) Intellectual Property Rights

All present and future patents, trade marks and service marks, trade names, brand names, domain names, registered designs, design rights, copyrights, computer programs, know-how, inventions, formulas and trade secrets and all other industrial or intangible property or rights (whether registered or not),

(j) Other debts and contracts

All other debts, claims, rights and choses in action both present and future of the Chargor or in which the Chargor is legally, beneficially or otherwise interested over and above the debts referred to in clause 3 1(d) of the Deed (as referred to in paragraph 1(d) above) and the proceeds thereof including, without prejudice to the generality of the foregoing, deposits and credit balances held by the Chargor with the Security Trustee or any third party (and whether jointly or otherwise and whether in the Accounts or otherwise) from time to time, any amounts owing to the Chargor by way of rent, licence fee, service charge or otherwise in respect of any of the Property and all rights and the proceeds of such rights actual or contingent arising under or in connection with any contract whatsoever in which the Chargor has any right, title or interest whether of insurance or otherwise and any amounts owing or which will come into the Chargor by way of damages, compensation or otherwise and the benefit of all rights relating to such debts, claims, rights and choses in action

## 2 Assignment

2 1 Pursuant to clause 3 2 of the Deed, the Chargor with full title guarantee as a continuing security for the payment and discharge of the Secured Obligations has assigned to the Security Trustee as agent and security trustee for itself and the Finance Parties the following assets, both present and future, from time to time owned by the Chargor or in which the Chargor may have an interest

# MG01 - continuation page

## Particulars of a mortgage or charge

6	Short particulars of all the property mortgaged or charged	
	Please give the short particulars of the property mortgaged or charged	
Short particulars	<p>(a) Rental Income</p> <p>All the Chargor's right, title and interest in and to the Rental Income and any guarantee of any Rental Income contained in or relating to any Occupational Lease,</p> <p>(b) Hedging Agreements</p> <p>All the Chargor's right, title and interest in and to the Hedging Agreements (including without limitation the Hedging Proceeds),</p> <p>(c) Assigned Contracts</p> <p>All the Chargor's right, title and interest in and to the Assigned Contracts,</p> <p>(d) Accounts</p> <p>All the Chargor's rights and interests in and to all moneys (including interest) from time to time standing to the credit of the Accounts and the debt or debts represented by them,</p> <p>(e) Goodwill and uncalled capital</p> <p>All goodwill and uncalled capital of the Chargor, and</p> <p>(f) Insurances</p> <p>All monies from time to time payable to the Chargor under or pursuant to the Insurances including, without limitation, the refund of any premiums</p> <p>2.2 To the extent that any such right, title and interest described in clause 3.2(a)(iii) of the Deed (as referred to in paragraph 2.1(c) above) and 3.2(a)(vi) of the Deed (as referred to in paragraph 2.1(d) above) is not assignable or capable of assignment, such assignment purported to be affected by clauses 3.2(a)(iii) of the Deed and 3.2(a)(vi) of the Deed shall operate as</p> <p>(a) in the case of the Assigned Contracts, an assignment of any and all damages, compensation, remuneration, profit, rent or income which the Chargor may derive from the Assigned Contracts or be awarded or entitled to in respect of the Assigned Contracts, and</p> <p>(b) in the case of the Insurances, an assignment of any and all proceeds of the insurances received by the Chargor subject to the terms of any Occupational Leases and save for any proceeds of such insurances properly payable to any third party and to which the Chargor has no right, title or interest,</p> <p>(c) in each case is continuing security for the payment and discharge of the Secured Obligations</p>	

# MG01 - continuation page

## Particulars of a mortgage or charge

6

### Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

#### 3 Floating charge

3 1 Pursuant to clause 3 3 of the Deed, the Chargor with full title guarantee has charged to the Security Trustee as security trustee for the Finance Parties by way of a first floating charge as a continuing security for the payment and discharge of the Secured Obligations its undertaking and all its property, assets and rights whatsoever and wheresoever both present and future including, without limitation, any property, assets and rights of the Chargor located in Scotland, other than any property or assets from time to time effectively charged by way of legal mortgage or fixed charge or assignment pursuant to clauses 3 1 and 3 2 of the Deed (as referred to in paragraphs 1 and 2 above) or otherwise pursuant to the Deed. The floating charge contained in clause 3 3 of the Deed is a "Qualifying Floating Charge" within the meaning of paragraph 14 of Schedule B1 to the Insolvency Act 1986, and paragraph 14 shall apply to it

3 2 Notwithstanding anything else contained in the Deed

- (a) the floating charge created by the Deed may not be converted into a fixed charge solely by reason of
  - (i) the obtaining of a moratorium in respect of the Chargor pursuant to Section 1A to the Insolvency Act 1986, or
  - (ii) anything done with a view to obtaining such a moratorium,
- (b) the Security Trustee as security trustee for the Finance Parties is not entitled to appoint a receiver solely as a result of the obtaining of a moratorium (or anything done with a view to obtaining a moratorium) in respect of the Chargor pursuant to Section 1A of Schedule A1 to the Insolvency Act 1986 except with the leave of the court

#### 4 Conversion of floating charge by notice

Pursuant to clause 3 4 of the Deed, subject only to clause 3 3(b) of the Deed (as referred to in paragraph 3 2(b)), notwithstanding anything expressed or implied in the Deed, the Security Trustee shall be entitled at any time by giving notice in writing to the Chargor to convert the floating charge over all or any part of the Floating Charge Assets into a fixed charge as regards the assets specified in such notice

#### DEFINITIONS:

For the purposes of Sections 4 and 6 of this Form MG01, the following definitions shall have the following meanings

"Account" means each of the accounts whose details appear Schedule 4 of the Deed, if any, and any other account which the Chargor and the Security Trustee have designated as an Account and "Accounts" shall mean all of them,

"Agent" means HSBC Bank plc as agent,

"Arranger" means HSBC Bank plc as arranger,

"Assigned Contracts" means the contracts and agreements listed in Schedule 2 of the Deed, if any,

# MG01 - continuation page

## Particulars of a mortgage or charge

### 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

**"Borrower"** means USAF GP No 12 Limited incorporated in England and Wales with registration No 07368735 acting as general partner of USAF No 12 Limited Partnership a limited partnership registered in England as a limited partnership in accordance with the Limited Partnership Act 1907 with registration No LP014112 and LDC (Nairn Street) Limited Partnership acting by its general partners LDC (Nairn Street) GP1 Limited and LDC (Nairn Street) GP2 Limited,

**"Charged Assets"** means all the undertaking, goodwill, property, assets and rights of the Chargor described in clauses 3 1, 3 2 and 3 3 of the Deed or any part of them,

**"Charged Balance"** means

- (a) the balance for the time being of the Accounts including all interest thereon, and
- (b) any legal, beneficial or other entitlement of the Company to any monies held in any Group Accounts,

**"Charged Property"** means the Accounts, the Charged Balance and all the other property, assets and rights of the Chargor charged under the Deed,

**"Collateral Instruments"** means negotiable and non-negotiable instruments, guarantees, indemnities and other assurances against financial loss and any other documents or instruments which contain or evidence an obligation (with or without security) to pay, discharge or be responsible directly or indirectly for, any liabilities of any person and includes any document or instrument creating or evidencing a Security Interest,

**"Facility Agreement"** means a term and revolving credit facility agreement dated 28 October 2010 and as amended by an accession deed dated on or about the date of the Deed between, amongst others, USAF GP No 12 Limited acting as general partner of USAF No 12 Limited Partnership (as borrower) (1), USAF GP No 12 Limited (as obligor) (2), USAF Nominee No 12 Limited (as obligor) (3), USAF Nominee No 12A Limited (as obligor) (4), USAF Management 12 Limited (as obligor) (5), LDC (Nairn Street) Limited Partnership acting by its general partners LDC (Nairn Street) GP1 Limited and LDC (Nairn Street) GP2 Limited (as borrower) (6), LDC (Nairn Street) GP1 Limited (as obligor) (7), LDC (Nairn Street) GP2 Limited (as obligor) (8), LDC (Nairn Street) Management Limited Partnership acting by its general partners LDC (Nairn Street) GP3 Limited and LDC (Nairn Street) GP4 Ltd (as obligor) (9), LDC (Nairn Street) GP3 Limited (as obligor) (10), LDC (Nairn Street) GP4 Ltd (as obligor) (11), HSBC Bank plc (as arranger) (12), HSBC Bank plc (as agent for itself and each of the other Finance Parties (as defined therein)) (13), HSBC Bank plc (as security trustee for itself and each of the other Finance Parties (as defined therein)) (14), HSBC Bank plc (as hedge counterparty) (15) and the banks and financial institutions listed in schedule 1 therein as Lenders as amended, restated, supplemented or otherwise varied from time to time,

**"Finance Document"** has the meaning defined in the Facility Agreement,

**"Floating Charge Assets"** means the assets of the Chargor from time to time expressed to be charged by the Deed by way of a floating charge,

**"Finance Party"** means the Arranger, a Lender, the Agent, the Security Trustee or the Hedge Counterparty and **"Finance Parties"** means all of them,

**"Group Accounts"** means any account whatsoever maintained by any Group Company,

**"Group Company"** means each of the Obligors and any subsidiary of an Obligor as defined in section 1159 of the Companies Act 2006 or subsidiary undertaking determined in accordance with section 1162 of the Companies Act 2006,

# MG01 - continuation page

## Particulars of a mortgage or charge

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Short particulars

**"Hedge Counterparty"** means any Lender which enters into a Hedging Agreement,

**"Hedging Agreements"** means the agreements listed in Schedule 5 to the Deed and any future agreement entered into by the Chargor and the Hedge Counterparty for the purpose of hedging the Chargor's interest rate liabilities in relation to all or any part of the Facilities,

**"Hedging Proceeds"** means all moneys whatsoever (in whatever currency) payable to the Chargor under or in connection with the Hedging Agreements,

**"Insurances"** means all present and future contracts or policies of insurance (including life policies) in which the Chargor from time to time has an interest,

**"Intellectual Property Rights"** means the assets of the Chargor described in clause 3 1(i) of the Deed (as reproduced at paragraph 1(i) of section 6 of this MG01),

**"Lender"** means the Original Lender and each other bank, building society, financial institution or other company resident in the United Kingdom for United Kingdom tax purposes which has become a lender in accordance with the Facility Agreement,

**"Obligor"** has the meaning as defined in the Facility Agreement,

**"Occupational Lease"** means all leasehold interests and other occupational rights whatsoever (including, without limitation, all licences and agreements for leases) in existence from time to time relating to the whole or any part of any Property,

**"Original Lender"** means HSBC Bank plc,

**"Property"** means each of the assets of the Chargor as detailed in Schedule 3 (*The Property*) of the Deed and **"Properties"** shall mean all of them,

**"Rental Income"** means, without double counting, the aggregate of all amounts payable to or for the benefit or account of an Obligor in connection with the letting of the Properties or any part of them, including without limitation, each of the following

- (a) rent (and any amount equivalent to it) payable whether it is variable or not and however or whenever it is described, reserved or made payable,
- (b) any increase of rent payable by virtue of any offer falling within the proviso of Section 3(1) of the Landlord and Tenant Act 1927,
- (c) any rent payable by virtue of a determination made by the Court under Section 24(A) of the Landlord and Tenant Act 1954,
- (d) any other monies payable in respect of occupation and/or usage of the Properties and every fixture and fitting in them and any and every fixture on them for display or advertisement, on licence or otherwise,
- (e) any profits awarded or agreed to be payable as a result of any proceedings taken or claim made for the same,
- (f) any damages, compensation, settlement or expenses for or representing loss of rent or interest on them awarded or agreed to be payable as a result of any proceedings taken or

# MG01 - continuation page

## Particulars of a mortgage or charge

### 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

claim made for the same net of any costs, fees and expenses paid in furtherance of such proceedings so taken or claim so made,

- (g) any moneys payable under any policy of insurance in respect of loss of rent or interest on it,
- (h) any sum payable or the value of any consideration to be given by or on behalf of a tenant for the surrender or variation of any Occupational Lease or occupancy agreement, and
- (i) any interest payable on any sum referred to above and any damages, compensation or settlement payable in respect of the same,
- (j) any payments received under any Nomination Agreement (as that term is defined in the Facility Agreement),

but excluding any payments in respect of value added tax, service charges, insurance contributions and maintenance charges,

**"Secured Obligations"** means all moneys, obligations and liabilities covenanted to be paid or discharged by the Chargor under or pursuant to clause 2 of the Deed,

**"Security Interest"** means any mortgage, debenture, standard security, pledge, lien, charge (whether fixed or floating), assignment by way of security, assignation, hypothecation or other security interest, agreement or arrangement of any kind having the effect of conferring security of any kind,

**"Security Trustee"** means HSBC Bank plc as agent and security trustee for itself and each of the other Finance Parties,

**"Sterling" or "£"** means the lawful currency of the United Kingdom

# MG01 - continuation page

## Particulars of a mortgage or charge

### 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

#### **ADDITIONAL PROVISIONS:**

#### **1. Negative Pledge:**

Pursuant to clause 3 8 of the Deed, the Chargor has covenanted with the Security Trustee as agent and security trustee for itself and each of the other Finance Parties that (save in respect of Permitted Security Interests (as that term is defined in the Facility Agreement) or as otherwise permitted under the Facility Agreement) it will not without the prior consent in writing of the Security Trustee

- (a) dispose of, or create or attempt to create or permit to arise or subsist or arise any Security Interest on or over, the Debts or any part thereof or the equity of redemption in respect thereof or release, set off or compound or deal with the same otherwise than in accordance with clause 9 1(a) of the Deed and where the Security Trustee makes a payment at the request of the Chargor which is debited to any account with the Security Trustee for the time being in credit, the Security Trustee shall be deemed to have given any necessary consent for such payment unless it was made as a result of some mistake of fact on behalf of the Security Trustee,
- (b) create or attempt to create or permit to subsist in favour of any person other than the Security Trustee any Security Interest (except a lien arising by operation of law in the ordinary course of trading of the Chargor over property other than land) on or affecting the other Charged Property (or any part thereof or the equity of redemption in respect thereof, or
- (c) dispose of the other Charged Property or any part thereof or the equity of redemption in respect thereof or attempt or agree so to do except in the case of
  - (i) Floating Charge Assets which may, and subject to the other provisions of the Deed, be disposed of for full value in the ordinary course of business save that the Chargor may not dispose of the whole or any material part of the Floating Charge Assets whether by a single transaction or a number of transactions whether related or not, and
  - (ii) Disposals by the Chargor permitted by the terms of the Facility Agreement,
- (d) assign or create a Security Interest over, or otherwise deal with the income from any lease or tenancy of, any of the Property

#### **2. Automatic Conversion of Floating Charge.**

Pursuant to clause 3 5 of the Deed, subject only to clause 3 3(b) of the Deed, the floating charge contained in the Deed shall automatically and without notice be converted into a fixed charge in respect of any Floating Charge Assets -

- (a) which shall become subject to a Security Interest other than a Permitted Security Interest or to a disposition contrary to the provisions of clause 3 8 of the Deed,
- (b) if and when any person levies or notifies the Chargor that it intends to levy any distress, execution, sequestration or other process against any of the Charged Property, or
- (c) if any of the Secured Obligations become due and outstanding prior to their stated maturity, or
- (d) if an Event of Default (as that term is defined in the Facility Agreement) has occurred or is continuing and has been notified to the Chargor or the Borrower by

# MG01 - continuation page

## Particulars of a mortgage or charge

### 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

the Security Trustee,

#### 3. Further Advances

Pursuant to clause 4 of the Deed, the security created by the Deed is intended to secure further advances

#### 4. Further Assurance:

##### 4.1 Further Assurance

Pursuant to clause 11 1 of the Deed, the Chargor has covenanted that it will

- (a) if and when reasonably required by the Security Trustee, execute and deliver such further Security Interests and assurances in favour of the Security Trustee (for the benefit of the Finance Parties and itself) and do all such acts and things (including giving any notices and taking such steps) as the Security Trustee shall from time to time reasonably require (with any documents being in such form as the Security Trustee shall require) over or in relation to all or any of the Charged Property to secure the Secured Obligations or to perfect or protect the security intended to be created by the Deed over the Charged Property or any part thereof or to facilitate the realisation of the same, and
- (b) at any time on or after the Enforcement Date do and execute all acts, deeds and documents which the Security Trustee may then require to facilitate the realisation of the Charged Property

##### 4.2 Certain documentary requirements

Pursuant to clause 11 2 of the Deed, such further Security Interests and assurances shall be prepared by or on behalf of the Security Trustee at the expense of the Chargor and shall contain

- (a) an immediate power of sale without notice,
- (b) a clause excluding section 93 Law of Property Act 1925 and the restrictions contained in section 103 Law of Property Act 1925, and
- (c) such other clauses for the benefit of the Security Trustee as the Security Trustee may require

##### 4.3 Specific security documents required

Pursuant to clause 11 3 of the Deed, without prejudice to the generality of the provisions of clauses 11 1 and 11 2 of the Deed (as referred to in paragraphs 8 1 and 8 2 above), the Chargor has agreed to execute as and when so required by the Security Trustee a legal mortgage or legal charge (as specified by the Security Trustee) over any freehold, leasehold and heritable property acquired by it after the date of the Deed (including all or any of the Property as and when the same are conveyed, transferred, or let to it) and over any and all fixtures, trade fixtures and fixed plant and machinery at any time and from time to time situate thereon

#### 5 Power of Attorney.

##### 5.1 Power of Attorney

# MG01 - continuation page

## Particulars of a mortgage or charge

### 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

Pursuant to clause 16.1 of the Deed, the Chargor, by way of security, has irrevocably appointed each of the Security Trustee and any Receiver severally (and each Receiver severally if there is more than one) to be its attorney in its name and on its behalf

- (a) to execute and complete any documents or instruments which the Security Trustee or such Receiver may require for perfecting the title of the Security Trustee to the Charged Property or for vesting the same in the Security Trustee, its nominees or any purchaser,
- (b) to sign, execute, seal and deliver and otherwise perfect any further security document referred to in clause 11 of the Deed, and
- (c) otherwise generally to sign, seal, execute and deliver all deeds, assurances, agreements and documents and to do all acts and things which may be required for the full exercise of all or any of the powers conferred on the Security Trustee or a Receiver under the Deed or which may be deemed expedient by the Security Trustee or a Receiver in connection with any disposition, realisation or getting in by the Security Trustee or such Receiver of the Charged Property or any part thereof or in connection with any other exercise of any power under the Deed

#### 5.2 Ratification

Pursuant to clause 16.2 of the Deed, the Chargor has ratified and confirmed and agreed to ratify and confirm all acts and things which any attorney as is mentioned in clause 16.1 of the Deed (as referred to in paragraph 9.1 above) shall lawfully do or purport to do in the exercise or purported exercise of his powers under such clause

#### ADDITIONAL DEFINITIONS.

For the purpose of the Additional Provisions in section 6 of this Form MG01, the following definitions shall have the following meanings

"Debts" means the assets of the Chargor described in clause 3.1(d) and 3.1(j) of the Deed,

"Disposal" includes any act specified in clause 17.6 of the Facility Agreement and "dispose" and "disposition" shall be construed accordingly,

"Enforcement Date" means the date on which the Security Trustee demands the payment or discharge of all or any part of the Secured Obligations or, if earlier, the date on which a formal step is taken by any person with a view to placing the Chargor into administration,

"Receiver" means any one or more receivers and/or managers or administrative receivers or administrators appointed by the Security Trustee pursuant to the Deed in respect of the Chargor or over all or any of the Charged Property



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

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

**COMPANY NO. 7580262  
CHARGE NO. 5**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A DEBENTURE DATED 29  
NOVEMBER 2012 AND CREATED BY LDC (NAIRN STREET) GP1  
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME  
DUE FROM THE COMPANY TO THE SECURITY TRUSTEE  
(WHETHER FOR ITS OWN ACCOUNT OR AS AGENT OR  
TRUSTEE FOR THE FINANCE PARTIES AND EACH OF THE  
FINANCE PARTIES (OR ANY OF THEM) ON ANY ACCOUNT  
WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1  
PART 25 OF THE COMPANIES ACT 2006 ON THE 7 DECEMBER  
2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 11 DECEMBER  
2012

DX



**Companies House**



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