

# MG01

## Particulars of a mortgage or charge

Oyez

✓ 079511/13

### 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

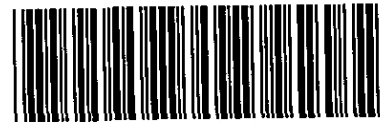
You may use this form to register  
particulars of a mortgage or charge  
in England and Wales or Northern  
Ireland



### What this form is NOT for

You cannot use this form to  
register particulars of a charge for  
a company. To do this, please  
use form MG01s

WEDNESDAY



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A25

20/02/2013

#40

COMPANIES HOUSE

1

### Company details

Company number

0 7 8 1 9 0 8 7

Company name in full

To A Tea London Limited

For official use

### Filing in this form

Please complete in typescript or in  
bold black capitals

All fields are mandatory unless  
specified or indicated by \*

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### Date of creation of charge

Date of creation

1 4 0 2 2 0 1 3

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 between Pacific Dragon Investments Company Limited  
(the **Landlord**) and To a Tea London Limited (the **Tenant**) dated 14 February  
2013(as amended from time to time)relating to premises at Ground Floor, 5  
Fleet Place, Farringdon Street, London EC4M 7LH

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### Amount secured

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

Amount secured

The Landlord shall hold the Deposit as security  
for  
(a) the payment by the Tenant of the Principal  
Rent, Service Charge (both as such terms are  
defined in the Lease) insurance premium and other  
monies plus Value Added Tax thereon due from the  
Tenant in accordance with the terms of the Lease;  
and  
(b) the performance and observance by the  
Tenant of all and any of the conditions and  
covenants on its part contained in the Lease

Please see continuation sheet

### Continuation page

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

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### 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	Pacific Dragon Investments Company Limited
Address	Equity Trust UK Limited, Palmerston House 814 Brighton Road, Purley, Surrey
Postcode	C R 8 2 B R
Name	
Address	
Postcode	

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### 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 Deposit with the Landlord of the sum of £28,200 (the **Deposit**).

#### Negative Pledge

The Tenant shall not create, agree to create or permit to exist any trust interest or Security Interest ranking in point of priority of any nature whatsoever (including such as arises by operation of law or any enactment) in over or affecting the Deposit Account and/or the Deposit

**Security Interest** means any mortgage, charge, pledge, lien, assignment, encumbrance, right of set-off or security interest whatsoever howsoever created or arising or any other agreement arrangement or court order having substantially the same economic effect as the foregoing,

**Deposit Account** means the designated deposit account in the name of the Landlord or the Landlord's managing agents and being a client account for the benefit of the Landlord with National Westminster Bank Plc, City of London Branch (the name of the account to contain reference to the Tenant's name) and any other account with a UK clearing bank that may from time to time be substituted therefore to hold the deposit whether by way of transfer of monies re-designation renumbering or otherwise

**Bank** means the bank at which the Deposit Account is held.

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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 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 Freshfields Bruckhaus Deringer 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	Charlie Williamson 151851-0053						
Company name	Freshfields Bruckhaus Deringer LLP						
Address	65 Fleet Street						
	London						
	England						
Post town	United Kingdom						
County/Region							
Postcode	E	C	4	Y	1	H	S
Country							
DX	DX 23 London/Chancery Lane						
Telephone	020 7427 3337						



### 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)

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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><b>Lease</b> means the lease dated 1 October 2009 between Akaria Investments Limited (1) and To a Tea Limited (2) together with any agreement for the grant thereof any present or future licence granted pursuant thereto any variation thereof and any deed or instrument made supplemental thereto (whether or not expressed to be so)</p>	

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Particulars of a mortgage or charge



## 5 Mortgagee(s) or person(s) entitled to the charge

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

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Name

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Name

Address

Postcode

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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



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

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

**COMPANY NO. 7819087  
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 14  
FEBRUARY 2013 AND CREATED BY TO A TEA LONDON  
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME  
DUE FROM THE COMPANY TO PACIFIC DRAGON  
INVESTMENTS COMPANY 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  
FEBRUARY 2013

GIVEN AT COMPANIES HOUSE, CARDIFF THE 22 FEBRUARY  
2013



**Companies House**

*DX*



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