



Registration of a Charge

Company name: **THE FACTORY II LIMITED**

Company number: **SC235408**



X703HL3D

Received for Electronic Filing: **19/02/2018**

Details of Charge

Date of creation: **12/02/2018**

Charge code: **SC23 5408 0014**

Persons entitled: **THE ROYAL BANK OF SCOTLAND PLC**

Brief description: **SUBJECTS ON THE EAST SIDE OF DOUGLAS ROAD, DUNDEE
REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE
NUMBER ANG32347.**

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **AIMEE GIBBONS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 235408

Charge code: SC23 5408 0014

The Registrar of Companies for Scotland hereby certifies that a charge dated 12th February 2018 and created by THE FACTORY II LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th February 2018 .

Given at Companies House, Edinburgh on 20th February 2018

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



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

THIS DOCUMENT AND THE BANK'S STANDARD SECURITY TERMS TOGETHER FORM AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.

Owner:	The Factory II Limited , a company incorporated in Scotland under the Companies Acts (Company Number SC235408) and having its Registered Office at 15 Balunie Drive, Dundee DD4 8PS
Bank:	The Royal Bank of Scotland plc , Company Number SC90312, Credit Documentation, 1 Hardman Boulevard, Manchester, M3 3AQ.
Property:	ALL and WHOLE the subjects on the east side of Douglas Road, Dundee being the whole of the subjects registered in the Land Register of Scotland under Title Number ANG32347
Ancillary Rights:	All rights ancillary to ownership of the Property as more fully described in the Terms
Terms:	The Bank's Standard Security Terms dated and registered in the Books of Council and Session on 4 July 2011 form part of this standard security and are available to be read and printed online. To access the Terms go to www.rbs.co.uk/terms and enter ss0511 or a copy can be obtained from the Owner's solicitor.

1 Obligations

1.1 The Owner undertakes to pay to the Bank or otherwise discharge, in each case on demand, the Obligations. The **Obligations** are all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or together with another or as a partner of a firm (an **Other Person**)) and all obligations under this standard security and include:

- 1.1.1 **Interest** at the rate charged by the Bank, calculated both before and after demand or decree on a daily basis and compounded according to agreement, or, in the absence of agreement, monthly on the days selected by the Bank,
- 1.1.2 any expenses the Bank incurs (on a full indemnity basis and with Interest from the date of payment) in taking, perfecting, protecting, enforcing or exercising any power under this standard security.

1.2 A **Certificate** signed by a Bank official as to the amount of the Obligations will be binding on the Owner except if there is an obvious error.

2 Charge

The Owner as continuing security for the payment or other discharge of the Obligations, in each case on demand:

- 2.1 grants a standard security to the Bank over the Property, and
- 2.2 assigns to the Bank the Ancillary Rights not secured by the standard security.

3 Standard Conditions

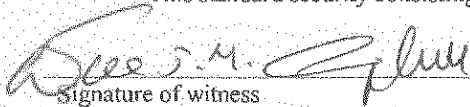
The Owner agrees that the **Standard Conditions** specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.


4 Warrandice

The Owner grants warrandice

5 Registration and execution

The Owner consents to registration of this standard security and any Certificate for execution. This standard security consisting of this and the preceding page is executed as follows:


Signature of witness


Signature of director

WILLIAM JOHN MACKENZIE CAMPBELL
Full name of above (print)

DEREK ROSS MARSHALL
Full name of above (print)

37 UNION STREET
DUNDEE

Date of signing

Address of witness

10/10/17