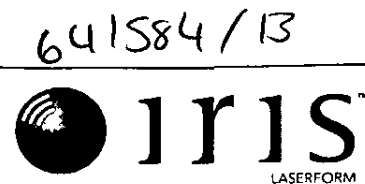


MG01

Particulars of a mortgage or charge



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 mortgage or charge
company. To do this, use
form MG01s

THURSDAY



A20

AJW5IKQM

10/06/2010

72

COMPANIES HOUSE

ase
uk

1

Company details

Company number

5 4 3 8 0

Company name in full

Relyon (Holdings) Limited

3

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

d0 d2 m0 m6 y2 y0 y1 y0

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

Rent Deposit Deed

4

Amount secured

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

Amount secured

(a) The rents reserved by and the other sums
(whether of interest, damages, costs, expenses,
VAT, or otherwise) payable under a lease dated 2
June 2010 and made between Industrial Property
Investment Fund(1) ("the Landlord") and Relyon
(Holdings) Limited (2) ("the Tenant") of the
premises known as Unit Unit 1 Bridgend Trading
Estate, Mid Glamorgan ("the Lease") which have not
been paid within the relevant grace period under
the Lease after the due date for payment and all
sums payable under the terms of any Guarantee,

[see continuation]

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 Industrial Property Investment Fund acting by its

Address

Postcode

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 £194,628 together with £34,060 in addition in respect of VAT

2 An Interest Bearing Account in the name of the Tenant and specifically designated "Unit 1 Bridgend Deposit Account" at such bank or other institution as the Landlord shall from time to time decide in its absolute discretion and notify the Tenant in writing ("the Deposit Account")

3 The amount from time to time standing to the credit of the Deposit Account

4 All interest credited to the Deposit Account from time to time

MG01

Particulars of a mortgage or 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 866).

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 870). 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 Macfarlane UP

X

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

Company name Macfarlanes LLP

Address 20 Cursitor Street

Post town London

County/Region

Postcode E C 4 A 1 L T

Country

DX 138 Chancery Lane

Telephone +44 (0) 20 7831 9222

**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

4	Amount secured
	Please give us details of the amount secured by the mortgage or charge
Amount secured	<p>(Continued from page 1)</p> <p>(b) In the event of forfeiture or disclaimer of the Lease the rents and other sums which would have been payable under the Lease (had it not been forfeited or disclaimed) for the period from the date of forfeiture or disclaimer until the earlier of -</p> <p>(1) the date six months from the date of disclaimer or forfeiture, and</p> <p>(2) the date from which a full market rent is payable under a new lease of the premises granted on terms substantially similar to those contained in the Lease,</p> <p>(c) In the event of any breach, failure, non-observance, omission or non-performance of or in relation to the Tenant's covenants or other obligations under the Lease, such sums as would meet (or, if the amount from time to time standing to the credit of the Deposit Account is insufficient, would go towards meeting) the loss suffered by the Landlord in respect of such breach,</p> <p>(d) All legal costs and other fees and expenses properly incurred by the Landlord in enforcing the terms of the Lease or the Rent Deposit Deed,</p> <p>together in each case with an amount equal to such value added tax or any tax of a similar nature which may be substituted for it or levied in addition to it as is or would have been properly chargeable thereon,</p> <p>Continuation from panel 5</p> <p>General Partner Legal and General Property Partners (Industrial Fund) Limited</p>



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 54380
CHARGE NO. 3

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 2
JUNE 2010 AND CREATED BY RETAIL INTERESTS LTD FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY FORMERLY K/A RELYON (HOLDINGS) LIMITED TO
INDUSTRIAL PROPERTY INVESTMENT FUND 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
10 JUNE 2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 14 JUNE 2010



Companies House
— for the record —

0x/05



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES