



Registration of a Charge

Company name: **INTERPUB LIMITED**

Company number: **01327896**

Received for Electronic Filing: **05/01/2016**



X4XZBMPT

Details of Charge

Date of creation: **23/12/2015**

Charge code: **0132 7896 0045**

Persons entitled: **HSBC BANK PLC**

Brief description: **ALL AND WHOLE THE TENANT'S INTEREST IN THE LEASE OF
SUBJECTS KNOWN AS 9 - 13 MARKET STREET, EDINBURGH, EH1
1DE BEING THE SUBJECTS REGISTERED IN THE LAND REGISTER OF
SCOTLAND UNDER TITLE NUMBER MID15889**

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 SAVE FOR MATERIAL REDACTED PURSUANT
TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC
COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by:

JC FRASER



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 1327896

Charge code: 0132 7896 0045

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd December 2015 and created by INTERPUB LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th January 2016 .

Given at Companies House, Cardiff on 6th January 2016

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

STANDARD SECURITY

by

Interpub Limited

in favour of

HSBC Bank plc

Property:

IMPORTANT - PLEASE READ THE FOLLOWING NOTE BEFORE SIGNING THIS STANDARD SECURITY.

This document is a Standard Security over the Property described overleaf on the terms set out in the separate document called the HSBC Bank plc Scottish Commercial Security Conditions (2014 edition).

- HSBC Bank plc will hold this Standard Security as security for the debts and/or the other liabilities to HSBC Bank plc as set out in this Standard Security. What this means is that both present and future indebtedness, together with the other liabilities set out in this Standard Security, are secured by this Standard Security.
- If any of the debts and/or the other liabilities are not paid when due, HSBC Bank plc can sell the Property and put the money from the sale towards the debts and/or the other liabilities.
- The debts may include overdrafts, loans or money due under any other facilities that HSBC Bank plc has granted to you or grants to you in the future. They may also include any liabilities under any guarantee or indemnity that you have given, or may give in the future, to HSBC Bank plc, for example, agreements to be responsible for the debts of another customer or for liabilities incurred by HSBC Bank plc on your behalf.
- This Standard Security is separate from, and not limited by, any other security or guarantee which may already have been given to HSBC Bank plc or which may be given in the future.
- This Standard Security and the Scottish Commercial Security Conditions contain other terms which affect you.

This Standard Security is an important legal document. HSBC Bank plc strongly recommends that you seek the advice of your solicitor or other legal adviser before signing this Standard Security.

STANDARD SECURITY

In this Standard Security the words listed below have the following meanings:

Bank: **HSBC BANK plc**, a company incorporated under the Companies Acts (Company Number 14259) and having its Registered Office at 8 Canada Square, London E14 5HQ and its successors and assignees.

Proprietor: Interpub Limited, a company incorporated under the Companies Acts (Company Number 01327896) and having its Registered Office at 1D Colet Gardens, Hammersmith, London, W14 9DH.

Debt: All money and liabilities whatever, whenever and however incurred, whether now or in the future due, or becoming due, from the Proprietor to the Bank. This includes, but is not limited to:

- (a) overdrafts, personal and other loans or facilities and further advances of money;
- (b) guarantees and indemnities to the Bank and any of the Proprietor's contingent liabilities;
- (c) discount, commission and other lawful charges and expenses;
- (d) interest in accordance with any agreement between the Proprietor and the Bank and, if there is no agreement, interest on any money and liabilities due from the Proprietor at an annual rate of 3% above the Bank of England base rate from time to time computed and compounded monthly and/or according to the Bank's then current practice. Interest as above applies before and after any demand or judgement;
- (e) money agreed to be paid under paragraph 14 of the Scottish Commercial Security Conditions.

Property the tenant's interest in the lease of 9 – 13 Market Street, Edinburgh, EH1 1DE

as more fully described in Part 1 of the Schedule.

Schedule The Schedule (in three parts) annexed to this Standard Security.

Scottish Commercial Security Conditions: The Scottish Commercial Security Conditions (2014 edition) by the Bank dated 22 December 2014 and registered in the Books of Council and Session on 31 December 2014 and any variation or extension of those Conditions. Words defined in the Scottish Commercial Security Conditions have the same meaning in this Standard Security.

1. The Proprietor undertakes to pay and discharge the Debt to the Bank.
2. The Proprietor undertakes to comply fully with the Scottish Commercial Security Conditions, the terms of which are incorporated into this Standard Security. The Proprietor acknowledges having received a copy of the Scottish Commercial Security Conditions.
3. The Proprietor, in security for the Debt, hereby grants a Standard Security in favour of the Bank over the Property.
4. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended and varied by (a) the Redemption of Standard Securities (Scotland) Act 1971 and (b) the Scottish Commercial Security Conditions, and any lawful variation thereof operative for the time being, shall apply.
5. The Standard Security hereby granted is subject to the heritable security (if any) and any agreement regulating its ranking detailed in Part 2 of the Schedule.

6. The Proprietor grants warrandice, subject to the heritable security (if any) detailed in Part 2 of the Schedule and to the leases (if any) of the Property detailed in Part 3 of the Schedule.
7. A certificate signed by any manager or officer of the Bank as to the amount of the Debt or any part of it shall, in the absence of manifest error, be conclusive and binding on the Proprietor.
8. The Proprietor consents to the registration of this Standard Security and of any certificate referred to above for execution.

IN WITNESS WHEREOF these presents consisting of this and the preceding page and the Schedule annexed are executed by the Proprietor as follows:

Subscribed for and on behalf of Interpub Limited
by

*Authorised Signatory/Director/Company Secretary

Full Name (Please Print)

~~*Authorised Signatory/Director/Company Secretary~~

Full Name (Please Print)

MURRAY CHARLES ROBERTS

at OVERLORD HOUSE, 1A, COLET GARDENS, LONDON. W14 9DH.

on 30th MARCH, 2015

before

Witness

Full Name (Please Print)

Address

PHILIP PETER NEWLYN

TOADSHOLE COTTAGE, OLD ROAD,

FEELING, COLCHESTER, Essex. CO5 9RD

*Please delete as applicable

Please remember to sign the Schedule

This is the Schedule referred to in the foregoing Standard Security by Interpub Limited in favour of HSBC Bank plc

PART 1

Description of the Property secured in favour of the Bank


ALL and WHOLE the tenant's interest in the lease of subjects known as 9 – 13 Market Street, Edinburgh, EH1 1DE, being the subjects registered in the Land Register of Scotland under Title Number MID15889

PART 2

none

PART 3

none



MURRAY CATELES ROBERTS.