

MG01

Particulars of a mortgage or charge



616319/143

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.

SATURDAY



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AE80FH3V

30/01/2010

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COMPANIES HOUSE

1

Company details

Company number

0 1 7 2 0 8 3 2

Company name in full

American Golf Discount Centre Limited (the "Charging Company")

2 2

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

d1 d2 m0 m1 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

composite guarantee and debenture (the "Guarantee and Debenture").

4

Amount secured

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

Amount secured

All monies, obligations and liabilities now or at any time in the future due, owing or incurred to the Chargee from the Note Issuer pursuant to or in respect of the Loan Notes 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, actual or contingent, joint or several, incurred as principal or surety and whether originally owing to the Chargee or purchased or otherwise acquired by it or any of them and whether denominated in sterling or in any other currency, or incurred on any banking account or in any other manner whatsoever and all other amounts payable by the Charging Company under the Guarantee and Debenture (the "Secured Obligations").

Continuation page

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

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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	Lloyds TSB Development Capital Limited (CRN: 01107542) (the "Chargee")
Address	One Vine Street
	London
Postcode	W 1 J 0 A H
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 Charges**
- 1.1** The Charging Company with full title guarantee (subject to any Prior Charges) charges to the Chargee by way of fixed charge (and as regards all those parts of the freehold and leasehold property in England and Wales now vested in the Charging Company by way of legal mortgage) as a continuing security for the payment and discharge of the Secured Obligations the following assets, both present and future, from time to time owned by the Charging Company or in which the Charging Company may from time to time have an interest:
- (a) all freehold and leasehold property of the Charging Company (including without limitation the property (if any) specified in Part I of Schedule 3 of the Guarantee and Debenture) and all liens, charges, options, agreements, rights and interests in or over land or the proceeds of sale of land and all buildings fixtures (including trade 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;
 - (b) all plant, machinery (other than that charged by clause (a)) vehicles computers and office and other equipment and the benefit of all contracts and warranties relating to the same;
 - (c) all stocks, shares, bonds and securities of any kind whatsoever whether marketable or otherwise and all other interests (including but not limited to loan capital) 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 money or property accruing or offered at any time by way of conversion, redemption, bonus, preference, option, dividend, distribution, interest or otherwise in respect of them;
 - (d) (subject to clause 8 of the Guarantee and Debenture in the case of any monies held in, or sums standing to the credit of the Collections Account,) the Receivables;
 - (e) all its rights, title and interest in and to cash at bank and (if different) any amount from time to time standing to the credit of any bank or other account with the Chargee or with any other bank, financial institution or person (including, without limitation but subject to clause 8 of the Guarantee and Debenture, the Collections Account);
 - (f) the Insurances and all proceeds of the Insurances;
 - (g) all uncalled capital and the goodwill of the Charging Company now or at any time in the future in existence;

(see continuation sheet)

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

- (h) the benefit of all representations, undertakings, warranties and indemnities granted in favour of the Charging Company under or pursuant to any agreement to which it is a party and the right to recover and receive all damages and/or compensation which may be payable to it in respect of them; and
- (i) the Intellectual Property.
- 1.2 The Charging Company with full title guarantee charges to the Chargee by way of 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, but excluding any property or assets from time to time or for the time being effectively charged to the Chargee by way of fixed charge pursuant to clause 1.1.
- 1.3 As further security for the payment of the Secured Obligations, the Charging Company assigns absolutely to the Chargee all its right, title and interest in the Receivables (subject to clause 8 of the Guarantee and Debenture) and the Assigned Agreements and Insurances, provided that on payment or discharge in full of the Secured Obligations the Chargee will at the request and cost of the Charging Company reassign the Receivables, Assigned Agreements and Insurances (each an Assigned Asset) to the Charging Company.
- 1.4 Each of the charges referred to in clause 1.1 shall be read and construed as, and deemed to be, separate charges over each of the items mentioned in sub-clauses 1.1(a) - (i) (inclusive), so that each item mentioned in each sub-clause and each item forming any constituent element of the Receivables, the Insurances and the Intellectual Property shall be deemed to be subject to a separate charge. Without prejudice to the generality of the previous sentence if any such item shall be found to be subject to a floating charge and not to a fixed charge, such finding shall not of itself result in any other such item being deemed to be subject to a floating charge (as opposed to a fixed charge).
- 1.5 Paragraph 14 of schedule B1 to the Insolvency Act 1986 applies to the floating charge created by clause 1.2 which floating charge is accordingly a qualifying floating charge for such purposes.
- 1.6 The charges created by clauses 1.1 and 1.2 shall, subject to any Prior Charges, be first charges.
- 2 **Negative Pledge**
- 2.1 The Charging Company covenants that it will not without the prior consent in writing of the Chargee:
 - (a) (save in relation to Receivables to the extent permitted or required pursuant to clause 8 of the Guarantee and Debenture) dispose of, factor, discount, assign or in any other manner deal with, or create, or attempt to create, or permit to subsist or arise any Encumbrance (except a Permitted Encumbrance) on or over, the Receivables or any part of the Receivables, or release, set off or compound them;
 - (b) create or attempt to create or permit to subsist in favour of any person other than the Chargee any Encumbrance (except Permitted Encumbrances);
 - (c) dispose of the Charged Assets or any part of them or attempt or agree so to do, except in relation to Receivables to the extent permitted pursuant to clause 8 of the Guarantee and Debenture and except for Permitted Disposals.

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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

N/A

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

Wragge & Co 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 2005827/CAG/SEH1

Company name
Wragge & Co LLP

Address 55 Colmore Row

Post town Birmingham

County/Region West Midlands

Postcode B 3 2 A S

Country United Kingdom

DX DX 13036 Birmingham 1

Telephone 01212331000



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,
First Floor, Waterfront Plaza, 8 Laganbank Road,
Belfast, Northern Ireland, BT1 3BS.
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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 1720832
CHARGE NO. 22

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A COMPOSITE GUARANTEE AND
DEBENTURE DATED 12 JANUARY 2010 AND CREATED BY
AMERICAN GOLF DISCOUNT CENTRE LIMITED FOR SECURING
ALL MONIES DUE OR TO BECOME DUE FROM THE NOTE
ISSUER TO LLOYDS TSB DEVELOPMENT CAPITAL LIMITED ON
ANY ACCOUNT WHATSOEVER 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 30 JANUARY
2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 4 FEBRUARY
2010

D. S. C.



Companies House
— for the united kingdom —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES