

# M

**CHFP025**

Please do not  
write in  
this margin

*Please complete  
legibly, preferably  
in black type, or  
bold block lettering*

\*insert full name  
of Company

**COMPANIES FORM No. 395****Particulars of a mortgage or charge**

702140/13

# 395

**A fee of £13 is payable to Companies House in respect  
of each register entry for a mortgage or charge.**

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies  
(Address overleaf - Note 6)

For official use

Company number

14 1 1 1 1

02285049

Name of company

\* Triad Group plc ("Tenant")

Date of creation of the charge

18 May 2009

Description of the instrument (if any) creating or evidencing the charge (note 2)

240 Rent Deposit Deed

Amount secured by the mortgage or charge

A. All sums due under the lease dated 18 May 2009 made between (1) MRC Pension Trust Limited ("Landlord") (2) the Tenant relating to the property known as Unit 12 Avant Business Centre, Denbigh West Industrial Estate, Milton Keynes and which are payable to or recoverable by the Landlord or in respect of which the Landlord is entitled to be indemnified by the Tenant including but without limitation rent, service charges, insurance premiums or contributions to the cost of insurance of such property, interest, outgoings and VAT; and  
B. All claims, demands, damages, liabilities, awards, losses, costs, fees and expenses (on an indemnity basis) arising out of or incidental to any breach by the Tenant of its obligations in such lease or in the rent deposit deed; and  
C. Loss of mesne profits and other losses arising in consequence of a forfeiture or disclaimer of such lease; and  
D. All expenses properly incurred by the Landlord in opening, maintaining and operating the account.

Names and addresses of the mortgagees or persons entitled to the charge

MRC Pension Trust Limited (company number 1218492) whose registered office is at 20 Park Crescent, London

Postcode W18 1AL

Presentor's name address and  
reference (if any):

DLA Piper UK LLP  
India Buildings  
Water Street  
LIVERPOOL  
L2 0NH

ZC/CLS/107095/120445/24632134.1

Time critical reference

For official Use (06/2005)  
Mortgage Section

Post room

FRIDAY



PC2

\*PFULZA2U\*

22/05/2009

534

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

By way of charge with full title guarantee:

A. The initial rent deposit paid by the Tenant to the Landlord under the terms of the rent deposit deed being £2,937.50 (two thousand nine hundred and thirty seven pounds and fifty pence) and

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B. All sums that may be paid to the Landlord under the terms of the rent deposit deed; and

C. All interest of the Tenant in a single interest bearing account opened or to be opened by the Landlord with Barclays Bank Plc or any similar account with another bank as the Landlord may open at any time for the purposes of the rent deposit deed.

Please do not write in this margin

Please complete legibly, preferably in black type, or bold block lettering

Particulars as to commission allowance or discount (note 3)

Signed DLA Piper UK LLP

Date 21 May 2009

On behalf of ~~XXXXXX~~ (mortgagee) ~~XXXXXX~~ †

A fee is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

† delete as appropriate

Notes

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the Registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage", or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
  - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
  - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 5 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF14 3UZ



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

**Pursuant to section 401(2) of the Companies Act 1985**

**COMPANY NO. 2285049  
CHARGE NO. 4**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 18  
MAY 2009 AND CREATED BY TRIAD GROUP PLC FOR  
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE  
COMPANY TO MRC PENSION TRUST LIMITED UNDER THE  
TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING  
OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT  
TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE  
22 MAY 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 22 MAY 2009



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES