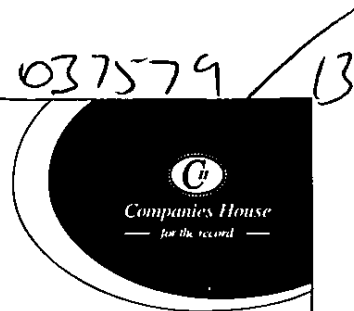


MG01

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**
You cannot use this
particulars of a char
company To do this,
form MG01s



PMO 01.06.2011 218
COMPANIES HOUSE
AAZ2KUIH
28/05/2011 58
A33 COMPANIES HOUSE

SA

1 Company details

Company number 0 2 4 5 5 8 0 7

Company name in full THE LIFETIME SIPP COMPANY LTD ("THE MORTGAGOR" AND
"THE COMPANY")

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 d 2 d 6 m 0 m 5 y 2 y 0 y 1 y 1

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 MORTGAGE/CHARGE

4 Amount secured

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

Amount secured

2 INDEBTEDNESS SECURED ON THE MORTGAGED PROPERTY
2 1 Indebtedness
The Mortgagor hereby covenants that it will on demand in writing
being made on it pay to the Bank all moneys and discharge all
obligations and liabilities now or in the future due, owing or incurred to
the Bank. The moneys, obligations or liabilities which are due, owing
or incurred to the Bank may be
(a) express or implied,
(b) present, future or contingent,
(c) joint or several,
(d) incurred as principal or under a guarantee or indemnity to the
Bank,

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

Name	ULSTER BANK LIMITED ("THE BANK")
Address	11-16 DONEGALL SQUARE EAST, BELFAST,
Postcode	B T 1 5 U B
Name	
Address	
Postcode	

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

6

Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

Property charged pursuant to a Charge in favour of the Bank dated 26th May 2011

The Company as beneficial owner as a continuing security for the payment and discharge of the Indebtedness hereby -

1 grants and demises unto the Bank so much of the Property as is unregistered land TO HOLD as to so much thereof as is freehold unto the Bank for the term of 10,000 years from the date hereof and as to so much thereof as is leasehold unto the Bank for the residue or residues of the term or respective terms of years for which the same are held less the last 3 days of such term or of each of such terms and as registered owner or the person entitled to become registered as owner charges in favour of the Bank so much of the Property as is registered or is required to be registered in the Land Registry being ALL THAT AND THOSE the Mortgagor's one third tenant in common interest share in the lands and premises situate at and known as 119B Saintfield Road, Lisburn, County Antrim being comprised in Folio DN35178 County Down held subject to but with the benefit of Lease dated 1st October 2002 and made between the Mortgagor of the one part and Johnston Gilpin & Co Ltd of the other part subject to payment of the initial yearly rent of £24,000 00 subject to review as set out therein for the term of 15 years from 13th September 2002 and to the covenants and conditions therein and being all the Mortgagor's estate and interest in the lands by virtue of the statutes in that behalf or otherwise and assents to the registration of the charge hereby created as a burden affecting such lands together with all buildings, Fixtures (including trade Fixtures) and fixed plant and machinery from time to time on the Property together with all estates, rights, title, options, easements and privileges, appurtenant to, or benefiting, the same including all beneficial interests and Rights of the Mortgagor in the Property and in any proceeds of sale or disposal of any part of the Property,


2 charges to the Bank by way of fixed charge any shares held by the Mortgagor in any company from time to time which has any rights in or connected to the Property, and

3 charges to the Bank by way of fixed charge the benefit of all guarantees, indemnities, rent deposits, agreements, contracts, undertakings and warranties relating to the Mortgaged Property

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

MG01

Particulars of a mortgage or charge

<div data-bbox="114 344 159 380">7</div> <div data-bbox="335 344 1125 380">Particulars as to commission, allowance or discount (if any)</div> <div data-bbox="335 392 1125 705"> <p>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</p> <ul style="list-style-type: none"> - subscribing or agreeing to subscribe, whether absolutely or conditionally, or - procuring or agreeing to procure subscriptions, whether absolute or conditional, <p>for any debentures included in this return The rate of interest payable under the terms of the debentures should not be entered</p> </div> <div data-bbox="114 705 335 1182"> <div data-bbox="114 705 335 772">Commission allowance or discount</div> </div>	
<div data-bbox="114 1182 159 1220">8</div>	<div data-bbox="335 1182 1125 1220">Delivery of instrument</div> <div data-bbox="335 1232 1125 1691"> <p>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 870)</p> <p>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 866) 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)</p> </div>
<div data-bbox="114 1691 159 1729">9</div> <div data-bbox="114 1803 335 1836">Signature</div>	<div data-bbox="335 1691 1125 1729">Signature</div> <div data-bbox="335 1736 1125 1803">Please sign the form here</div> <div data-bbox="335 1803 1125 1937"> <div data-bbox="335 1803 399 1825">Signature</div> <div data-bbox="335 1825 1125 1937"> <div data-bbox="335 1825 383 1870">X</div> <div data-bbox="383 1825 1125 1937">  </div> <div data-bbox="1069 1825 1125 1870">X</div> </div> </div> <div data-bbox="335 1937 1125 2016"> <p>This form must be signed by a person with an interest in the registration of the charge</p> </div>

MG01

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 **ANDREA MCCANN**

Company name **JOHN McKEE & SON**

SOLICITORS

Address **THE LINENHALL**

32-38 LINENHALL STREET

Post town **BELFAST**

County/Region **ANTRIM**

Postcode

B	T	2		8	B	G
---	---	---	--	---	---	---

Country **NORTHERN IRELAND**

DX **470 NR BELFAST 1**

Telephone **02890232303**



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

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>(e) originally owing to the Bank or purchased or otherwise acquired by it,</p> <p>(f) denominated in Sterling or in any other currency, or</p> <p>(g) incurred on any banking or other account or in any other manner whatsoever</p> <p>The liabilities referred to in clause 2 1 shall, without limitation, include</p> <p>i) all liabilities arising under this Mortgage including without limitation under clause 13,</p> <p>ii) where this Mortgage has been executed by a Partner, all of the obligations and liabilities owed by the Partnership to the Bank,</p> <p>iii) all liabilities under or in connection with foreign exchange transactions, interest rate swaps and other arrangements entered into for the purpose of limiting exposure to fluctuations in interest or exchange rates, and</p> <p>iv) interest (both before and after judgment) to date of payment at such rates and upon such terms specified in the Facility Letter, commission, fees and other charges (including interest rate breakage costs) and all legal and all other costs, charges and expenses (including any internal management, monitoring or enforcement costs, charges and expenses of the Bank) on a full and unqualified indemnity basis which may be incurred by the Bank in relation to any of the Indebtedness or any guarantee in respect of any part of the Indebtedness, or otherwise in respect of the Mortgagor or any guarantor of any part of the Indebtedness,</p> <p>v) where this Mortgage has been executed by a Trustee, all of the obligations and liabilities owed by the Trust to the Bank</p>	

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	<p>The Mortgagor as trustee as a continuing security for the payment and discharge of the Indebtedness hereby assigns to the Bank</p> <p>(a) Goodwill the goodwill of the business carried on by the Mortgagor at the Property together with the benefit of any licences including without limitation any intoxicating liquor licence and registrations required or obtained for the running of such business,</p> <p>(b) Insurances all moneys from time to time payable to the Mortgagor under or pursuant to the Insurances including without limitation the refund of any premiums,</p> <p>(c) Criminal Damage all compensation from time to time payable to the Mortgagor under or pursuant to the Criminal Damage (Northern Ireland) Order 1977, and</p> <p>(d) Rental Income the Rental Income and the benefit to the Mortgagor of all other rights and claims to which the Mortgagor is or may now in the future become entitled in relation to the Mortgaged Property including but not limited to all rights and claims of the Mortgagor against all persons who now are or have been or may become lessees, sub-lessees, licensees or occupiers of the Mortgaged Property and all guarantors and sureties for the obligation of such persons</p> <p>(e) Development Documents the benefit of all rights and claims of the Borrower under or in respect of the Development Documents and all other contracts, agreements, rights, securities, covenants, guarantees, bonds and indemnities of any nature now or at any time enjoyed or held by the Mortgagor</p>	

PROFORMA

Company Number 2455807

Company Name The Lifetime SIPP Company Ltd

Contact Name/ Organisation Andrea McCann, John McKee & Son Solicitors

Address The Linenhall, 32-38 Linenhall Street, Belfast, BT2 8BG

- **The following details will need to be added, amended or deleted to the Form MG01/LL MG01/MG01s/LL MG01s/OS MG01/MG09/LL MG09**

Particulars of the charge to be added, amended or deleted (please tick as appropriate)

Date of Creation of Charge ☐

Description ☐

Amount Secured ☐

Mortgagee(s) or person(s) entitled
to the charge ☐

Short particulars of all the property
mortgaged or charged ☒

Date charge presented
(applies to MG09/LL MG09) ☐

Date of execution
(applies to MG09/LL MG09) ☐

Date and parties to the charge
(applies to MG09/LL MG09) ☐

Jurisdiction
(applies to MG09/LL MG09) ☐

Floating charge statement
(applies to MG01s/LLMG01s/OSMG01) ☐

- **The following details will need to be added, amended or deleted to the Form MG06/LL MG06/MG06s/LL MG06s**

Particulars of the charge to be added, amended or deleted (please tick as appropriate)

Date of creation of charge	<input type="checkbox"/>
Description	<input type="checkbox"/>
Date of acquisition	<input type="checkbox"/>
Amount secured	<input type="checkbox"/>
Mortgagee(s) or person(s) entitled to the charge	<input type="checkbox"/>
Short particulars of all the property Mortgaged or charged	<input type="checkbox"/>

- **The following details will need to be added, amended or deleted to the Form MG07/MG07s/LLMG07/LLMG07s/OSMG04**

Particulars of the charge to be added, amended or deleted (please tick as appropriate)

Date of covering deed	<input type="checkbox"/>
Total amount secured	<input type="checkbox"/>
Date of present issue	<input type="checkbox"/>
Amount of present issue	<input type="checkbox"/>
Date of resolution	<input type="checkbox"/>
Name of Trustee(s)	<input type="checkbox"/>
General description of property	<input type="checkbox"/>
Floating charge statement (applies to MG07s/LLMG07s/OSMG04)	<input type="checkbox"/>

(Please give the instructions in the box below)

**PLEASE AMEND SECTION 6 OF THE MG01 FORM TO REFER TO THE
CORRECT FOLIO NUMBER IN ACCORDANCE WITH THE CHARGE
DEEDS AS DN35179 COUNTY DOWN**



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 2455807
CHARGE NO. 22**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A MORTGAGE/CHARGE DATED 26
MAY 2011 AND CREATED BY THE LIFETIME SIPP COMPANY
LTD FOR SECURING ALL MONIES DUE OR TO BECOME DUE
FROM THE MORTGAGOR TO ULSTER BANK 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 1 JUNE 2011**

GIVEN AT COMPANIES HOUSE, CARDIFF THE 1 JUNE 2011



Companies House
— for the record —



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