



Companies House

MR01(ef)

Registration of a Charge

Company name: **COMPSTAR LIMITED**

Company number: **02517776**

Received for Electronic Filing: **07/08/2013**



X2EA1STL

Details of Charge

Date of creation: **06/08/2013**

Charge code: **0251 7776 0042**

Persons entitled: **MIZRAHI TEFAHOT BANK LIMITED**

Brief description: **ISAACSON COURT, 235-237 ARCHWAY ROAD, LONDON N6 5BS 324 BATTERSEA PARK ROAD, LONDON SW11 3BY & 326-334 BATTERSEA PARK ROAD, LONDON SW11 3BX 1-3 LAVENDER HILL, LONDON SW11 5QW 644A WANDSWORTH ROAD, LONDON SW8 3JW 646-650 WANDSWORTH ROAD, LONDON SW8 3JW ALL RENTS NOW OR IN THE FUTURE OWING TO IT AND ALL MONIES NOW OR IN THE FUTURE STANDING TO THE CREDIT OF THE RENT ACCOUNT IN RESPECT OF THE FOLLOWING PROPERTIES: JUNCTION OF STAINES ROAD, HARLINGTON ROAD WEST, BEDFONT, MIDDLESEX TW14 3 PHILSON MANSIONS, PHILPOT STREET, LONDON E1 2DS ICELAND WHARF, 99 PLOUGH WAY, LONDON SE16**

Contains fixed charge(s).

Notification of addition to or amendment of charge.

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 THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **KYLIE COOPER**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 2517776

Charge code: 0251 7776 0042

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th August 2013 and created by COMPSTAR LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 7th August 2013 .

Given at Companies House, Cardiff on 7th August 2013



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

Ref: STO21A – Rent Charge Agreement (corporate).DOC

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Dated 6 August **2013**

COMPSTAR LIMITED

and

MIZRAHI TEFAHOT BANK LIMITED

RENT CHARGE AGREEMENT

MIZRAHI TEFAHOT BANK LIMITED
30 Old Broad Street
London EC2N 1HQ

THIS CHARGE is made the 6th day of August 2013

BETWEEN:

- (1) **MIZRAHI TEFAHOT BANK LIMITED** acting through its London Branch, presently of 30 Old Broad Street, London EC2N 1HQ (the "**Bank**")
and
- (2) **COMPSTAR LIMITED** a company incorporated under the laws of England and Wales under company number 02517776 whose registered office is at 923 Finchley Road, London NW11 7PE (the "**Mortgagor**").

1. In this Deed unless the context otherwise requires the following words and expressions shall have the following meanings:

"Agreement" means the letter from the Bank to the Mortgagor dated

2013 in respect of the banking facilities to be made available by the Bank to the Mortgagor together with any subsequent amendments agreed between the Bank and the Mortgagor and acknowledged by any other parties to such letter.

"Indebtedness" means all present and future monies obligations and liabilities due owing or incurred by the Mortgagor to the Bank whether actual or contingent and on any account and whether owed or incurred alone or jointly and/or severally with another and as principal or as surety or in any other capacity or of any nature including but without prejudice to the generality of the foregoing interest discount commission or other lawful charges and expenses which the Bank may in the course of its business charge in respect of any of the matters referred to above or for keeping the Mortgagor's account and so that interest shall be computed and compounded according to the usual mode of the Bank as well after as before any demand made or judgement obtained and the Mortgagor will on such demand also retire all bills or notes which may for the time being be due under discount with the Bank and to which the Mortgagor is a party whether as drawer acceptor or maker or indorser without any deduction whatever.

"Property" means all those premises listed at Schedule 1.

"Rents" means the gross rents, licence fees and other moneys receivable now or in the future in respect of or arising out of any lease of the Property or any agreements for lease or otherwise derived from or arising out of the Property including any insurance rents and service charges.

"Rent Account" means such account with the Bank in the name of the Mortgagor as the Bank may from time to time agree or direct.

2. The Mortgagor with full title guarantee charges to the Bank by way of first fixed charge all

Rents now or in the future owing to it in respect of the Property and all monies now or in the future standing to the credit of the Rent Account with the payment to the Bank of the Indebtedness.

3. Nothing in this Deed nor any express arrangement in respect of the Rents under the Agreement shall constitute the Bank as mortgagee in possession.
4. The Mortgagor covenants at any time during the continuance of this security to give to the Bank such information in regard to the Rents as the Bank shall require.
5. The Mortgagor covenants to instruct all or any tenants or other occupiers of the Property to pay the Rents direct to the Rent Account and if the Mortgagor does not do so the Bank may give such instruction on its behalf.
6. The Mortgagor shall not create, purport to create or permit to subsist any mortgage charge assignment or other encumbrance over the whole or any part of the property charged to the Bank by this Mortgage (other than this Mortgage).
7. Without prejudice to any other remedy of the Bank the Bank shall be entitled without demand or notice to the Mortgagor and is irrevocably authorised:
 - a. at any time to appropriate apply or transfer all or any sums from time to time standing to the credit of Rent Account in full or partial satisfaction of the interest from time to time due from the Mortgagor to the Bank under the Agreement; and
 - b. at any time after a demand for repayment of all or part of the Indebtedness has been made and from time to time to appropriate apply or transfer the whole or any part of the sums standing to the credit of the Rent Account in or toward satisfaction of the whole or part of the Indebtedness as the Bank shall select.
8. This Deed shall be governed by English law.

EXECUTED and delivered as a Deed on the date stated at the beginning of this document.

Ref: STO21A – Rent Charge Agreement (corporate).DOC

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Executed as a Deed
by **COMPSTAR LIMITED**
acting by a director:

Signature:



Director

In the presence of:

Signature of witness:



Name of witness:

Robert Rosenberg

Address:

349 Regent Park Road,

London, N3 1DH

Ref: STO21A – Rent Charge Agreement (corporate).DOC

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SCHEDULE 1

1. Freehold Property

<u>Short description of the Property:</u>	<u>Title Number(s):</u>
Isaacson Court, 235-237 Archway Road, London N6 5BS	MX357729 & NGL140383
324 Battersea Park Road, London SW11 3BY & 326-334 Battersea Park Road, London SW11 3BX	TGL86206
1-3 Lavender Hill, London SW11 5QW	LN129112
644a Wandsworth Road, London SW8 3JW	365926
646-650 Wandsworth Road, London SW8 3JW	LN134172
Junction of Staines Road, Harlington Road West, Bedfont, Middlesex TW14	AGL18669

2. Leasehold Property

<u>Short description of the Property:</u>	<u>Title Number(s):</u>
3 Philson Mansions, Philpot Street, London E1 2DS	EGL305677
Iceland Wharf, 99 Plough Way, London SE16	TGL327238

