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MG01

Particulars of a mortgage or charge


Companies House
For Companies and Creditors

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 NO
You cannot use this for
particulars of a charge
company To do this, please
form MG01s.

SATURDAY



A26 *AH3CTTYP* 07/05/2011 193
COMPANIES HOUSE

1	Company details	<div>6 For official use</div> <div>→ Filing in this form Please complete in typescript or in bold black capitals. All fields are mandatory unless specified or indicated by *</div>
Company number	02547129	
Company name in full	Ablebox Limited (the "Mortgagor")	
2	Date of creation of charge	
Date of creation	28/04/2011	
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 Deed (the "Mortgage") to secure third party liabilities (NB no floating charge)	
4	Amount secured	
	Please give us details of the amount secured by the mortgage or charge	Continuation page Please use a continuation page if you need to enter more details.
Amount secured	1 All money and liabilities whether actual or contingent (including further advances made after the date of the Mortgage by the Bank) which then were or at any time thereafter might be due, owing or incurred from or by 1 Trustees of Ablebox SSAS "the Customer" (continued)	

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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 Bank plc	
Address	Leeds Securities Centre, Dept, 9998, Po Box 5 617 Park Row, Leeds (the "Bank")	
Postcode	L S I S L B	
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	<p>1 (a) By way of legal mortgage with full title guarantee the property specified in the Schedule below and all buildings and fixtures (including trade fixtures) from time to time on any such property as a continuing security for the payment to the Bank of the Secured Obligations (as defined in the Mortgage),</p> <p>(b) By way of fixed charge as a continuing security for the payment to the Bank of the Secured Obligations with full title guarantee any fixed plant and machinery from time to time on any such property as is referred to in 1(a) above and which is not included within the charge in 1 (a) above, and</p> <p>(c) (where any property referred to in 1(a) above is leasehold) by way of fixed charge with full title guarantee as a continuing security for the payment to the Bank of the Secured Obligations any present or future right or interest conferred upon the Mortgagor in relation thereto by virtue of any Enfranchising Legislation (as defined in the Mortgage) including any rights arising against any nominee purchaser pursuant thereto</p> <p>2 By way of assignment with full title guarantee all amounts then or thereafter owing to the Mortgagor by way of</p> <p>(a) rent (but excluding ground rent, service charge and any sums payable in respect of any services provided to any tenant or payable in respect of insurance premiums) by any tenant (whether present or future) of the property, assets, rights and interests charged by 1 above (the "Mortgaged Property"),</p> <p>(b) licence fee by any licensee (whether present or future) of the property, assets, rights and interests charged by 1 above (the "Mortgaged Property") and such expression shall include all or any part thereof,</p> <p>(continued)</p>	

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CHFP000
10/09 Version 2.0

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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	Deborah Finnan
Company name	LASTCA WITHRA FEATHER LLP
Address	AIREDALE HOUSE 128 SUNBRIDGE ROAD
Post town	BRADFORD
County/Region	WEST YORKSHIRE
Postcode	B D 1 2 A T
Country	UK
DX	DX 11723 BRADFORD
Telephone	01274 848806



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 NR 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

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4	Amount secured
	Please give us details of the amount secured by the mortgage or charge.
Amount secured	<p>to the Bank anywhere or for which the Customer might be or become liable to the Bank in any manner whatsoever without limitation (and (in any case) whether alone or jointly with any other person and in whatever style, name or form and whether as principal or surety and notwithstanding that the same might at any earlier time have been due, owing or incurred to some other person and have subsequently become due, owing or incurred to the Bank as a result of a transfer, assignment or other transaction or by operation of law) including, (without prejudice to the generality of the foregoing)</p> <p>(i) in the case of the death, bankruptcy, administration, liquidation or dissolution of the Customer all money and liabilities (whether actual or contingent) which would at any time have been owing to the Bank by the Customer if such death or dissolution had occurred or such bankruptcy, administration or liquidation had commenced on the date of discontinuance (interpreted as provided for in the Mortgage) and notwithstanding such death, bankruptcy, administration, liquidation or dissolution, and</p> <p>(ii) in the event of the discontinuance of the Mortgage all cheques, drafts or other orders or receipts for money signed, bills accepted, promissory notes made and negotiable instruments or securities drawn by or for the account of the Customer on the Bank or its agents and purporting to be dated on or before the date of discontinuance, although presented to or paid by the Bank or its agents after the date of discontinuance and all liabilities of the Customer to the Bank at such date whether actual or contingent and whether payable forthwith or at some future time or times and also all credits then established by the Bank for the Customer,</p> <p>2 Interest on all such money and liabilities to the date of payment at such rate or rates as may from time to time be agreed between the Bank and the Customer or, in the absence of such agreement, at the rate, in the case of an amount denominated in Sterling, of two percentage points per annum above the Bank's base rate for the time being in force (or its equivalent or substitute rate for the time being) or, in the case of an amount denominated in any currency or currency unit other than Sterling, at the rate of two percentage points per annum above the cost to the Bank (as conclusively determined by the Bank) of funding sums comparable to and in the currency or currency unit of such amount in the London Interbank Market (or such other market as the Bank may select) for such consecutive periods (including overnight deposits) as the Bank may in its absolute discretion from time to time select,</p> <p>3 Commission and other banking charges and legal, administrative and other costs, charges and expenses (on a full and unqualified indemnity basis) incurred by the Bank in enforcing or endeavouring to enforce payment of such money and liabilities whether by the Customer or others and in relation to preparing, preserving defending or enforcing any security held by or offered to the Bank for such money and liabilities, together with interest computed as provided in paragraph 2 above on each such sum from the date that the same was incurred or fell due, and</p> <p>4 All other money and liabilities expressed to be secured under the Mortgage and all other obligations and liabilities of the Mortgagor under the Mortgage</p> <p>(continued)</p>

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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>5 But the amount recoverable under the Mortgage shall not exceed the aggregate of the following amounts</p> <p>£ 191,000.00 In relation to the matters described at 1 above</p> <p>together with interest, commission, banking charges, legal, administrative, and other costs charges and expenses and other sums as described in the Third Schedule to the Mortgage</p> <p>If no amount has been inserted in 5 above, there is no limit on the amount recoverable under the Mortgage</p>	

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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>(c) service charge and sums payable in respect of services provided to any tenant or payable in respect of insurance premiums by any tenant (whether present or future) of the Mortgaged Property,</p> <p>(d) rent deposit and purchase deposit, and</p> <p>(e) any other amounts (including without limitation ground rents, rent charges and dilapidations) payable by any tenant licensee or occupier (in any case whether present or future) of the Mortgaged Property,</p> <p>and in each case the proceeds thereof and all rights to recover such amounts, and subject to re-assignment on payment of the Secured Obligations</p> <p>3 By way of assignment with full title guarantee the goodwill of the business (if any) which then were or at any time thereafter carried on by the Mortgagor at the Mortgaged Property and the full benefit of all present and future licences, permits, consents and authorisations (if any) (including Environmental Licences to the extent they are capable of being charged) held in connection with any business at any time carried on by the Mortgagor at the Mortgaged Property (the "Mortgaged Licences") (if any) and also the full right to recover and receive all compensation which might at any time become payable to the Mortgagor by virtue of the Licensing Act 2003 or any other statutory enactment subject to re-assignment upon payment of all the Secured Obligations</p> <p>4 By way of assignment with full title guarantee the benefit of all guarantees or covenants by any surety or sureties of any of the lessee's obligations under any existing lease or underlease of the Mortgaged Property, subject to re-assignment upon payment of all the Secured Obligations</p> <p>5 Where the Mortgagor (by virtue of an estate or interest in the Mortgaged Property) is entitled to a share or shares in any company connected with the Mortgaged Property, the Mortgagor with full title guarantee charges by way of fixed charge such share or shares and all rights, benefits and advantages at any time arising in respect of the same (hereinafter called the "Share(s)") as a continuing security for the payment to the Bank of the Secured Obligations, and</p> <p>6 By way of assignment with full title guarantee the Intellectual Property Rights (as defined by the Mortgage) that arise in connection with the business (if any) then or at any time hereafter carried on by the Mortgagor at the Mortgaged Property, subject to re-assignment on payment of all the Secured Obligations</p> <p>NOTE</p> <p>(A) By sub-clause 6 1 of the Mortgage the Mortgagor shall not without the prior written consent of the Bank</p> <p>(i) sell, assign, license, sub-license or otherwise dispose of or deal in any other way with the Mortgaged Assets subject as provided for in clause 6 5(a) of the Mortgage,</p> <p>(continued)</p>

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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>(ii) create or permit to subsist or arise any mortgage, debenture, hypothecation, charge, assignment by way of security, pledge or lien or any other encumbrance or security whatsoever over all or any part of the Mortgaged Assets or over all the stock, goods, moveable plant, machinery, implements, utensils, furniture and equipment which were or from time to time placed on or used in or about (but not forming part of) the Mortgaged Property ("Chattels") (other than prior mortgage(s) or charge(s) (if any) mentioned in the Second Schedule to the Mortgage (the "Prior Mortgage(s)") and a lien over any Chattels arising by operation of law in the ordinary course of the Mortgagor's business as conducted during the 12 months preceding the date when the lien first came into existence), or</p> <p>(iii) enter into any contractual or other agreement or arrangement which has or might have an economic effect similar or analogous to any such encumbrance or security as would be prohibited by NOTE (A)(ii) above</p> <p>(B) By sub-clause 6 5(b) of the Mortgage the Mortgagor shall pay into its account or accounts with the Bank the rents, fees, service charges, sums, deposits or other amounts referred to 2 above and the proceeds thereof provided that (where relevant) the Bank shall be deemed to receive the rentals and other amounts referred to in 2 above and such proceeds pursuant to the assignment contained therein and not pursuant to the charges over the Mortgaged Property or as mortgagee in possession</p> <p>(C) By sub-clause 6 5(c) the Mortgagor declares that all such proceeds received or obtained by the Mortgagor or on the Mortgagor's behalf but which are not so paid or transferred into that account or accounts shall be received and held by the Mortgagor on trust for the Bank</p> <p>THE SCHEDULE THE MORTGAGED PROPERTY</p> <table border="0"> <tr> <td>The property known as or being</td> <td>The property is</td> <td>Freehold <input checked="" type="checkbox"/></td> <td>Leasehold <input type="checkbox"/></td> </tr> <tr> <td>23 BUCKLAND ROAD</td> <td></td> <td></td> <td></td> </tr> <tr> <td>PEN MILL TRADING ESTATE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>YEQUIL</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SOMERSET BA21 SHA</td> <td></td> <td></td> <td></td> </tr> </table> <p>Including the entirety of the property comprised in the document(s) particulars of which are set out below</p> <p>(continued)</p>		The property known as or being	The property is	Freehold <input checked="" type="checkbox"/>	Leasehold <input type="checkbox"/>	23 BUCKLAND ROAD				PEN MILL TRADING ESTATE				YEQUIL				SOMERSET BA21 SHA			
The property known as or being	The property is	Freehold <input checked="" type="checkbox"/>	Leasehold <input type="checkbox"/>																			
23 BUCKLAND ROAD																						
PEN MILL TRADING ESTATE																						
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6

Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

Date	Description (Conveyance, Lease, Assignment, Assent etc)	Parties

Title No(s)

Administrative Area

ST118322

SOUTH SOMERSET !



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 2547129
CHARGE NO. 6**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A MORTGAGE DATED 28 APRIL 2011
AND CREATED BY ABLEBOX LIMITED FOR SECURING ALL
MONIES DUE OR TO BECOME DUE FROM THE TRUSTEES OF
ABLEBOX SSAS TO LLOYDS TSB BANK PLC ON ANY
ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO
CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE 7
MAY 2011**

GIVEN AT COMPANIES HOUSE, CARDIFF THE 11 MAY 2011

DX



Companies House
— for the record —



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