

768051/13  
**MG01**

## Particulars of a mortgage or charge

THURSDAY



A18 \*A70LBF3V\* 103  
19/11/2009  
COMPANIES HOUSE

**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 Scottish  
company. To do this, please use  
form MG01s.

For further information, please  
refer to our guidance at  
[www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

### 1 Company details

Company number 2 6 3 1 3 4 0

Company name in full A4E Limited ("Tenant")

25 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 0 d 6 m 1 m 1 y 2 y 0 y 0 y 9

### 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 Rent deposit deed dated 6 November 2009

### 4 Amount secured

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

Amount secured

(a) all sums due under a lease dated 6 November 2009 made  
between (1) Trillium (Prime) Property GP Limited ("Landlord") and (2)  
the Tenant relating to the property known as 4th Floor, Trident House,  
Wolverhampton Street, Dudley, DY1 1DB 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 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 a full 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

#### Continuation page

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

# 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

forfeiture or disclaimer of such lease; and

(d) all expenses properly incurred by the Landlord in opening,  
maintaining and operating the Account.

# 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 Trillium (Prime) Property GP Limited (company number 3424587)

Address Bastion House, 140 London Wall  
London

Postcode E C 2 Y 1 B N

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.

#### Continuation page

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

Short particulars

By way of first fixed 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 fifteen thousand eight hundred and nine pounds and sixty three pence (£15,809.63); and

(b) all sums that may be paid to the Landlord under the terms of the rent deposit deed; and

(c) all the interest of the Tenant in the single interest bearing account or any similar account with another bank as the Landlord may open at any time for the purposes of the rent deposit deed ("Account").

# MG01

## Particulars of a mortgage or charge

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

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

DLA PAPER UK HLF

X

This form must be signed by a person with an interest in the registration of the charge.

# 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 Sarah Winter

Company name DLA Piper UK LLP

Reference: SCW/54999/225518 (PJW)

Address Princes Exchange

Princes Sqaure

Post town Leeds

County/Region

Postcode L S 1 4 B Y

Country

DX 12017 LEEDS

Telephone 0113 369 2475



### 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](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto: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](http://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. 2631340  
CHARGE NO. 25**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 6  
NOVEMBER 2009 AND CREATED BY A4E LTD FOR SECURING  
ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY  
TO TRILLIUM (PRIME) PROPERTY GP LIMITED 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  
19 NOVEMBER 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 23 NOVEMBER  
2009

*DX  
JEL*



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES