

MG01

Particulars of a mortgage or charge

178825/13



iris
LASERFORM

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 reg
particulars of a charge for a Sco
company. To do this, please us
form MG01s.

SATURDAY



A34

AMCO8E60

17/10/2009

COMPANIES HOUSE

190

1

Company details

Company number

3 0 8 8 2 1 3

Company name in full

CIT Vendor Finance (UK) Limited (the "Tenant")



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

d1 d2 m1 m0 y2 y0 y0 y9

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 made between the Tenant (1) and the Landlord (2) (the
"Deed")

4

Amount secured

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

Amount secured

1. any amount of the Basic Rent which remains unpaid within ten
(10) Working Days of the due date (whether demanded or not)
together with Interest payable under the Lease.

2.

(a) any sum (other than Basic Rent) payable by the Tenant under
the Lease;

(b) any Costs incurred by the Landlord as a result of breach of
any of the Tenant's Covenants,

together with Interest which is payable under the Lease;

(please see continuation page)

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

(c) any Costs incurred by the Landlord in connection with the forfeiture or disclaimer of the Lease;

(d) any legal and administration costs charges and other expenses incurred by the Landlord in connection with the Account;

(e) any liability of the Landlord to tax (if any) on the Actual Interest

(the "Liabilities").

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.

Continuation page

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

Name AWG Business Centres Limited

Address Anglian House, Ambury Road, Huntingdon

(the "Landlord")

Postcode P E 2 9 3 N L

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

The Tenant charged the Total Deposit to the Landlord with full title guarantee.

Definitions:

"Account" means an interest bearing account maintained by the Landlord at the Bank;

"Actual Interest" means actual interest accrued on the monies in the Account from time to time;

"Bank" means the United Kingdom clearing bank as the Landlord may designate;

"Base Rate" means the base rate of The Royal Bank of Scotland plc or other London clearing bank nominated by the Landlord or, if the Base Rate is abolished another comparable rate of interest as determined by the Landlord (acting reasonably);

"Basic Rent" means ONE HUNDRED AND EIGHT THOUSAND THREE HUNDRED AND TWENTY POUNDS (£108,320) (as reviewed);

"Costs" means all damages costs fees disbursements losses claims demands fines levies liabilities actions proceedings and expenses whatsoever;

"Deposit" means the sum of FIFTY SEVEN THOUSAND FIVE HUNDRED AND FORTY FIVE POUNDS (£57,545) plus VAT;

"Interest" means interest at the Prescribed Rate compounded on the usual quarter days;

(please see continuation page)

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>"Lease" means the lease of the Property of even date with the Deed made between the Landlord (1) and the Tenant (2) for a term of 5 years from 14 June 2009 and all documents supplemental or collateral to the Lease;</p> <p>"New Reversioner" means any person to whom the Landlord completes the disposal of the immediate reversion to the Lease;</p> <p>"Prescribed Rate" means an annual rate of three per centum above Base Rate;</p> <p>"Property" means 1st Floor, Circa, The Ring, Bracknell;</p> <p>"Reserved Rents" means the sums reserved as rent by clause 3 of the Lease;</p> <p>"Tenant's Covenants" means the covenants set out at clause 4 of the Lease and any other obligations imposed on or assumed by the Tenant under the Lease;</p> <p>"Termination Date" means the date on which the Term actually ends (however determined);</p> <p>"Total Deposit" means the total amount held in the Account from time to time including the Deposit, Actual Interest and any monies paid into the Account pursuant to clause 6 of the Deed;</p> <p>"VAT" means the tax chargeable under the Value Added Tax Act 1994 and any equivalent or similar tax; and</p> <p>"Working Day" means any day from Monday to Friday (inclusive) which is not Christmas Day, Good Friday or a statutory bank holiday.</p>	

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

Nil

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 Taylor Wessing LLP 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 ULAM

Company name Taylor Wessing LLP

Address 5 New Street Square

Post town London

County/Region

Postcode E C 4 A 3 T W

Country

DX 41 London London - Chancery Lane

Telephone +44 (0)207 300 7000



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



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

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

**COMPANY NO. 3088213
CHARGE NO. 13**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 12
OCTOBER 2009 AND CREATED BY CIT VENDOR FINANCE (UK)
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO AWG BUSINESS CENTRES
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 17 OCTOBER 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 19 OCTOBER
2009

DX 1/11



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES