

395

LOCKPORT HOUSE

LOCKPORT HOUSE

Company number

11

03558528

* HIGHFIELD CYMRU LIMITED ("the Tenant")

22 January 2004

Rent Deposit Deed

All sums payable to the Landlord (as defined below) in the event of a Default.

See Continuation Sheet for definition of "Default".

NHP Securities No. 5 Limited ("the Landlord") c/o NHP Management
Limited, Block A Upper Ground Floor Dukes Court Duke Street Woking
Surrey

Postcode GU21 5BH.

Eversheds
Paston House
Princes Street
Norwich
NR3 1BD

PPH/NSP/089594.010153

Time critical reference

Post room



PMO PG3
COMPANIES HOUSE
A06 HOF
COMPANIES HOUSE

0146
1210
0388
24/02/04

Short particulars of all the property mortgaged or charged

The Tenant with full title guarantee charges to the Landlord:

1. The Deposit;
2. All Interest;
3. The Deposit Account; and
4. The Deposit Balance.

See continuation sheet for definitions.

Please do not
write in
this margin

Please complete
legibly, preferably
in black type, or
bold block
lettering

Particulars as to commission allowance or discount (note 3)

Not applicable

Signed Everheds LLP

Date 23 February 2004

On behalf of XXXXXX [mortgagee/chargee][†]

A fee of £10 is
payable to
Companies House
in respect of each
register entry for a
mortgage or
charge.
(See Note 5)

[†] delete as
appropriate

Notes

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 5 Cheques and Postal Orders are to be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is:-

Companies House, Crown Way, Cardiff CF14 3UZ

CHFP025

**Particulars of a mortgage or charge
(continued)**

Please do not
write in this
binding margin

Continuation sheet No 1
to Form No 395 and 410 (Scot)

Please complete
legibly, preferably
in black type, or
bold block lettering

Company Number

03558528

Name of Company

HIGHFIELD CYMRU LIMITED ("the Tenant")

Limited*

* delete if
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Please complete
legibly, preferably
in black type, or
bold block lettering

Please complete
legibly, preferably
in black type, or
bold block lettering

"Default" means any of the following:-

1. any failure by the Tenant to pay the whole or any part of the rents from time to time payable under the Lease in accordance with its terms;
2. any failure to make or delay by the Tenant in making any other payment (whether of interest, damages, costs, expenses, VAT, or otherwise) payable to the Landlord;
3. any failure or non-observance, omission or non-performance of any covenant or obligation on the part of the Tenant contained in the Lease;
4. the Tenant entering into liquidation whether compulsory or voluntary (save for the purposes of solvent reconstruction or amalgamation) or suffering a receiver, administrative receiver or administrator to be appointed or being otherwise dissolved or ceasing to exist;
5. the forfeiture of the Lease by the Landlord or disclaimer of the Lease by the Crown or a trustee in bankruptcy or by a liquidator.

"Lease" means the Lease entered into between [1] NHP Securities No 3 Limited [2] Puretruce Care Limited and [3] Puretruce Limited dated 4 June 1998 for a term of 25 years relating to Abermill Hall House Nursing and Residential Home, Thomas Street, Abertridwr, Caerphilly, Mid Glamorgan CF83 2AY

"The Deposit Account"

means an interest bearing account specifically designated "Abermill Hall House Nursing and Residential Home Deposit Account" at such bank or other institution as the Landlord shall from time to time decide in its absolute discretion and notify to the Tenant in writing.

"The Deposit Balance"

means the amount from time to time standing to the credit of the Deposit Account.

"The Deposit"

means the sum of £23,400 (twenty-three thousand four hundred pounds) and as from each Anniversary Date (as defined in the said Rent Deposit Deed) shall be the sum equivalent to twice the aggregate of the Pavement Rent and the Turnover Rent (as the same are defined in the Lease) from time to time payable in the first full calendar month following each Anniversary Date (defined as aforesaid).

"Interest"

means all interest credited to the Deposit Account from time to time.

"The Landlord"

means NHP Securities No. 5 Limited and the persons in whom the reversion immediately expectant on the determination of the Term of the Lease is for the time being vested.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

COMPANY No. 03558528

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED THE 22nd JANUARY 2004 AND CREATED BY HIGHFIELD CYMRU LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO NHP SECURITIES NO.5 LIMITED UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 11th FEBRUARY 2004.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 25th FEBRUARY 2004.

re



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —