

MG01

Particulars of a mortgage or charge

V. 027751/13

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**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 re-  
gister particulars of a charge for a S  
company. To do this, please use  
form MG01s

FRIDAY



LD4

\*L9G4PS50\*

04/03/2011

COMPANIES HOUSE

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**Company details**

Company number 03909745

Company name in full RI3K Limited

For official use

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**Filling in this form**

Please complete in typescript or in  
bold black capitals

All fields are mandatory unless  
specified or indicated by \*

**Date of creation of charge**

Date of creation 02/03/2011

**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 2 March 2011 between Dashwood House Limited (the  
**Landlord**) and RI3K Limited (the **Tenant**) (as amended from time to time)  
(the **Rent Deposit Deed**)

**Amount secured**

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

Amount secured

The Landlord shall hold the Deposit as security  
for:  
(a) the payment by the Tenant of the Basic Rent and  
Service Charge (both as such terms are defined in  
the Lease), insurance premium and other monies plus  
value added tax thereon due from the Tenant in  
accordance with the terms of the Lease; and  
(b) the performance and observance by the Tenant of  
all and any of the conditions and covenants on its  
part contained in the Lease.

**Lease** means an underlease dated 2 March 2011 made  
between the Landlord and the Tenant demising unto  
the Tenant premises known as Floor 4, Dashwood, 69  
Old Broad Street, London EC2 for a term of 10 years  
from 21 February 2011.

**Continuation page**

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

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## Particulars of a mortgage or charge

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### 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 Dashwood House Limited

Address 5 Strand

London

Postcode W C 2 N 5 A F

Name

Address

Postcode

#### Continuation page

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

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### 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 deposit with the Landlord of the sum of £335,173 (the **Deposit**) which term includes any increase or decrease therein pursuant to the Rent Deposit Deed.

#### Negative pledge

The Tenant shall not create agree to create or permit to exist any trust interest or Security Interest ranking in point of priority of any nature whatsoever (including such as arises by operation of law or any enactment) in over or affecting the Deposit Account and/or the Deposit

**Security Interest** means a mortgage charge pledge lien assignment encumbrance right of set off or security interest whatsoever howsoever created or arising or any other agreement arrangement or court order having substantially the same economic effect as the foregoing

**Deposit Account** means the designated deposit account in the name of the Landlord with Lloyds TSB Bank Plc of PO Box 17328, 11/15 Monument Street, London EC3V 9JA (the name of the account to contain reference to the Tenant's name) and any other account with a UK clearing bank that may from time to time be substituted therfor after 14 days written notice to the Tenant giving full particulars of the Bank, brand and account number to hold the deposit whether by way of transfer of monies redesignation renumbering or otherwise

**Bank** means the bank at which the Deposit Account is held

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## Particulars of a mortgage or charge

<b>7</b>	<b>Particulars as to commission, allowance or discount (if any)</b>	
	<p>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</p> <ul style="list-style-type: none"><li>- subscribing or agreeing to subscribe, whether absolutely or conditionally, or</li><li>- procuring or agreeing to procure subscriptions, whether absolute or conditional,</li></ul> <p>for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered</p>	
Commission allowance or discount	None	
<b>8</b>	<b>Delivery of instrument</b>	
	<p>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)</p> <p>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)</p>	
<b>9</b>	<b>Signature</b>	
	Please sign the form here	
Signature	<p>Signature</p> <p>X <i>Kreshaulds Bruckhaus Denger UK</i> X</p> <p>This form must be signed by a person with an interest in the registration of the charge</p>	

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## 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 YOUNG 124964-0155
Company name	FRESHFIELDS BRUCKHAUS DERINGER LLP
Address	65 FLEET STREET
	LONDON
	ENGLAND
Post town	UNITED KINGDOM
County/Region	
Postcode	E C 4 Y 1 H S
Country	
DX	DX 23 LONDON/CHANCERY LANE
Telephone	020 7936 4000

### 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,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG  
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 [enquires@companieshouse.gov.uk](mailto:enquires@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. 3909745  
CHARGE NO. 4**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 2  
MARCH 2011 AND CREATED BY RI3K LIMITED FOR SECURING  
ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY  
TO DASHWOOD HOUSE 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 4 MARCH 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 8 MARCH 2011

DX



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES