

103459/13

In accordance with  
Section 860 of the  
Companies Act 2006

**MG01****Particulars of a mortgage or charge****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-  
particulars of a charge for a S  
company. To do this, please use  
form MG01s

THURSDAY



\*AAEQQH83\*

A14

04/02/2010

COMPANIES HOUSE

244

<b>1</b>	<b>Company details</b>	7 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> For official use
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Company number	4	0	7	5	0	7	9	
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Company name in full	ESPRESSO GROUP LIMITED ("Tenant")
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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 \*

<b>2</b>	<b>Date of creation of charge</b>
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Date of creation	02	02	00	01	20	00	01	00
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<b>3</b>	<b>Description</b>
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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 ("Deed") between (1) ALECTA PENSIONSFOERSAKRING OMSEIDIGT ("Landlord") and (2) the Tenant
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<b>4</b>	<b>Amount secured</b>
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Please give us details of the amount secured by the mortgage or charge

Amount secured	Payment to the Landlord of the Liabilities See form MG01(C1) attached
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**Continuation page**

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

MG01

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

Continuation page

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

Name



ALECTA PENSIONS FÖRSÄKRING OMSESIDIGT

Address

c/o Aberdeen Property Investors

One Bow Churchyard, Cheapside, London

Postcode

E C 4 M 9 H H

Name

Address

Postcode

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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 Tenant's interest in all the monies standing to the credit of the Account including all interest accruing thereto

Definition

"Account" means the bank deposit account opened at a United Kingdom clearing bank operated in accordance with the Deed

# 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

*Orislong 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 Piotr Glemza-Popowski

Company name OLSWANG LLP

Address

Post town

County/Region

Postcode W C 1 V 6 X X

Country

DX 37972 Kingsway

Telephone 020 7067 3346

### 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)**

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## Particulars of a mortgage or charge

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### Amount secured

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

Amount secured

#### Definitions

"Lease" means the lease between (1) the Landlord and (2) the Tenant of Part Third Floor, Hythe House, 200 Shepherd's Bush Road, London W6 dated 22 January 2010 as varied or supplemented by any licences and deeds of variation,

"Liabilities" means

(i) rent, service charges, insurance premiums or other contribution to the cost of insurance of the Premises, outgoings, interest, value added tax and other reasonable and proper payments payable to or recoverable by the Landlord, and/or in respect of which the Landlord is entitled to be indemnified by the Tenant under the Lease, whether or not reserved by way of rent, and whether or not formally demanded,

(ii) claims, demands, damages, losses, reasonable and proper costs and expenses (including without limitation liability for dilapidations) arising out of or incidental to a material breach by the Tenant of the covenants and conditions in the Lease, or of obligations in this Deed

but excluding any sums or matters which would otherwise be Liabilities but which are unascertained or unquantified at the date the balance is paid in accordance with clause 3.3.2 of the Deed PROVIDED THAT sums or matters are not to be treated as unascertained or unquantified because the Tenant disputes the amount if the claim has been ascertained or quantified or estimated by the Landlord in good faith and in the reasonable and proper belief of its correctness,

"Premises" the premises let by the Lease,



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

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

**COMPANY NO. 4075079  
CHARGE NO. 7**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 22  
JANUARY 2010 AND CREATED BY ESPRESSO GROUP LIMITED  
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM  
THE COMPANY TO ALECTA PENSIONS FÖRSÄKRING  
OMSESIDIGT 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 FEBRUARY 2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 8 FEBRUARY  
2010

DX  
phc



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES