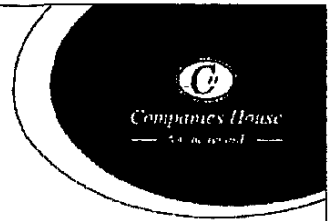


347460113

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 for**
You cannot use this form to register
particulars of a mortgage or charge
in Scotland or Northern Ireland
please use form FRD1

FRIDAY



A07 06/07/2012 #18
COMPANIES HOUSE

, please
it
gov.uk

1 Company details

Company number 04147939

Company name in full Strathmore College Limited (the "Tenant")

7

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 29/06/2012

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 29 June 2012 between (1) Ashtenne Industrial Fund Nominee No 1 Limited & Ashtenne Industrial Fund Nominee No 2 Limited (the "Landlord") and (2) the Tenant (the "Deed")

4 Amount secured

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

Amount secured Money payable to the Landlord in the event of Default

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

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

Ashtenne Industrial Fund Nominee No 1 Limited & Ashtenne Industrial Fund Nominee No 2 Limited

Address

1 Poultry

London, England

Postcode

E C 2 R 8 E J

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	Please see continuation sheet
-------------------	-------------------------------

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 <ul style="list-style-type: none"> - 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	None	

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 870).

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 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 *Rosemary Mason 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 **Richard Allen**

Company name **Pinsent Masons LLP**

Address **3 Colmore Circus**

Post town **Birmingham**

County/Region

Postcode **B 4 6 B H**

County

DX

Telephone **0121 629 1580**



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 the 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

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

MG01 – continuation page

Particulars of a mortgage or charge

6

Short particulars of all the property mortgaged or charged

Please give us the short particulars of the property mortgaged or charged

Short particulars

1 CHARGE

- 1 1 The Tenant has warranted to the Landlord that the Initial Deposit is and that the Deposit Balance will at all times be free from any charge or incumbrance except as mentioned in Clause 7 2 of the Deed (paragraph 1 2 below)
- 1 2 The Tenant with full title guarantee has charged to the Landlord by way of fixed charge its interest in the Deposit Account, the Deposit Balance and all money from time to time withdrawn from the Deposit Account in accordance with the Deed until such time as the Deposit Account is closed in accordance with Clause 5 2 of the Deed
- 1 3 The security referred to in Clause 7 2 of the Deed (paragraph 1 2 above) is in addition to and is not to merge with, prejudice, affect or be affected by any other security interest of the Landlord as regards the Tenant
- 1 4 The Tenant has covenanted with the Landlord that it will execute any document or take any action the Landlord reasonably requires in order to perfect the security referred to in Clause 7 2 of the Deed (paragraph 1 2 above)

Definitions:-

"Contractual Term" has the meaning defined in the Lease

"Default" means any failure by the Tenant to pay -

- (a) the whole or any part of the Principal Rent (including any VAT)
- (b) any other money, including interest, payable pursuant to the Lease or
- (c) any expense properly incurred by the Landlord or due to the Landlord resulting from -
 - (i) any failure by the Tenant to observe and perform the Tenant's covenants and obligations contained in the Lease or
 - (ii) the determination of the Lease before the end of the Contractual Term by forfeiture, the disclaimer of any liquidator or trustee in bankruptcy of the estate of the Tenant, or otherwise than by agreement

whether or not any formal demand has been made

"Deposit Account" means an interest earning deposit account in the name of the Tenant with such UK bank or building society as the Landlord may nominate from time to time

"Deposit Balance" means the amount from time to time standing to the credit of the Deposit Account

MG01 – continuation page

Particulars of a mortgage or charge

6

Short particulars of all the property mortgaged or charged

Please give us the short particulars of the property mortgaged or charged

Short particulars

"Initial Deposit" means £3,750 (Plus VAT of £750)

"Lease" means a lease of the Premises dated 1 June 2012 and made between (1) the Landlord and (2) the Tenant

"Premises" means units 7, 10 & 11, Tretham Technology Park, Bellringer Road, Threntham lakes south, Stoke on Trent, Staffordshire as more particularly described in and demised by the lease

"Principal Rent" has the meaning defined in the Lease

"VAT" has the meaning defined in the Lease

MG01 – continuation page

Particulars of a mortgage or charge

6

Short particulars of all the property mortgaged or charged

Please give us the short particulars of the property mortgaged or charged

Short particulars

MG01 – continuation page

Particulars of a mortgage or charge

6

Short particulars of all the property mortgaged or charged

Please give us the short particulars of the property mortgaged or charged

Short particulars

MG01 – continuation page

Particulars of a mortgage or charge

6

Short particulars of all the property mortgaged or charged

Please give us the short particulars of the property mortgaged or charged

Short particulars

MG01 – continuation page

Particulars of a mortgage or charge

6

Short particulars of all the property mortgaged or charged

Please give us the short particulars of the property mortgaged or charged

Short particulars

MG01 – continuation page

Particulars of a mortgage or charge

6

Short particulars of all the property mortgaged or charged

Please give us the short particulars of the property mortgaged or charged

Short particulars



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

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

**COMPANY NO. 4147939
CHARGE NO. 7**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 29
JUNE 2012 AND CREATED BY STRATHMORE COLLEGE
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE TO ASHTENNE INDUSTRIAL FUND NOMINEE NO. 1 &
ASHTENNE INDUSTRIAL FUND NOMINEE NO. 2 LIMITED WAS
REGISTERED PURSUANT TO CHAPTER 1 PART 25 OF THE
COMPANIES ACT 2006 ON THE 6 JULY 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 11 JULY 2012



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES