

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



A31 08/06/2012 #136  
COMPANIES HOUSE

**1 Company details**

Company number 04969200

Company name in full Acco Systems Limited (the "Tenant")

4 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 01/06/2012

**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 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

Any non receipt of monies, any expenditure incurred, or any compensation for losses  
arising as a result of any failure of the Tenant or any Surety to comply  
with the Lease (including any supplemental document) These Losses shall in  
particular (without prejudice to the generality of the foregoing) include

(a) non-receipt of Basic Rent, contributions to insurance premiums,  
service charges, interest due VAT and any other monies due under  
the Lease

(b) non-receipt of any of the monies referred to in paragraph (a)  
above (or mesne profits in lieu) which would have fallen due but  
for a disclaimer or forfeiture of the Lease.

(c) expenditure incurred to remedy or mitigate losses in consequence  
of any breach of the Lease.

(please see continuation sheet)

**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

(d) expenditure incurred in advisors' proper fees in securing advice and exercising remedies in connection with the matters referred to in any of the above paragraphs;

(e) expenditure incurred for legal and administration matters in connection with the Account.

(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 IRERE EAGLE 1 LIMITED and IRERE EAGLE 2 LIMITED

Address 12 Charles II Street, London

(the "Landlord")

Postcode S W 1 Y 4 Q U

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

#### 1 Charge of the Deposit

1 1 The Tenant warrants to the Landlord that the Deposit is and the Total Deposit will at all times be free from any charge, security, interest or right whether fixed or floating conferring a priority of payment except as mentioned in clause 7 2 of the Deed

1 2 The Tenant with full title guarantee charged the Total Deposit to the Landlord to secure the Tenant's obligations in favour of the Landlord contained or referred to in the Deed

#### 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 any such bank having a branch in the United Kingdom as the Landlord may designate,

"Deposit" means the sum of THREE THOUSAND SIX HUNDRED POUNDS (£3,600),

"Lease" means the lease of the Property dated 1 June 2012 made between IRERE Eagle 1 Limited and IRERE Eagle 2 Limited (1) and Acco Systems Limited (2) for a term of five years from 1 June 2012 and all documents supplemental or collateral to the Lease,

"Losses" means the amounts provided for in clause 5 2 of the Deed,

"Property" means all of the land and buildings on the Estate known as Unit P Riverside Industrial Estate, Tamworth being the premises demised by the Lease, and

"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

# 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 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 866). 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 Wesley CEF* 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 UNJT

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,  
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 [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)



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

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

**COMPANY NO. 4969200  
CHARGE NO. 4**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 1  
JUNE 2012 AND CREATED BY ACCO SYSTEMS LIMITED FOR  
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE  
COMPANY TO IRERE EAGLE 1 LIMITED AND IRERE EAGLE 2  
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 8 JUNE 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13 JUNE 2012

DX



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES