

MG01

Particulars of a mortgage or charge



018583/13

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

WEDNESDAY



ANK2GQQF
A25 12/01/2011 110
COMPANIES HOUSE

1 Company details

Company number 0 5 0 7 0 2 5 2

Company name in full ZEST FOOD LIMITED

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 d0 d6 m0 m1 y2 y0 y1 y1

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

4 Amount secured

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

Amount secured

"Loss": any proper loss damage claim or expense suffered or sustained by the Landlord as a result of any breach by the Tenant of the Tenant's Obligations or as a result of the Landlord making good any such breach or as a result of the disclaimer or forfeiture of the Lease including without limitation any reasonable legal costs and expenses incurred in obtaining and enforcing judgment for forfeiture and/or any order for possession and in disputing any such disclaimer and any other professional costs and expenses and Value Added Tax on any of the foregoing

"Lease" the lease dated 06 January 2011 made between IVG Euro Select Zwolf GmbH & Co KG (1) and Zest Food Ltd (2) of the premises known as 28 Copthall Avenue London EC2 includes any document which is supplemental to or collateral with or entered into pursuant to such lease

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

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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 IVG EUROSELECT ZWOLF GMBH & CO KG

Address c/o IVG INVESTMENTS UK LIMITED of

39 St James's Street, London

Postcode S W 1 A 1 J D

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. The Tenant with full title guarantee charges its interest in the Account from time to time by way of a first fixed charge in favour of the Landlord as continuing security for the payment by the Tenant to the Landlord of any Loss

2 The interest credited to the Account shall be accumulated and form part of the Account and shall stand charged to the Landlord

N B The Tenant warrants to the Landlord that the Deposit is and will at all times be free from any charge or encumbrance save as created under this deed

"Account": the separate designated interest-bearing deposit account opened or to be opened by the Landlord in its name with a Bank as the Landlord shall in its sole discretion decide into which the Deposit is from time to time paid pursuant to this deed and all monies (including interest and other accruals) from time to time standing to the credit of such account

"Deposit":

an amount equal to one quarter of the Rent then applicable which at the date of the Lease is £13,750

"Rent": the annual rent from time to time first reserved by the Lease together with Value Added Tax thereon (if payable) at the rate then applicable

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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

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 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 CMS cmcke LLP X

This form must be signed by a person with an interest in the registration of the charge

CHFP025

05/10 Version 4.0

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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 DAAB/130785 00004

Company name CMS Cameron McKenna LLP

Address Merchants House North

Wapping Road

Post town Bristol

County/Region

Postcode B S 1 4 R W

Country

DX DX 78116 BRISTOL

Telephone 0117 930 0200



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 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



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

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

COMPANY NO. 5070252
CHARGE NO. 7

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 6
JANUARY 2011 AND CREATED BY ZEST FOOD LTD FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO IVG EUROSELECT ZWOLF GMBH & CO KG
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 12 JANUARY 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13 JANUARY
2011

DX



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES