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## COMPANIES FORM No. 395

### Particulars of a mortgage or charge

112933/13

# 395

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies  
(Address overleaf - Note 6)

For official use

Company number

Name of company

\* Ki Performance (Consultants) Ltd ("the Tenant")

Date of creation of the charge

8 February 2007

Description of the instrument (if any) creating or evidencing the charge (note 2)

A Rent Deposit Deed dated 8 February 2007 made between (1) Mount Eden Land Limited (the "Landlord") and (2) The Tenant (the "Rent Deposit Deed")

Amount secured by the mortgage or charge

The obligations of the Tenant to pay the rents reserved by the Lease dated 8 February 2007 and made between (1) the Landlord and (2) the Tenant relating to Ground Floor (Front), Basement (Front), Lower Ground (Rear), Ground Floor (Rear) and First Floor (Rear), 63 Margaret Street, London W1 (the "Lease") and to perform and observe the covenants and conditions contained in the Lease (the "Tenant's Obligations").

In this form and in the Rent Deposit Deed:- "Deposited Sum" means the sum of SIXTEEN THOUSAND AND NINETY POUNDS (£16,090) paid by the Tenant to the Landlord and placed in a separately designated deposit account ("the Account", which expression shall include any account from time to time opened or maintained by the Landlord for the purposes of the Rent Deposit Deed) together with any sums paid into the Account by the Tenant pursuant to the terms of the Rent Deposit Deed and any interest credited to the Account and which has not been released to the Tenant.

Names and addresses of the mortgagees or persons entitled to the charge

Mount Eden Land Limited whose registered office is at PO Box 287, 4th Floor, West Wing, Trafalgar Court, Admiral Park, St. Peter Port, Guernsey, Channel Islands

Postcode GY1 3RL

Presentor's name address and reference (if any):

1337/720/45-01965  
Stephenson Harwood  
One St Paul's Churchyard  
London EC4M 8SH  
DX 64 London

Time critical reference

For official Use (06/2005)  
Mortgage Section

Post room

TUESDAY



A15  
AJMDTN19\*  
13/02/2007  
COMPANIES HOUSE  
546

Short particulars of all the property mortgaged or charged

The Tenant charges by way of first legal charge and with full title guarantee the Deposited Sum to the Landlord as a continuing security for the payment and discharge of any of the Tenant's Obligations from time to time existing and also for any loss which the Landlord may incur occasioned in or incidental to and consequent upon forfeiture and disclaimer of the Lease.

Please do not write in this margin

**Please complete legibly, preferably in black type, or bold block lettering**

Particulars as to commission allowance or discount (note 3)

NIL

Signed Stephenson Harwood

Date 12 February 2007

On behalf of ~~XXXXXXXXXXXXXXXXXXXX~~ † Landlord

A fee is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

Notes

† delete as appropriate

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the Registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage", or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
  - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
  - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 5 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF14 3UZ

FILE COPY



## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

COMPANY No. 05121295

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT RENT DEPOSIT DEED DATED THE 8th FEBRUARY 2007 AND CREATED BY KI PERFORMANCE (CONSULTANTS) LTD FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO MOUNT EDEN LAND LIMITED UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 13th FEBRUARY 2007.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 20th FEBRUARY 2007.

CSL  
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*Companies House*

— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES