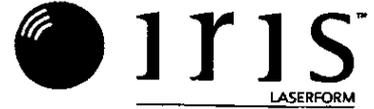


# MG01

085033/52



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

FRIDAY



\*A1LCO6EB\*  
A04 09/11/2012 #93  
COMPANIES HOUSE

### 1 Company details

Company number 0 5 9 9 7 9 8 6

Company name in full Pridebank Limited (the "New Mortgagor")

10 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 d2 d6 m1 m0 y2 y0 y1 y2

### 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 Deed of Amendment to a legal mortgage dated 11 July 2007 made between the  
New Mortgagor (1), Ipcress Limited (the "Original Mortgagor") (2),  
National Asset Loan Management Limited ("NALM") (3) and Allied Irish  
Banks, p.l.c (the "Original Lender") (4) (the "Deed")

### 4 Amount secured

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

Amount secured

(a) in respect of the Original Mortgagor, all monies money  
due, owing or incurred by and other liabilities of the  
Original Mortgagor to the Bank, whether as principal,  
guarantor or otherwise,

(b) in respect of the New Mortgagor, all monies due, owing  
or incurred by and other liabilities of the New  
Mortgagor to the Bank, whether as principal, guarantor  
or otherwise, and

provided that it is agreed by the parties that this Legal  
Mortgage is not intended to create any form of guarantee or  
other similar arrangement between the Original Mortgagor and  
the New Mortgagor

(the "Secured Obligations")

**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 National Asset Loan Management Limited at Treasury Building, Grand

Address Canal Street, Dublin 2 ("NALM") and Allied Irish Banks, p l c

Bankcentre, Ballsbridge, Dublin 4 (the "Original Lender") (the "Lenders")

Postcode

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 Existing Security

1 1 The New Mortgagor agreed with effect from the Acquisition Date to observe and perform all of the terms of the Mortgage so far as they relate to the Transferred Property

1 2 The New Mortgagor agreed that with effect from the Acquisition Date the security created over the Transferred Property by the Mortgage shall remain in full force and effect but shall be limited to secure only the Secured Obligations of the New Mortgagor, as amended by the Deed

1 3 The Original Mortgagor agrees that with effect from the Acquisition Date the security granted over the Retained Property and all other assets of the Original Mortgagor which are subject to the Mortgage shall remain in full force and effect but shall be limited to the Secured Obligations of the Original Mortgagor, as amended by the Deed

#### 2. The Mortgage

2.1 With effect from the date of the Deed the Mortgage shall be amended and varied as provided in this clause

# MG01 - continuation page

## Particulars of a mortgage or charge

### 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

#### Definitions

"**Acquisition Date**" means the date on which the New Mortgagor acquires the Transferred Property from the Original Mortgagor on terms approved by NALM.

"**Business Day**" means a weekday on which banks are generally open for business in Dublin, Jersey and London;

"**Mortgage**" means the mortgage dated 5 April 2007 between the Original Mortgagor and the Original Lender,

"**Party**" means a party to the Deed,

"**Property**" means Nine Elms Lane, Vauxhall, London and registered at the land registry under title number SGL253495 (freehold) and TGL208933 (leasehold),

"**Retained Property**" means that part of the Property which remains in the ownership of the Original Mortgagor, and

"**Transferred Property**" means that part of the Property which the New Mortgagor is to acquire from the Original Mortgagor

# MG06 - continuation page

Particulars of a charge subject to which property has been acquired

## 7 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

### CHARGES

- 1 (1) The Mortgagor (to the intent that the security created shall rank as a continuing security in favour of the Bank) charged with full title guarantee to the Bank as security for the payment and discharge of the Secured Obligations
- (a) by way of legal mortgage all and singular the property or properties described or referred to in the schedule,
  - (b) by way of specific charge the Goodwill, and
  - (c) if the Mortgagor is a company by way of floating security all moveable plant, machinery, implements, utensils, furniture, equipment, stock in trade, work in progress and other chattels of the Mortgagor now and from time to time placed on or used in or about the Mortgaged Property (which expression shall where the context so admits include all such items) such floating charge to crystallise (if it has not already done so) upon the earlier of
    - (1) a demand being made for payment under Clause 2 of the Mortgage (without any necessity for such demand to refer specifically to such crystallisation), or
    - (11) the date of service of any notice given by the Bank to the Mortgagor pursuant to Clause 3 (2) of the Mortgage
- (2) The Bank may by written notice convert the floating security into a specific charge as regards any assets specified in the notice which the Bank shall consider to be in danger of being seized or sold under any form of distress or execution levied or threatened to be levied and may appoint a Receiver thereof
- (3) If the Mortgagor is not a company the Bank or any Receiver (as the case may be) is hereby irrevocably authorised as agent for the Mortgagor at any time after demand has been made under Clause 2 of the Mortgage to use, remove, store, sell or otherwise deal with any moveable plant, machinery, implements, utensils, furniture, equipment, stock in trade, work in progress and other chattels of the Mortgagor situated at the Mortgage Property (but without thereby becoming mortgagee in possession of the Mortgaged Property) and neither the Bank nor any Receiver shall be liable for any loss or damage occasioned to the Mortgagor. The Mortgagor shall indemnify the Bank and/or any such Receiver against all expenses incurred in relation to such items. The Bank or the Receiver (as the case may be) shall pay to the Mortgagor the net proceeds of sale arising from any sale of such items pursuant to the provisions of Clause 3 (3) of the Mortgage

### SUBSEQUENT CHARGES

- 2 (1) The Mortgagor covenants with the Bank not to create or permit to subsist any mortgage, charge or other encumbrance in favour of any other party or affecting the Mortgaged Property or any part or parts thereof without the prior written consent of the Bank.
- (2) If the Bank receives notice of any subsequent mortgage, charge or other encumbrance affecting the Mortgaged Property or any other part or parts thereof, the Bank shall be entitled to close any accounts with the Mortgagor in the books of the Bank and to open a new account or accounts in place thereof. If the Bank does not do so, it shall nevertheless be treated as if it had done so at the time when it received notice and as from that time all payments made by the Mortgagor to the Bank shall be credited or treated as credited to the new account or accounts and shall not operate to reduce the amount due from the Mortgagor to the Bank when it received the notice

# MG06 - continuation page

Particulars of a charge subject to which property has been acquired

## 7 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

- (3) If the Mortgagor shall have more than one account with the Bank, the Bank may at any time without notice forthwith transfer all or any part of any balance standing to the credit of any one such accounts to any other such account which is in debit

### MORTGAGOR'S COVENANTS

3 The Mortgagor further hereby covenants with the Bank as follows

- (1) (a) not to commence, undertake or carry out (nor to allow to be commenced undertaken or carried out) any development within the meaning of the planning acts on the Mortgaged Property or any part thereof without the relevant or necessary planning permission prescribed in the Planning Acts having been first obtained,
- (b) not to apply for planning permission under the Planning Acts in respect of any development of the Mortgaged Property or any part thereof without the written consent of the Bank,

4 The Mortgagor further covenants with the Bank and it is hereby agreed and declared as follows.

- (1) not to sell, transfer, assign, lease, share or part possession with, declare a trust of, grant any right or rights over or otherwise dispose of the Mortgaged Property without the prior consent of the Bank,
- (2) not to vary, alter, amend the terms of any lease, licence or any other deed or document of whatever sort which affects the Mortgaged Property (whether superior or inferior to the interest of the Mortgagor) without the prior consent of the Bank,
- (3) where any lease of the Mortgaged Property or any part thereof granted by the Mortgagor or its predecessor in title either before or after the date hereof shall contain a provision for any rent payable to be dependent upon agreement between the Mortgagor and the tenant the Mortgagor will not agree any such rent without the written consent of the Bank or if such lease contains a provision for any rent payable to the Mortgagor to be dependant upon arbitration or the determination of an expert (whether in default of an agreement or not) the Mortgagor will not appoint or agree to the appointment of any expert or arbitrator without having first obtained the consent in writing of the Bank,
- (4) that the Mortgagor shall not without the prior consent in writing of the Bank apply for or obtain from any local or other authority any improvement or other grant such as would entitle such authority to register a local land charge or other encumbrance against the Mortgage property,
- (5) not to change the use or uses to which the Mortgaged Property is now put nor to apply for any consent or authorisation which is required in connection with such change of use without the Bank's prior consent

# 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 CSP* 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 PXH

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. 5997986  
CHARGE NO. 10**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A DEED OF AMENDMENT TO A  
LEGAL MORTGAGE DATED 26 OCTOBER 2012 AND CREATED  
BY PRIDEBANK LIMITED FOR SECURING (A) ALL MONIES DUE  
OR TO BECOME DUE FROM IPCRESS LIMITED TO NATIONAL  
ASSET LOAN MANAGEMENT LIMITED (B) ALL MONIES DUE  
OR TO BECOME DUE FROM THE COMPANY TO NATIONAL  
ASSET LOAN MANAGEMENT LIMITED WAS REGISTERED  
PURSUANT TO CHAPTER 1 PART 25 OF THE COMPANIES ACT  
2006 ON THE 9 NOVEMBER 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 12 NOVEMBER  
2012

*JX*



**Companies House**



**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**