

MG01

419 353- 13

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**

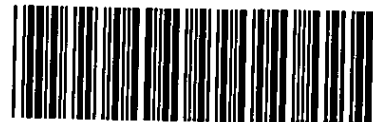
You may use this form to register  
particulars of a mortgage or charge  
in England and Wales or Northern  
Ireland



**What this form is NOT for**

You cannot use this form to register  
particulars of a charge on  
company property. To do this,  
use form MG01s

SATURDAY



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13/10/2012

#296

COMPANIES HOUSE

se

uk

1

**Company details**

Company number

0 6 1 8 9 4 8 7

Company name in full

Immediate Media Company London Limited (the **Tenant**)

3

For official use

**Filing 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

d1 d0 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

Rent Deposit Deed (incorporating Charge) between (1) the Tenant, (2) Immediate Media Company  
Bristol Limited (company no 05715415) (the **Guarantor**) and (3) Tucan Investments plc (company  
no 01990269) (the **Landlord**) and dated 10 October 2012 (the **Rent Deposit Deed**)

4

**Amount secured**

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

Amount secured

The rents reserved by the Lease and any other monies due or  
becoming due to the Landlord thereunder at the times and in the  
manner specified in the Lease and all reasonable sums reasonably  
and properly incurred by the Landlord pursuant to the terms of the  
Lease in respect of any breaches by the Tenant of the covenants,  
conditions, and stipulations contained in the Lease (the **Liabilities**)

(please see continuation sheet for definitions)

**Continuation page**

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

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## 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 Tucan Investments Plc  
Address Lincoln House, 137-143 Hammersmith Road  
London  
Postcode W 1 4 0 Q L

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

The Tenant with full title guarantee charged the Deposit and all its rights, title and benefit whatsoever both present and future therein to the Landlord by way of first fixed charge as a continuing security for the payment and discharge of the Liabilities

#### 2 Covenants by the Tenant

The Tenant hereby covenanted with the Landlord that during the continuance of this security the Tenant shall

2 1 not withdraw the Deposit or sell assign mortgage charge or otherwise encumber dispose of or deal with or permit any third party rights to arise over the same or any part thereof or attempt or agree so to do,

2 2 forthwith inform the Landlord of any claim or notice relating to the Deposit received from any other party and of all other matters relevant thereto, and

2 3 do all such things and execute all such assignments charges authorities and documents as the Landlord shall from time to time require for perfecting its title to or for vesting or enabling it to vest the full benefit of the Deposit in the Landlord or to enable the Landlord to obtain payment of the Deposit such documents to be prepared by or on behalf of the Landlord in such form as the Landlord may reasonably require

(please see continuation sheet for definitions)

# 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

Bank	means Barclays Bank plc or such other bank as shall be a member of the Committee of London and Scottish Bankers with branches in England as the Landlord or the Landlord's Solicitors shall nominate from time to time
Deposit	means all monies from time to time standing to the credit of the Deposit Account
Deposit Account	means a separate interest bearing deposit account to be maintained by the Landlord or the Landlord's Solicitors at a branch of the Bank located in England for the purposes of the Rent Deposit Deed or any replacement or substitute account opened by the Landlord or the Landlord's Solicitors at a branch of the Bank located in England
Landlord's Solicitors	means TLT LLP of One Redcliff Street Bristol BS1 6TP (ref- 054734.000022) or such other firm of solicitors as the Landlord may from time to time instruct
Lease	means the Lease of the Premises between the Landlord (1), the Tenant (2) and the Guarantor (3) dated on or around the date of the Rent Deposit Deed
Premises	means Vineyard House, 44 Brook Green, Hammersmith W6 7BY (as demised by and more particularly described in the Lease)

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## 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

N/A

### 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  for RTLP X

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

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## 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 Nick Middleton

Company name TLT LLP

Address One Redcliff Street

Post town Bristol

Country/Region

Postcode B S 1 6 T P

Country

DX 7815 Bristol

Telephone 0117 917 8418



### 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 mortgage 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. 6189487  
CHARGE NO. 3**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED  
(INCORPORATING CHARGE) DATED 10 OCTOBER 2012 AND  
CREATED BY IMMEDIATE MEDIA COMPANY LONDON  
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME  
DUE FROM THE COMPANY TO TUCAN INVESTMENTS PLC  
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 13 OCTOBER 2012**

**GIVEN AT COMPANIES HOUSE, CARDIFF THE 18 OCTOBER  
2012**

*DD*



*Companies House*  
— for the record —



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