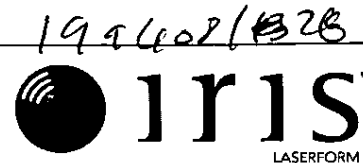


MG01

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 re-
gister particulars of a charge for a S
company. To do this, please
use form MG01s

MONDAY



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12/12/2011

#189

COMPANIES HOUSE

1

Company details

Company number

0 6 2 8 7 5 3 7

Company name in full

Sackville Properties (St Albans) Limited

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

0 9 1 2 2 0 1 1

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

Legal charge made between (1) Sackville Properties (St Albans) Limited (the "Customer")
and (2) The Co-operative Bank plc (the "Bank") dated 9 December 2011 (the "Charge")

4

Amount secured

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

Amount secured

All or any monies, obligations and liabilities which shall for the time
being (and whether on or at any time after demand) be due, owing or
incurred in whatsoever manner to the Bank by the Customer whether
actually or contingently, and whether solely or jointly with any other
person, and whether as principal or surety, and whether or not the
Bank shall have been an original party to the relevant transaction and
including interest, discount, commission or other lawful charges and
expenses which the Bank may, in the course of its business, charge
in respect of any of those matters or for keeping the Customer's
account(s), (and also including the costs, charges and expenses
referred to in Clause 10 of the Charge) and so that interest shall be
computed and compounded according to the usual mode of the Bank
as well after as before any demand made or judgment obtained or
the insolvency of the Customer (the "Customer's Indebtedness")

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 The Co-operative Bank p l c

Address Northern Regional Securities, 2 Cathedral Square,

The Cloth Market, Newcastle upon Tyne

Postcode N E 1 1 E E

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

With full title guarantee

- 1 To the full extent of the Customer's interest in the Property or its proceeds of sale, by way of legal mortgage all legal interests (and otherwise by way of specific equitable charge) in the Property as a continuing security for the payment or discharge on demand of the Customer's Indebtedness
- 2 By way of assignment (to the full extent of the Customer's interest) where a business or undertaking is carried on at or from the Property (as a continuing security for the payment or discharge of the Customer's Indebtedness)
 - 2 1 the goodwill of the business carried on at or from the Property,
 - 2 2 the benefit of all Licences or Certificates, and
 - 2 3 the right to recover and receive any compensation payable in respect of all Licences or Certificates to hold the same unto the Bank absolutely subject to reassignment on redemption,
- 3 By way of assignment, the Rental Sums together with the benefit of all rights and remedies of the Customer relating to them, subject to re-assignment on redemption,
- 4 By way of assignment, all of its rights, title and interest and to
 - 4 1 the personal agreements and covenants by the tenants, lessees or licensees of the Property and by all guarantors and all security held by the Customer in respect of the obligations of such tenants, lessees or licensees (including, without limiting the generality of the foregoing, all monies due and owing to the Customer or which may become due and owing to the Customer at any time in the future in connection therewith),

Continued

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

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 *Neighborhoods Up* 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 SZK 134178T 51

Company name
Weightmans LLP

Address Pall Mall Court

61-67 King Street

Post town Manchester

County/Region

Postcode M 2 4 P D

Country

DX DX 18564 Manchester 7

Telephone 01616 214 0562



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

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

4 2 all agreements now or from time to time entered into or to be entered into for the sale, letting or other disposal or realisation of the whole or any part of the Property (including, without limiting the generality of the foregoing, all monies due and owing to the Customer or which may become due and owing to the Customer at any time in the future in connection therewith), and

5 By way of floating charge (as a continuing security for the payment or discharge of the Customer's Indebtedness), the Equipment

Definitions

"Equipment" means all unfixed plant and machinery and other chattels and equipment now or in the future in, on or about the Property, and includes any part or parts thereof,

"Licence or Certificate" means (a) the premises licence(s), personal licence(s) and/or club premises certificate(s) relating to the Property and/or its management or operation under the Licensing Act 2003 and the Justices Licence or Registration Certificate (if any) relating to the Property prior to conversion under the Licensing Act 2003 and repeal of the Licensing Act 1964 and (b) other licences or certificates (if any) necessary or desirable to carry on at or from the Property the business or undertaking of the Customer,

"Property" means the freehold property known as Land and buildings to the south of Hatfield Road, St Albans and registered at the Land Registry under title number HD187540 and shall include all additions thereto and all fixtures and all fittings in the nature of fixtures and all fixed plant and machinery (not being chattels within the meaning of the Bills of Sale Acts) now or in the future in or about the Property, and includes any part or parts thereof,

35.

"Rental Sums" means all rents, profits, income, fees and other sums at any time payable by any lessees, underlessees, tenants or licensees of the Property to the Customer except any sums payable in respect of services or insurance provided by the Customer in relation to the Property



DX

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 6287537
CHARGE NO 4**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 9
DECEMBER 2011 AND CREATED BY SACKVILLE PROPERTIES
(ST ALBANS) LIMITED FOR SECURING ALL MONIES DUE OR
TO BECOME DUE FROM THE COMPANY TO THE CO-
OPERATIVE BANK P.L.C. ON ANY ACCOUNT WHATSOEVER
WAS REGISTERED PURSUANT TO CHAPTER 1 PART 25 OF THE
COMPANIES ACT 2006 ON THE 12 DECEMBER 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 16 DECEMBER
2011



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES