

# M

CHFP041

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legibly, preferably  
in black type or  
bold block  
lettering\* Insert full name  
of company

COMPANIES FORM No. 395

## Particulars of a mortgage or charge

A fee of £10 (£13 for forms delivered on or after 1 February 2005) 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

\* THE MODERN PANTRY LIMITED

Date of creation of the charge

13 March 2008

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

Legal Charge

Amount secured by the mortgage or charge

All monies, liabilities and obligations due by the Company to the Bank  
(as defined below) at any time whethera) they arise before or after the Bank have demanded that they are repaid  
or carried out, orb) they are owed or to be carried out immediately or only after a stated  
event has occurred, orc) the Company owe or are to carry them out on the Company's own or  
jointly with any other person or as guarantor for any other person

(the "Secured Liabilities")

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

Bank of Scotland plc (Company number SC327000) ("the Bank")

2nd Floor, Citymark,  
150 Fountainbridge, Edinburgh

Postcode EH3 9PE

Presentor's name, address and  
reference (if any)McClure Naismith  
~~4th Floor Equitable House~~  
47 King William Street  
London EC4R 9AF  
DX 764 CDE LondonTime critical reference  
RW 9935.1299For official use (02/00)  
Mortgage Section

Post room

FRIDAY



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COMPANIES HOUSE

146

Short particulars of all the property mortgaged or charged

1 By way of legal mortgage the leasehold property known as 48 St John's Square London EC1V 4JY to be registered at HM Land Registry (the "Property")

2.1 By way of fixed charge all buildings and other structures on, and items fixed to, the Property,

2.2 By way of fixed charge any goodwill relating to the Property or the business or undertaking conducted at the Property,

2.3 By way of fixed charge all plant, machinery and other items affixed to and forming part of the Property on or at any time after the date of this Charge,

2.4 By way of assignment all rents and other sums at any time payable by any tenants or licensees of the Property to the Company together with the benefit of all the Company's rights and remedies relating to them to hold to the Bank absolutely subject to redemption upon repayment of the Secured Liabilities,

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

Particulars as to commission allowance or discount (note 3)

Signed

*M. C. N. N. N. N. N.*

Date

*15/3/2008*

On behalf of [company] [mortgagee/chargee]†

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 £10 (£13 for forms delivered on or after 1 February 2005) is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders are to be made payable to Companies House.
- 6 The address of the Registrar of Companies is - Companies House, Crown Way, Cardiff CF4 3UZ.

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## Particulars of a mortgage or charge (continued)

Continuation sheet No 1  
to Forms Nos 395 and 410 (Scot)

Company number

6362354

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in black type, or  
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Name of company

THE MODERN PANTRY LIMITED

Limited\*

\*Delete if  
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Amount due or owing on the mortgage or charge (continued)

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Please do not write in this margin Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

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Short particulars of all the property mortgaged or charged (continued)

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2 5 by way of fixed charge the proceeds of any claim made under any insurance policy relating to the Property, and

2 6 by way of floating charge all unattached plant, machinery, chattels and goods now or any time after the date of the Charge on or in or used in connection with the Property or the business or undertaking conducted at the Property

The Legal Charge contains the following restrictive covenants

1 The Company must not without the Bank's prior written consent

1.1 Grant any conveyance, transfer or assignment of the Property or any part of it,

1 2 Create or permit to exist any security in favour of any person other than the Bank by way of a fixed or floating charge or lien over the Property or any part of it



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

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

**COMPANY NO. 6362354  
CHARGE NO. 2**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 13  
MARCH 2008 AND CREATED BY THE MODERN PANTRY  
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME  
DUE FROM THE COMPANY TO BANK OF SCOTLAND PLC WAS  
REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE  
COMPANIES ACT 1985 ON THE 14 MARCH 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 19 MARCH 2008

*DA*



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES