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MG01

Particulars of a mortgage or charge



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LASERFORM

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
particulars of a charge for a
company To do this, please
form MG01s

TUESDAY



LD3 *LL8S4M84* 6
03/08/2010
COMPANIES HOUSE

1

Company details

Company number

6 6 0 4 8 7 4

Company name in full

CAMPUS LIVING VILLAGES UK LIMITED

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

2 2 0 7 2 0 1 0

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 rental deposit (the "Deed")

4

Amount secured

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

Amount secured

The payment and discharge of the aggregate at any
time of

*see continuation sheet

Continuation page

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

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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 G.P.E. (Bermondsey Street) Limited (the "Landlord")

Address 33 Cavendish Square

London

Postcode W 1 G 0 P W

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

By way of fixed charge all the Company's interest in the interest-earning deposit account to be opened by the Landlord at such clearing bank as the Landlord may nominate from time to time and notify to the Company in writing in the name of the Landlord on or immediately following the date of the Deed and in which the Landlord shall place the initial deposit of £33,342 39 (the "Deposit Account") and in the amount at any time standing to the credit of the Deposit Account.

Note The Company covenants with the Landlord that all sums from time to time in the Deposit Account are and will at all times be free from any charge or encumbrance save as mentioned in the Deed

MG01 - continuation page

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4

Amount secured

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

Amount secured

- 1 all rent, interest, value added tax or other similar tax replacing value added tax ("VAT") and other monies payable to or recoverable by the Landlord (as defined below) or in respect of which the Landlord is entitled to be indemnified by the Company under the lease dated 22 July 2010 made between (1) the Landlord and (2) the Company (the "Lease") whether or not reserved by way of rent and whether or not formally demanded,
- 2 all proper costs, expenses, disbursements and VAT incurred by the Landlord in and incidental to making good any breach by the Company of the covenants on the Company's part contained in the Lease or in the Deed;
- 3 all proper legal costs, expenses, disbursements and VAT (on a solicitor and own client basis) in obtaining and enforcing performance of the covenants on the part of the Company contained in the Lease or in obtaining possession of the premises demised by the Lease and shortly known as Unit 56 21, Woolyard, Second Floor, 56 Bermondsey Street, London SE1 3UD (the "Premises") from the Company pursuant to the provisions of the Lease or judgment for forfeiture and an order for possession of the Premises;
- 4 all loss or damage suffered or incurred by the Landlord in relation to the Premises following the date of termination of the term of years granted by the Lease (the "Term") by forfeiture or the date of disclaimer of the Lease including
 - (a) sums equal to the rents, VAT and interest and other monies which would have been payable under the Lease if not so determined or disclaimed and whether or not demanded at their respective rates payable under the Lease immediately before such date; and
 - (b) sums equal to all other outgoings assessed on the Premises (including rates levied in respect of the Premises while they are unoccupied) together with interest on them at the rates payable under the Lease immediately before such date,

(in each case in respect of the period from such date until whichever is the earlier of the date the whole of the Premises are relet on the same or better rental terms than those applying in respect of the Lease immediately before such date and the date on which the Term would have been determined by effluxion of time), and
 - (c) all proper promotional agents, legal and other professional costs, commissions, fees and expenses incurred or payable by the Landlord in connection with any, or any attempted, reletting of the Premises

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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 866)

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 870). 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 Ben Leght Paisne UP X

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

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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 Tina Christopher (22085/277)

Company name Berwin Leighton Paisner LLP

Address Adelaide House

London Bridge

Post town London

County/Region

Postcode E C 4 R 9 H A

Country United Kingdom

DX 92 LONDON/CHANCERY LN

Telephone +44 (0)20 7760 4885



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



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

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

COMPANY NO. 6604874
CHARGE NO. 2

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEED OF RENTAL DEPOSIT
DATED 22 JULY 2010 AND CREATED BY CAMPUS LIVING
VILLAGES UK LIMITED FOR SECURING ALL MONIES DUE OR
TO BECOME DUE FROM THE COMPANY TO G.P.E.
(BERMONDSEY STREET) LIMITED 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 3 AUGUST 2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 10 AUGUST 2010

DX



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES