

101298/13
MG01

Particulars of a mortgage or charge



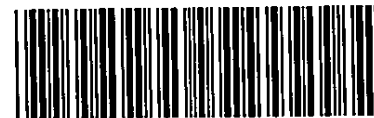
A fee is payable with this form.

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

THURSDAY



ATM3A08Y

A15

14/10/2010

368

COMPANIES HOUSE

1 Company details

Company number 0 7 3 1 0 1 9 3

Company name in full Coombe Springs Management Ltd

2 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 d0 d8 m1 m0 y2 y0 y1 y0

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 *26* Rent Deposit Deed ("the Deed") supplemental to the "Leases" (see continuation page for details of the
Leases) of premises at 75, 78 and 79/80 High Holborn dated 8 October 2010 made between (1) O&H
Holborn (No 2) Limited ("the Landlord") and (2) Coombe Springs Management Ltd ("the Tenant")

4 Amount secured

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

Amount secured *7* (a) the whole or any part of the Rents, interest, outgoings and any other sums due to,
or recoverable by the Landlord under the Leases, whether or not reserved by way of
rent and whether formally demanded or not,
(b) the sums required to make good any claims, demands, damages losses, costs or
other expenses arising out of, or incidental to, the enforcement of the obligations,
covenants and conditions of the Tenant under the Leases or the Deed, and
(c) all losses arising as a consequence of (or which it is reasonably foreseeable that
the Landlord will have to incur as a result of) the forfeiture or disclaimer of the
Leases (together the "Secured Monies")

Please see continuation page

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	O&H Holborn (No 2) Limited
Address	25-28 Old Burlington Street
	London
Postcode	W 1 S 3 A N
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 1 The Tenant, with full title guarantee, charges its interest in the Account and the Deposit (together with the Tenant's right to the return of the Deposit or such part of the Deposit to which the Tenant is entitled under the terms of the Deed), to the Landlord as security for the performance of the Tenant's obligations under the Leases and the Deed

1 2 The Deposit shall (pending withdrawal by the Landlord in accordance with the terms of the Deed) be the property of the Tenant but subject to the terms of the Deed

1 3 The Tenant has covenanted that it shall execute any document or take any action the Landlord specifies in order to perfect the security referred to in clause 1 1

1 4 The security created by clause 1 1 is in addition to, and shall not affect, any other security of the Landlord as regards the Tenant

1 5 Any monies withdrawn from the Deposit by the landlord in accordance with the Deed shall be freed from the said charge and become the absolute property of the Landlord

1 6 The Tenant has confirmed that the charge in clause 1 1 does not contravene any of the provisions of the Tenant's memorandum and articles of association and that this deed has been executed in accordance with them

1 7 The provisions of sections 93 and 103 of the Law of property Act 1925 will not apply to the security constituted by this Deed which shall immediately become enforceable and the power of sale and other powers conferred by section 101 of the Law of Property Act 1925 (as varied or extended by this security) shall be immediately exercisable at any time after any amount forming part of the Secured Monies falls due to payment and is not paid

"Account" means a separate, interest bearing deposit account at the Bank

"Bank" means Lloyds TSB Bank plc and its successors and assignees or such other bank or building society in England or Wales as the Landlord may from time to time nominate

"Deposit" means the Initial Deposit and any other sums from time to time standing to the credit of the Account

"Initial Deposit" means the sum of £63,091 50

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Particulars of a mortgage or charge

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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

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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).

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Signature

Please sign the form here

Signature

Signature

X *Borges Salmon LLP*

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 John Catchpole

Company name
Burgess Salmon LLP

Address One Glass Wharf

Post town Bristol

County/Region

Postcode B S 2 0 Z X

Country

DX 7829 Bristol

Telephone +44 (0)117 939 2000



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

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Amount secured

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

Amount secured

The "Leases" means all or any number of the following

- 1 a lease of the ground floor and basement premises of 79/80 High Holborn London WC1 dated 24 October 1994 and made between The Trustees of St Clement Danes Holborn Estate Charity (1) and Whitecross Dental Care Limited (2),
- 2 a supplemental lease of the premises in the basement of 79/80 High Holborn London WC1 dated 4 June 2007 and made between O&H Holborn (No 2) Limited (1) and Catherine Hallahan (T/A "Your Dentist"),
- 3 a supplemental lease of the basement premises 78 High Holborn London WC1 dated 4 June 2007 and made between St James Housing Limited (1) and Catherine Hallahan (T/A "Your Dentist"),
- 4 a lease of part of the ground floor and basement of 80 High Holborn London WC1 dated 6 August 2010 and made between O&H Holborn (No 2) Limited (1) and Catherine Hallahan (T/A "Your Dentist"),
- 5 a lease of part of the basement of 80 High Holborn London WC1 dated 6 August 2010 and made between O&H Holborn (No 2) Limited (1) and Catherine Hallahan (T/A "Your Dentist"), and
- 6 a lease of part of the basement of 75 High Holborn London WC1 dated 6 August 2010 and made between St James Housing Limited (1) and Catherine Hallahan (T/A "Your Dentist"),

and all documents supplemental or collateral to these leases



DX

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 7310193
CHARGE NO. 2**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 8
OCTOBER 2010 AND CREATED BY COOMBE SPRINGS
MANAGEMENT LTD FOR SECURING ALL MONIES DUE OR TO
BECOME DUE FROM THE COMPANY TO O&H HOLBORN (NO.2)
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 14 OCTOBER 2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 14 OCTOBER
2010



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES