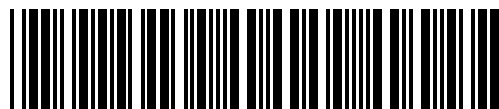




Registration of a Charge

Company Name: **U AND I (INNOVATION HUBS) LIMITED**

Company Number: **12214178**



Received for filing in Electronic Format on the: **11/04/2022**

XB1QJYJV

Details of Charge

Date of creation: **31/03/2022**

Charge code: **1221 4178 0003**

Persons entitled: **DEUTSCHE TRUSTEE COMPANY LIMITED**

Brief description: **ENTREPRENEURIAL HUB, MAKERFIELD, LEWES ROAD, BRIGHTON
REGISTERED AT THE LAND REGISTRY WITH TITLE NUMBER ESX404486.**

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT
TO S. 859G OF THE COMPANIES ACT 2006 THE ELECTRONIC
COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION
FOR REGISTRATION IS A CORRECT COPY OF THE ELECTRONIC
ORIGINAL INSTRUMENT.**

Certified by: **PARADIS MCCALL (CMS)**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12214178

Charge code: 1221 4178 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st March 2022 and created by U AND I (INNOVATION HUBS) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th April 2022 .

Given at Companies House, Cardiff on 14th April 2022

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



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



DATE: 31 March 2022

MORTGAGE RELATING TO THE REAL PROPERTY SPECIFIED IN SCHEDULE 1

Between

U AND I (INNOVATION HUBS) LIMITED
(as Obligor)

and

DEUTSCHE TRUSTEE COMPANY LIMITED
(as Obligor Security Trustee)

CMS Cameron McKenna Nabarro Olswang LLP
Cannon Place
78 Cannon Street
London EC4N 6AF
T +44 20 7367 3000
F +44 20 7367 2000
cms.law

THIS MORTGAGE is made by way of deed on 31 March 2022 by:

- (1) **U AND I (INNOVATION HUBS) LIMITED** (registered in England and Wales with company registration number 12214178) (the “**Obligor**”) in favour of:
- (2) **DEUTSCHE TRUSTEE COMPANY LIMITED** (company registration number 00338230) in its capacity as obligor security trustee for the Obligor Secured Creditor (the “**Obligor Security Trustee**” which expression shall include all persons for the time being the security trustee or security trustees of the Obligor Security Documents).

THIS DEED WITNESSES AS FOLLOWS:

1. INTERPRETATION AND DEFINITIONS

Unless otherwise defined herein or the context otherwise requires, terms defined in Schedule 12 (*Master Definitions Schedule*) of the Common Terms Agreement dated 3 November 2004 between, *inter alios*, the Obligor Security Trustee and Land Securities Capital Markets PLC (the “**Common Terms Agreement**”) shall have the same meanings when used herein and the principles of interpretation set out in such Schedule 12 shall apply in the construction hereof.

2. MORTGAGE

The Obligor charges with full title guarantee in favour of the Obligor Security Trustee, as continuing security for the payment and discharge of the Secured Obligations, by way of first ranking legal mortgage, the leasehold property specified against its name in Schedule 1 (Mortgaged Property) (the “**Mortgaged Property**”).

3. IMPLIED COVENANTS FOR TITLE

- 3.1 The covenants set out in sections 3(1), 3(2) and 6(2) of the Law of Property (Miscellaneous Provisions) Act 1994 will not extend to **clause 2** (Mortgage).
- 3.2 It shall be implied in respect of **clause 2** (Mortgage) that the Obligor is disposing of the Mortgaged Property free from all charges and Encumbrances (whether monetary or not) and from all rights exercisable by third parties (including liabilities imposed and rights conferred by or under any enactment).

4. APPLICATION TO THE LAND REGISTRY

The Obligor consents to an application being made to the Land Registry to enter the following restriction in the Proprietorship Register of any registered land forming part of the Mortgaged Property.

“No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [●] in favour of Deutsche Trustee Company Limited referred to in the charges register.”

5. FURTHER ADVANCES

The Obligor hereby consents to an application being made to the Land Registry to enter the obligation to make further advances on the Charges Register relating to the Mortgaged Property.

6. GOVERNING LAW

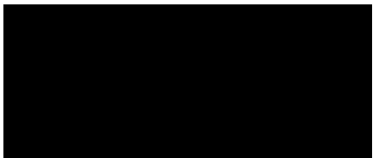
This Mortgage is governed by English law.

THIS MORTGAGE has been executed as, as is intended to take effect as, a deed by each of the parties hereto and is delivered by them on the date specified above.

SCHEDULE 1
MORTGAGED PROPERTY

U and I (Innovation Hubs) Limited	Entrepreneurial Hub, Makerfield, Lewes Road, Brighton	ESX404486
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EXECUTED as a DEED by **U AND I**
(INNOVATION HUBS) LIMITED acting by
two directors:



Jamie Christmas

Director



Mike Hood

Director

The common seal of
DEUTSCHE TRUSTEE COMPANY
LIMITED was affixed to this deed
in the presence of:

)
)
)
)
)
)

Seal:

.....
Associate Director

.....
Associate Director