



**Registration of a Charge**

Company Name: **LEE & LAMBERT LIMITED**

Company Number: **13165776**



Received for filing in Electronic Format on the: **14/07/2021**

XA8PFP11

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**Details of Charge**

Date of creation: **08/07/2021**

Charge code: **1316 5776 0001**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **78 MOOR LANE, MANCHESTER, M23 0LX**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

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

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**Authentication of Instrument**

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **BLACKS SOLICITORS**



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

Company number: 13165776

Charge code: 1316 5776 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 8th July 2021 and created by LEE & LAMBERT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th July 2021 .

Given at Companies House, Cardiff on 16th July 2021

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**

## LEGAL CHARGE

**SECURITY PROVIDER: Lee & Lambert Limited**

whose address for the service of notices is Lee & Lambert Limited 24  
Frackleton Drive, Bury BL8 2JA

**LENDER:**

**WEST BROMWICH COMMERCIAL LIMITED** whose registered number is  
5285783 and address for the service of notices is 2 Providence Place, West  
Bromwich, B70 8AF

**DATE: 08 July 2021**

**THIS DEED WITNESSES as follows:**

**1. COVENANT TO PAY**

The/Each Security Provider covenants with the Lender to pay discharge and satisfy the Loan Obligations in accordance with their respective terms and to indemnify the Lender against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Loan Obligations in accordance with their respective terms.

**2. LEGAL CHARGE**

The/Each Security Provider charges with full title guarantee in favour of the Lender, with the payment and discharge of the Loan Obligations, by way of first legal mortgage, the property specified in the Schedule (the "**Mortgaged Property**").

**3. LAND REGISTRY**

**3.1 Application for restriction**

- (a) In relation to land and buildings comprised within the Mortgaged Property title to which is registered or is to be registered at the Land Registry, the Security Provider consents to an application being made to the Chief Land Registrar for registration of a restriction on the register of title of all such present and future registered freehold, leasehold or commonhold property (and any unregistered properties subject to compulsory first registration at the date of this Deed).
- (b) The Security Provider confirms that so far as any of the Mortgaged Property is unregistered, such land is not affected by any disclosable overriding interests within the meaning of the Land Registration Act 2002 or the Land Registration Rules 2003.

**4. GENERAL CONDITIONS**

The Commercial Mortgage Conditions 2018 (the "**General Conditions**") are incorporated into and form part of this Legal Charge. Terms and phrases defined in the General Conditions bear the same meaning in this Legal Charge, unless separately defined in this Legal Charge.

**THIS LEGAL CHARGE** has been executed as, and is intended to take effect as, a deed by the/each Security Provider with effect from the date written above.

**SCHEDULE**  
**MORTGAGED PROPERTY**

**Registered Land**

**Country and District** 78 Moor Lane, Manchester, M23 0LX

**TitleNumber**  
**GM919527**

EXECUTION PAGE

**Security Provider**  
The Common Seal of

was affixed to this deed in the presence of:

Signature of Director \_\_\_\_\_  
Name of Director \_\_\_\_\_  
Signature of Director/Secretary \_\_\_\_\_  
Name of Director/Secretary \_\_\_\_\_

Signed as a deed by

Signature of Director T. Lambert  
Name of Director Thomas Lambert  
Signature of Director/Secretary Peng Hsuan Lee  
Name of Director/Secretary Heng-Hsuan Lee

Signed as a deed by

in the presence of:

Witness Signature \_\_\_\_\_  
Witness Name \_\_\_\_\_  
Witness Address \_\_\_\_\_