

MG01

Particulars of a mortgage or charge



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



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A42

08/07/2011

12

COMPANIES HOUSE

AY3N4VGD

01/07/2011

158

COMPANIES HOUSE

1

Company details

Company number

0 5 2 4 1 5 9 1

Company name in full

Elbit Systems 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 3 0 6 2 0 1 1

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

Rent Deposit Deed dated dated 23 June 2011 and made between (1) Her Majesty the Queen (2) The Crown
Estate Commissioners (3) Elbit Systems UK Limited and (4) Ferranti Technologies Limited

4

Amount secured

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

Amount secured

- a) all rent and other money due and payable by the Company to the
Landlord from time to time under the Lease whether or not reserved as rent
and whether or not formally demanded,
- b) the cost to the Landlord from time to time of remedying any breach of the
Tenant's Obligations,
- c) all losses and expenses from time to time incurred by the Landlord as a
result of any forfeiture or disclaimer of the Lease,

together in each case with VAT applicable (together "the Liabilities")

The Lease means the Lease dated 23 June 2011 of Suite 2 1, 2nd Floor at 30
St James' Street, London made between (1) Her Majesty the Queen (2) The
Crown Estate Commissioners (3) Elbit Systems UK Limited and (4)
Ferranti Technologies Limited as varied, supplemented or regranted from
time to time and including any document supplemental to it, whether or not it
is expressly stated to be so

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 The Crown Estate Commissioners on behalf of Her Majesty the Queen

Address C/o Head of Legal, The Crown Estate, 16 New Burlington Place, London

Postcode W I S 2 H X

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

A first fixed charge over the amount from time to time standing to the credit of the Company in the Deposit Account, initially being the Initial Deposit

"Initial Deposit" means £23,125 50

"Deposit Account" means an interest bearing deposit account in the name of the Landlord to be held at Barclays Bank Plc or such other bank as the Landlord from time to time selects

"Landlord" means The Crown Estate Commissioners for so long as the Reversion forms part of The Crown Estate, and afterwards the person for the time being entitled to the Reversion

The charge is a continuing security

Clause 8 of the Rent Deposit Deed provides that the Landlord may make withdrawals from the Deposit Account in respect of the amount secured by the charge

Clause 6 2 of the Rent Deposit Deed states that the Landlord may from time to time without notice and both before and after demand, set off the whole or any part of the Liabilities against the amount from time to time standing to the credit of the Tenant in the Deposit Account

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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

N/A

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 870).

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 866). 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 *Burges* *John*

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 Rachel Green

Company name Burges 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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 5241591
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 23
JUNE 2011 AND CREATED BY ELBIT SYSTEMS UK LIMITED
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM
THE COMPANY TO THE CROWN ESTATE COMMISSIONERS ON
BEHALF OF HER MAJESTY THE QUEEN 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 8
JULY 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 12 JULY 2011



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

DX