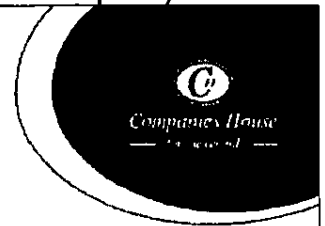


MG01

Particulars of a mortgage or charge

566005/13



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 mortgage or charge
in Scotland or Northern Ireland.
Please use MG01 for Scotland and
MG02 for Northern Ireland.

SATURDAY



A70

A10BOTH5

22/12/2012

COMPANIES HOUSE

#168

se
uk

1

Company details

Company number 07118826

Company name in full Emoov Limited (the "Tenant")



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 1st Dec 2012

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 11 December 2012 between (1) The Brentwood Property Company Limited (the "Landlord") and (2) the Tenant (the "Deed")

4

Amount secured

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

Amount secured Money payable to the Landlord in the event of Default

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 Brentwood Property Company Limited

Address PO Box 82, 39/41 Broad Street

St Helier, Jersey

Postcode J E 4 8 P U

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 Please see continuation pages

MG01

Particulars of a mortgage or charge

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

Not applicable

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 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 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 *Jack Lyle*

X

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

MG01

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 Sarah Gill (646392 07000)

Company name Pinsent Masons LLP

Address 1 Park Row

Post town Leeds

County/Region

Postcode

L S 1 5 A B

County

DX

Telephone 0113 231 4020



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 the 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
First Floor, Waterfront Plaza, 8 Laganbank Road,
Belfast, Northern Ireland, BT1 3BS
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

In accordance with
Section 860 of the
Companies Act
2006

MG01 — continuation page
Particulars of a mortgage or charge

4

Amount secured

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

Amount secured

MG01 – continuation page

Particulars of a mortgage or charge

6

Short particulars of all the property mortgaged or charged

Please give us the short particulars of the property mortgaged or charged

Short particulars

- 1 The Tenant with full title guarantee has charged to the Landlord by way of fixed charge its interest in the Deposit Account, the Deposit Balance and all money from time to time withdrawn from the Deposit Account in accordance with the Deed
- 2 The Tenant has warranted to the Landlord that the Initial Deposit is and that the Deposit Balance will at all times be free from any charge or incumbrance except as mentioned in clause 7.2 of the Deed (paragraph 1 above)
- 3 The security referred to in clause 7.2 of the Deed (paragraph 1 above) is in addition to and is not to merge with, prejudice, affect or be affected by any other security interest of the Landlord as regards the Tenant
- 4 The Tenant has covenanted with the Landlord that it will execute any document or take any action the Landlord reasonably requires in order to perfect the security referred to in clause 7.2 of the Deed (paragraph 1 above)

Definitions:-

"**Contractual Term**" has the meaning defined in the Lease

"**Default**" means any failure by the Tenant to pay -

- (a) the whole or any part of the Principal Rent (including any VAT),
- (b) any other money, including interest, payable pursuant to the Lease, or
- (c) any expense properly incurred by the Landlord or due to the Landlord resulting from -
 - (i) any failure by the Tenant to observe and perform the Tenant's covenants and obligations contained in the Lease or
 - (ii) the determination of the Lease before the end of the Contractual Term by forfeiture, the disclaimer of any liquidator or trustee in bankruptcy of the estate of the Tenant or otherwise than by agreement,

whether or not any formal demand has been made

"**Deposit Account**" means an interest earning deposit account in the name of the Tenant with such UK bank or building society as the Landlord may nominate from time to time

"**Deposit Balance**" means the amount from time to time standing to the credit of the Deposit Account

"**Initial Deposit**" means £2,000 (Three thousand pounds)

MG01 – continuation page

Particulars of a mortgage or charge

6

Short particulars of all the property mortgaged or charged

Please give us the short particulars of the property mortgaged or charged

Short particulars

"Lease" means a lease of the Premises dated 11 December 2012 and made between (1) the Landlord and (2) the Tenant

"Premises" means Part Fourth Floor, New North House, Ongar Road, Brentwood, Essex as more particularly described in and demised by the Lease

"Principal Rent" has the meaning defined in the Lease

"VAT" has the meaning defined in the Lease

MG01 – continuation page

Particulars of a mortgage or charge

6

Short particulars of all the property mortgaged or charged

Please give us the short particulars of the property mortgaged or charged

Short particulars



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 7118826
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 11
DECEMBER 2012 AND CREATED BY EMOOV LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO THE BRENTWOOD PROPERTY COMPANY
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 22 DECEMBER 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 3 JANUARY 2013

