

MG01

Particulars of a mortgage or charge

145190113



**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 for**  
You cannot use this form to register  
particulars of a mortgage or charge  
in Scotland or the Republic of Ireland  
To do this you must use form MG01s

FRIDAY



LD4

\*L1FZM2DS\*

24/08/2012

#107

COMPANIES HOUSE

For more information, please  
visit the Companies Act  
at [www.gov.uk](http://www.gov.uk)

**1 Company details**

Company number 07207304

Company name in full Privax Limited ("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 01/07/2012

**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 Deed of Rental Deposit ("Deed")

**4 Amount secured**

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

Amount secured

The aggregate at any time of the following costs  
which shall be assessed on an indemnity basis

(a) all rent, interest, value added tax or  
other similar tax replacing value added tax ("VAT")  
and other monies payable to or recoverable by the  
Landlord (as defined below) or in respect of which  
the Landlord is entitled to be indemnified by the  
Tenant under the lease ("the Lease") dated 17  
August 2012 and made between (1) McMullen & Sons  
Limited and (2) Privax Limited of the premises  
known as Second Floor, 7 Moor Street, Cambridge  
Circus, London W1 ("the Premises") whether or not  
reserved by way of rent and whether or not formally  
demanded,

**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 McMullen & Sons Limited ("Landlord")

Address 26 Old Cross

Hertford, Hertfordshire

Postcode S G 1 4 1 R D

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

By way of fixed charge all the Tenant's interest in the interest-earning deposit account to be opened by the Landlord at such clearing bank as the Landlord may nominate from time to time and notify to the Tenant in writing in the name of the Landlord on or immediately following the date of the Deed and in which the Landlord shall place the Initial Deposit of £39,445 inclusive of VAT ("the Deposit Account") and in the amount at any time standing to the credit of the Deposit Account

Note. the Tenant covenants that all sums from time to time in the Deposit Account are and will at all times be free from any charge or encumbrance save as mentioned in the Deed.

# 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

### 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 *Bevin Leighton* X  
*Prior*

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 JCOX/M0418.00321

Company name Berwin Leighton Paisner LLP

Address Adelaide House

London Bridge

Post town London

County/Region

Postcode E C 4 R 9 H A

Country

DX 92 LONDON/CHANCERY LN

Telephone +44 (0)20 3400 1000



### 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:

- ☒ [X] The company name and number match the information held on the public Register
- ☒ [X] You have included the original deed with this form
- ☒ [X] You have entered the date the charge was created
- ☒ [X] You have supplied the description of the instrument
- ☒ [X] You have given details of the amount secured by the mortgagee or chargee
- ☒ [X] You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☒ [X] You have entered the short particulars of all the property mortgaged or charged
- ☒ [X] You have signed the form
- ☒ [X] 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](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.companieshouse.gov.uk)

# 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

(b) all costs, expenses, disbursements and VAT incurred by the Landlord in and incidental to making good any breach by the Tenant of the covenants on the Tenant's part contained in the Lease or in the Deed;

(c) all legal costs, expenses, disbursements and VAT (on a solicitor and own client basis) in obtaining and enforcing performance of the covenants on the part of the Tenant contained in the Lease or in obtaining possession of the Premises from the Tenant pursuant to the provisions of the Lease or judgment for forfeiture and an order for possession of the Premises,

(d) all loss or damage suffered or incurred by the Landlord in relation to the Premises as a result of termination of the term of years granted by the Lease and any continuation of the tenancy (whether by statute, common law, holding over or otherwise) ("the Term") by forfeiture or the date of disclaimer of the Lease including:

(i) sums equal to the rents, VAT and interest and other monies which would have been payable under the Lease if not so determined and whether or not demanded at their respective rates payable under the Lease immediately before such date, and

(ii) sums equal to all other outgoings assessed on the Premises (including rates levied in respect of the Premises while they are unoccupied) together with interest on them at the rates payable under the Lease immediately before such date,

(in each case in respect of the period from such date until whichever is the earlier of the date the whole of the Premises are relet on the same or better rental terms than those applying in respect of the Lease immediately before such date and the date on which the Term would have been determined by effluxion of time); and

(iii) all promotional agents, legal and other professional costs, commissions, fees and expenses incurred or payable by the Landlord in connection with any, or any attempted, reletting of the Premises



**CERTIFICATE OF THE REGISTRATION  
OF A MORTGAGE OR CHARGE**

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

COMPANY NO. 7207304  
CHARGE NO. 1

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A DEED OF RENTAL DEPOSIT  
DATED 17 AUGUST 2012 AND CREATED BY PRIVAX LIMITED  
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM  
THE COMPANY TO MCMULLEN & SONS 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  
24 AUGUST 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 30 AUGUST 2012

OX



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES