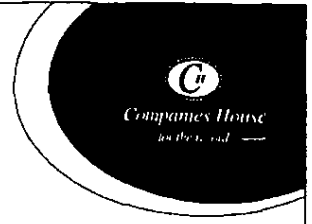


042096/13

In accordance with Section 860 of the Companies Act 2006

# MG01

## Particulars of a mortgage or charge



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 a company. To do this, please use form MG01s

SATURDAY



A13 \*AD2VWJ87\* 394  
17/04/2010  
COMPANIES HOUSE

### 1 Company details

Company number: 01481617  
Company name in full: JDR PRODUCTS LIMITED (the "Mortgagor")

For official use  
13  
→ Filing 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: 15/04/2010

### 3 Description

Description: Mortgage Deed (the "Mortgage") to secure third party liabilities (NB no floating charge)

### 4 Amount secured

Amount secured: 1 All money and liabilities whether actual or contingent (including further advances made after the date of the Mortgage by the Bank) which then were or at any time thereafter might be due, owing or incurred from or by WIDNEY House Holdings Limited (Company No. 05772728) "the Customer" (continued)

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	Lloyds TSB Bank plc
Address	Birmingham Securities Centre, Dept 9612 PO Box 6000 115 Colmore Row (the "Bank")
Postcode	B 3 [ ] [ ] 3 5 F Birmingham
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

- 1 (a) By way of legal mortgage with full title guarantee the property specified in the Schedule below and all buildings and fixtures (including trade fixtures) from time to time on any such property as a continuing security for the payment to the Bank of the Secured Obligations (as defined in the Mortgage),  
  
(b) By way of fixed charge as a continuing security for the payment to the Bank of the Secured Obligations with full title guarantee any fixed plant and machinery from time to time on any such property as is referred to in 1(a) above and which is not included within the charge in 1 (a) above, and  
  
(c) (where any property referred to in 1(a) above is leasehold) by way of fixed charge with full title guarantee as a continuing security for the payment to the Bank of the Secured Obligations any present or future right or interest conferred upon the Mortgagor in relation thereto by virtue of any Enfranchising Legislation (as defined in the Mortgage) including any rights arising against any nominee purchaser pursuant thereto
  - 2 By way of assignment with full title guarantee all amounts then or thereafter owing to the Mortgagor by way of
    - (a) rent (but excluding ground rent, service charge and any sums payable in respect of any services provided to any tenant or payable in respect of insurance premiums) by any tenant (whether present or future) of the property, assets, rights and interests charged by 1 above (the "Mortgaged Property"),
    - (b) licence fee by any licensee (whether present or future) of the property, assets, rights and interests charged by 1 above (the "Mortgaged Property") and such expression shall include all or any part thereof,
- (continued)

# 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

NIL

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 866)

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 also accept a verified copy where section 867(2) applies (property situated in another part of UK)

9

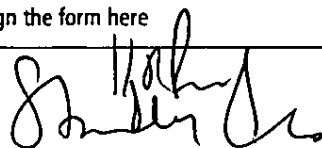
### Signature

Please sign the form here

Signature

Signature

X



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

Company name

Address

Post town

County/Region

Postcode

Country

DX

Telephone

### 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,  
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](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	
Amount secured	<p data-bbox="359 425 1129 470">Please give us details of the amount secured by the mortgage or charge</p> <p data-bbox="359 470 1129 716">to the Bank anywhere or for which the Customer might be or become liable to the Bank in any manner whatsoever without limitation (and (in any case) whether alone or jointly with any other person and in whatever style, name or form and whether as principal or surety and notwithstanding that the same might at any earlier time have been due, owing or incurred to some other person and have subsequently become due, owing or incurred to the Bank as a result of a transfer, assignment or other transaction or by operation of law) including, (without prejudice to the generality of the foregoing)</p> <p data-bbox="359 716 1129 940">(i) in the case of the death, bankruptcy, administration, liquidation or dissolution of the Customer all money and liabilities (whether actual or contingent) which would at any time have been owing to the Bank by the Customer if such death or dissolution had occurred or such bankruptcy, administration or liquidation had commenced on the date of discontinuance (interpreted as provided for in the Mortgage) and notwithstanding such death, bankruptcy, administration, liquidation or dissolution, and</p> <p data-bbox="359 940 1129 1187">(ii) in the event of the discontinuance of the Mortgage all cheques, drafts or other orders or receipts for money signed, bills accepted, promissory notes made and negotiable instruments or securities drawn by or for the account of the Customer on the Bank or its agents and purporting to be dated on or before the date of discontinuance, although presented to or paid by the Bank or its agents after the date of discontinuance and all liabilities of the Customer to the Bank at such date whether actual or contingent and whether payable forthwith or at some future time or times and also all credits then established by the Bank for the Customer,</p> <p data-bbox="359 1187 1129 1545">2 Interest on all such money and liabilities to the date of payment at such rate or rates as may from time to time be agreed between the Bank and the Customer or, in the absence of such agreement, at the rate, in the case of an amount denominated in Sterling, of two percentage points per annum above the Bank's base rate for the time being in force (or its equivalent or substitute rate for the time being) or, in the case of an amount denominated in any currency or currency unit other than Sterling, at the rate of two percentage points per annum above the cost to the Bank (as conclusively determined by the Bank) of funding sums comparable to and in the currency or currency unit of such amount in the London Interbank Market (or such other market as the Bank may select) for such consecutive periods (including overnight deposits) as the Bank may in its absolute discretion from time to time select,</p> <p data-bbox="359 1545 1129 1769">3 Commission and other banking charges and legal, administrative and other costs, charges and expenses (on a full and unqualified indemnity basis) incurred by the Bank in enforcing or endeavouring to enforce payment of such money and liabilities whether by the Customer or others and in relation to preparing, preserving defending or enforcing any security held by or offered to the Bank for such money and liabilities, together with interest computed as provided in paragraph 2 above on each such sum from the date that the same was incurred or fell due, and</p> <p data-bbox="359 1769 1129 1881">4 All other money and liabilities expressed to be secured under the Mortgage and all other obligations and liabilities of the Mortgagor under the Mortgage</p> <p data-bbox="359 1881 1129 2033">(continued)</p>	



MG01 - continuation page  
Particulars of a mortgage or charge

6	Short particulars of all the property mortgaged or charged
Short particulars	<p data-bbox="363 434 1027 465">Please give the short particulars of the property mortgaged or charged</p> <p data-bbox="395 497 1436 591">(c) service charge and sums payable in respect of services provided to any tenant or payable in respect of insurance premiums by any tenant (whether present or future) of the Mortgaged Property,</p> <p data-bbox="395 622 858 654">(d) rent deposit and purchase deposit, and</p> <p data-bbox="395 685 1436 779">(e) any other amounts (including without limitation ground rents, rent charges and dilapidations) payable by any tenant licensee or occupier (in any case whether present or future) of the Mortgaged Property,</p> <p data-bbox="395 810 1414 878">and in each case the proceeds thereof and all rights to recover such amounts, and subject to re-assignment on payment of the Secured Obligations</p> <p data-bbox="373 909 1455 1191">3 By way of assignment with full title guarantee the goodwill of the business (if any) which then were or at any time thereafter carried on by the Mortgagor at the Mortgaged Property and the full benefit of all present and future licences, permits, consents and authorisations (if any) (including Environmental Licences to the extent they are capable of being charged) held in connection with any business at any time carried on by the Mortgagor at the Mortgaged Property ( the "Mortgaged Licences") (if any) and also the full right to recover and receive all compensation which might at any time become payable to the Mortgagor by virtue of the Licensing Act 2003 or any other statutory enactment subject to re-assignment upon payment of all the Secured Obligations</p> <p data-bbox="373 1223 1455 1317">4 By way of assignment with full title guarantee the benefit of all guarantees or covenants by any sureties or sureties of any of the lessee's obligations under any existing lease or underlease of the Mortgaged Property, subject to re-assignment upon payment of all the Secured Obligations</p> <p data-bbox="373 1348 1455 1505">5 Where the Mortgagor (by virtue of an estate or interest in the Mortgaged Property) is entitled to a share or shares in any company connected with the Mortgaged Property, the Mortgagor with full title guarantee charges by way of fixed charge such share or shares and all rights, benefits and advantages at any time arising in respect of the same (hereinafter called the "Share(s)") as a continuing security for the payment to the Bank of the Secured Obligations, and</p> <p data-bbox="373 1536 1455 1671">6 By way of assignment with full title guarantee the Intellectual Property Rights (as defined by the Mortgage) that arise in connection with the business (if any) then or at any time hereafter carried on by the Mortgagor at the Mortgaged Property, subject to re-assignment on payment of all the Secured Obligations</p> <p data-bbox="373 1702 446 1733">NOTE</p> <p data-bbox="373 1765 1436 1832">(A) By sub-clause 6 1 of the Mortgage the Mortgagor shall not without the prior written consent of the Bank</p> <p data-bbox="414 1863 1420 1930">(i) sell, assign, license, sub-license or otherwise dispose of or deal in any other way with the Mortgaged Assets subject as provided for in clause 6 5(a) of the Mortgage,</p> <p data-bbox="373 1962 504 1993">(continued)</p>

**MG01 - continuation page**  
Particulars of a mortgage or charge

**6**

**Short particulars of all the property mortgaged or charged**

Please give the short particulars of the property mortgaged or charged

Short particulars

(ii) create or permit to subsist or arise any mortgage, debenture, hypothecation, charge, assignment by way of security, pledge or lien or any other encumbrance or security whatsoever over all or any part of the Mortgaged Assets or over all the stock, goods, moveable plant, machinery, implements, utensils, furniture and equipment which were or from time to time placed on or used in or about (but not forming part of) the Mortgaged Property ("Chattels") (other than prior mortgage(s) or charge(s) (if any) mentioned in the Second Schedule to the Mortgage (the "Prior Mortgage(s)") and a lien over any Chattels arising by operation of law in the ordinary course of the Mortgagor's business as conducted during the 12 months preceding the date when the lien first came into existence), or

(iii) enter into any contractual or other agreement or arrangement which has or might have an economic effect similar or analogous to any such encumbrance or security as would be prohibited by NOTE (A)(ii) above

(B) By sub-clause 6 5(b) of the Mortgage the Mortgagor shall pay into its account or accounts with the Bank the rents, fees, service charges, sums, deposits or other amounts referred to 2 above and the proceeds thereof provided that (where relevant) the Bank shall be deemed to receive the rentals and other amounts referred to in 2 above and such proceeds pursuant to the assignment contained therein and not pursuant to the charges over the Mortgaged Property or as mortgagee in possession

(C) By sub-clause 6 5(c) the Mortgagor declares that all such proceeds received or obtained by the Mortgagor or on the Mortgagor's behalf but which are not so paid or transferred into that account or accounts shall be received and held by the Mortgagor on trust for the Bank

**THE SCHEDULE  
THE MORTGAGED PROPERTY**

The property known as or being

The property is

Freehold

Leasehold


Including the entirety of the property comprised in the document(s) particulars of which are set out below

(continued)



# MG01 - continuation page

## Particulars of a mortgage or charge

6

### Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

Date	Description (Conveyance, Lease, Assignment, Assent etc)	Parties

Title No(s)

Administrative Area

WRS1038

REDDITCH



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

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

COMPANY NO. 1481617  
CHARGE NO. 13

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A MORTGAGE DEED DATED 15  
APRIL 2010 AND CREATED BY JDR PRODUCTS LIMITED FOR  
SECURING ALL MONIES DUE OR TO BECOME DUE FROM  
WIDNEY HOUSE HOLDINGS LIMITED TO LLOYDS TSB BANK  
PLC ON ANY ACCOUNT WHATSOEVER WAS REGISTERED  
PURSUANT TO CHAPTER 1 PART 25 OF THE COMPANIES ACT  
2006 ON THE 17 APRIL 2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 21 APRIL 2010



Companies House  
— to the record —

DX/OT



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES