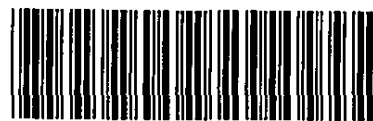


MG01

Particulars of a mortgage or charge



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A05 08/09/2012 #117

COMPANIES HOUSE

SATURDAY

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 Scottish
company. To do this, please use
form MG01s

For further information, please
refer to our guidance at
www.companieshouse.gov.uk

1 Company details

Company number 4 0 8 0 2 6 7

Company name in full ICX Europe Limited
(the "Tenant")

3 For official use

→ **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 d0 d3 m0 m9 y2 y0 y1 y2

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 3 September 2012 between (1) Redevco Nederland BV
and Redevco BV (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 (a) all rent and other monies due and payable by
the Tenant to the Landlord from time to time under
a lease dated 3 September 2012 made between the
Landlord and the Tenant relating to the property
known as Part Third Floor, 120 Moorgate, London
(the "Property") whether or not reserved as rent
and whether or not formally demanded,
(b) the proper and reasonable cost to the Landlord
from time to time of remedying any breach by the
Tenant of the obligations of the Tenant under the
Lease, and
(c) all losses and expenses from time to time
reasonably and properly incurred by the Landlord as
a result of any forfeiture or disclaimer of the
Lease
(the "Liabilities")
together in each case with VAT (where applicable)

Continuation page
Please use a continuation page if
you need to enter more details

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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 Redevco Nederland BV

Address Wibastraat 24, 1097 DN Amsterdam, The Netherlands

c/o 1 James Street, London W1U 1DR

Postcode W 1 U 1 D R

Name Redevco BV

Address Wibastraat 24, 1097 DN Amsterdam, The Netherlands

c/o 1 James Street, London W1U 1DR

Postcode W 1 U 1 D R

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 See continuation sheet

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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 *[Handwritten Signature]* X

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

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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 Paul Mellor

Company name Irwin Mitchell LLP Solicitors

Address 40 Holborn Viaduct

London

Post town

County/Region

Postcode E C 1 N 2 P Z

Country

DX 87 LONDON - CHANCERY LANE

Telephone 0870 1500 100



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

MG01 - continuation page
Particulars of a mortgage or charge

6	Short particulars of all the property mortgaged or charged	
Short particulars	<p>Please give the short particulars of the property mortgaged or charged</p> <p>6.1 Receipt of the Initial Deposit 6.1.1 The Landlord acknowledged receipt from the Tenant of the Initial Deposit 6.1.2 The Tenant warranted to the Landlord that the Initial Deposit was free from any charge or encumbrance 6.1.3 The Landlord undertakes to hold the Initial Deposit and any sums subsequently paid by the Tenant pursuant to paragraph 6.3 below in accordance with and subject to the terms of the Deed</p> <p>6.2 Charge 6.2.1 The Tenant charged to the Landlord with full title guarantee its interest in the Deposit Balance with payment of the Liabilities 6.2.2 The Tenant covenanted that it shall execute any document or take any steps required by the Landlord to perfect the security created by this paragraph 6.2</p> <p>6.3 Maintenance of Deposit Sum 6.3.1 If at any time during the Liability Period the Deposit Balance is less than the Initial Deposit as a result of any withdrawal pursuant to clause 8.1 of the Deed the Tenant shall within ten working days written notice from the Landlord pursuant to clause 8.2 of the Deed pay to the Landlord the amount by which the Initial Deposit exceeds the Deposit Balance.</p> <p>In this form MG01 the following additional definitions are adopted</p> <p>Tenant's Obligations the obligations in the Lease to be observed and performed by the Tenant from time to time</p> <p>Lease a lease of the Property dated 19 June 2012 and made between Landlord (1) and Tenant (2) as varied supplemented or re-granted from time to time and including any document which is supplemental to it (whether or not expressly stated to be so)</p> <p>Initial Deposit Six Thousand Pounds (£6,000)</p> <p>Deposit Account an interest bearing deposit account in the name of the Landlord to be opened at Barclays Bank plc or such other bank as the Landlord shall from time to time select designated with the name of the Tenant and the address of the property</p> <p>Deposit Balance the amount from time to time standing to the credit of the Deposit Account</p>	

DX



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

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

COMPANY NO. 4080267
CHARGE NO. 3

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 3
SEPTEMBER 2012 AND CREATED BY ICX EUROPE LIMITED
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM
THE COMPANY TO REDEVCO NEDERLAND BV AND REDEVCO
BV 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 SEPTEMBER 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13 SEPTEMBER
2012



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES