Company name: SIGNATURE SITES LIMITED
Company number: 08975081

Received for Electronic Filing: 27/08/2019

Details of Charge

Date of creation: 23/08/2019
Charge code: 0897 5081 0003
Persons entitled: ALDERMORE BANK PLC
Brief description: FREEHOLD LAND BEING LAND ON THE WEST SIDE OF HUMBER HOTEL, HUMBER ROAD, COVENTRY, CV3 1BA REGISTERED AT THE LAND REGISTRY UNDER TITLE NUMBER MM106161
Contains fixed charge(s).
Contains negative pledge.

Authentication of Form

This form was authorised by: a person with an interest in the registration of the charge.

Authentication of Instrument

Certification statement: I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.

Certified by: MERIEL O’LOUGHLIN
CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8975081

Charge code: 0897 5081 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd August 2019 and created by SIGNATURE SITES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th August 2019.

Given at Companies House, Cardiff on 28th August 2019

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006.
MORTGAGE DEED (Corporate)

Account Number: D133736801
Date: 23 August 2019

Lender: Aldermore Bank PLC (and its transferees as described in the Mortgage Conditions) whose registered office is 1st Floor Block B, Western House, Peterborough Business Park, Lynch Wood, Peterborough PE2 6FZ

Mortgage Conditions: The Aldermore Bank PLC Property Development Mortgage Conditions 2013

Full Name(s) of Chargor(s): Signature Sites Limited (Company number 08975081) whose registered address is at 89B Far Gosford Street, Coventry CV1 5EA.

Property: All that freehold land being Land on the west side of Humber Hotel, Humber Road, Coventry CV3 1BA registered at the Land Registry with title absolute under title number MM106161.

Title No: MM106161

1. This Charge incorporates the Mortgage Conditions copies of which have been received by the Chargor which the Chargor hereby acknowledges.

2. The Chargor as legal owner with full title guarantee and as continuing security hereby charges the Property by way of first legal mortgage in favour of the Lender as security for the payment and discharge of the secured amount (as defined in the Mortgage Conditions).

3. The Chargor as legal owner and with full title guarantee assigns to the Lender as security for the payment and discharge of the secured amount (as defined under the Mortgage Conditions) the goodwill of any business carried on upon the Property from time to time (together with any licences relating to the same under the Licensing Act 2003) subject to redemption upon payment of the secured amount.

4. This Charge secures further advances but the Lender is not obliged to make further advances.

5. The Chargor agrees to pay the secured amount (as defined in the Mortgage Conditions) in accordance with its terms and to comply with the Mortgage Conditions.

6. The Chargor hereby applies to the Registrar to enter the following restriction against the title(s) above referred to: "No disposition of the registered estate by the Proprietor of the registered estate is to be registered without a written consent signed by the Proprietor for the time being of the charge dated [this charge] in favour of Aldermore Bank PLC referred to in the Charges Register".

Executed as a Deed by the Chargor acting by:

<table>
<thead>
<tr>
<th>Director</th>
<th>Director/Secretary</th>
</tr>
</thead>
</table>

In the presence of:

Witness signature

Name: Emma Wood
Address: THE QUADRANT, COVENTRY CV1 2DW

Signed as a Deed on behalf of the Chargor a company incorporated in ENGLAND & WALES

by Jasbinder Shegull and

being [a] person[s] who in accordance with the laws of that territory [is][are] acting under the authority of the Chargor

Authorised
Signatory

Signed as a Deed by

on behalf of the Lender in the presence of

Form of Mortgage Deed filed at HM Land Registry under reference MD1226P.

We hereby certify this document to be a true copy of the original

Signed: Shakespeare Martinez

Dated: 27 August 2019