



Registration of a Charge

Company name: **MREF IV BIRMINGHAM OPERATIONS LIMITED**
Company number: **11410897**



X8KK2BDD

Received for Electronic Filing: **18/12/2019**

Details of Charge

Date of creation: **16/12/2019**
Charge code: **1141 0897 0002**
Persons entitled: **NATIONAL WESTMINSTER BANK PLC**
Brief description: **LEASE OF ALL THAT LAND KNOWN AS THE NAUTICAL CLUB, 3 BISHOPSGATE STREET, BIRMINGHAM, B15 1ET DEMISED OUT OF TITLE NUMBER MM13307. FOR FURTHER DETAILS PLEASE REFER TO THE INSTRUMENT.**
Contains fixed charge(s).
Contains floating 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 SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC**

**COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by:

TAYLOR WESSING LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11410897

Charge code: 1141 0897 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th December 2019 and created by MREF IV BIRMINGHAM OPERATIONS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 18th December 2019 .

Given at Companies House, Cardiff on 19th December 2019

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

DATED

16 December 2019

MREF IV BIRMINGHAM OPERATIONS LIMITED
as Chargor

and

NATIONAL WESTMINSTER BANK PLC
as Security Agent

SUPPLEMENTAL LEGAL CHARGE
being supplemental to a debenture dated 19 June 2019

Execution version

5 New Street Square | London EC4A 3TW
Tel +44 (0)20 7300 7000
Fax +44 (0)20 7300 7100
DX 41 London
www.taylorwessing.com

TaylorWessing

THIS DEED is made on

16 December 2019

BETWEEN:

- (1) **MREF IV BIRMINGHAM OPERATIONS LIMITED**, a company incorporated in England and Wales with registration number 11410897 whose registered office is at 10 Grosvenor Street, London W1K 4QB (the "**Chargor**");
- (2) **NATIONAL WESTMINSTER BANK PLC** as security agent for the Secured Parties (the "**Security Agent**").

INTRODUCTION

This deed is supplemental to a debenture dated 19 June 2019 between, amongst others, the Chargor (1) and the Security Agent (2) (the "**Debenture**") pursuant to which the Chargor agreed (inter alia) to enter into a legal mortgage or charge in favour of the Security Agent over any freehold or leasehold property which may become vested in the Chargor forthwith upon such property being so vested.

AGREED TERMS

1. Interpretation

1.1 *Definitions*

Words and expressions used in this deed shall have the meanings assigned to them in the Debenture.

1.2 *Incorporation*

- (a) Clause 1 (Definitions) of the Debenture is deemed to be incorporated in and to apply to this deed.
- (b) Clause 1 (Definitions) of the Facility Agreement is deemed to be incorporated in and to apply to this deed.

2. Fixed security

- 2.1 As continuing security for the payment of the Secured Liabilities, the Chargor with full title guarantee charges to the Security Agent, by way of legal mortgage, the property described in schedule 1 (The Property) (the "**Property**") together, in each instance, with all buildings and fixtures (including trade and tenant's fixtures belonging to it) now and in the future thereon and all plant and machinery now and in the future annexed thereto.

3. Construction of Debenture

- 3.1 All of the obligations, commitments, covenants, undertakings, assurances, warranties and provisions, express or implied, contained in or subsisting in relation to the Debenture shall apply to the Property and this deed as if given, made, entered into or otherwise incurred at the date hereof.
- 3.2 The Property constitutes "**Real Property**" and "**Charged Property**".

- 3.3 By executing this deed the Chargor consents to the entry of the following restriction against any registered titles (and any unregistered properties subject to compulsory first registration) which are at any time subject to this deed:

"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of the restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [] in favour of National Westminster Bank plc referred to in the charges register or their conveyancer."

- 3.4 All other terms and conditions of the Debenture remain in full force and effect and references herein shall be references to the Debenture as amended and/or supplemented by the terms of this deed.
- 3.5 This deed is designated a Security Document and a Finance Document.
- 3.6 In the Debenture references to the Charged Property include the assets of the Chargor assigned, mortgaged or charged by this deed and references in the Debenture to "this deed" include this deed.

4. Confirmations

- 4.1 This deed may be executed in any number of counterparts and by the parties on separate counterparts each of which when executed and delivered shall constitute an original but all the counterparts together constitute one and the same instrument.
- 4.2 It is intended that this deed takes effect as a deed notwithstanding the fact that a Party may only execute it under hand.
- 4.3 This deed and any non-contractual obligations arising out of or in connection with it shall be governed by and construed in accordance with the laws of England.

This deed has been executed and delivered as a deed by the Chargor and signed on behalf of the Security Agent on the date shown at the beginning of this deed.

SCHEDULE 1

The Property

Lease of all that land known as the Nautical Club, 3 Bishopsgate Street, Birmingham, B15 1ET dated on or around the date of this deed between (1) MREF IV Birmingham Limited and (2) MREF IV Birmingham Operations Limited to be registered at the Land Registry and demised out of title number MM13307.

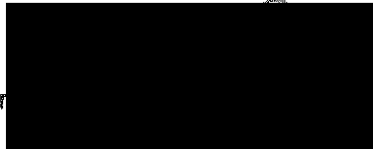
EXECUTION PAGE

THE CHARGOR

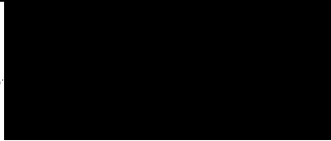
**EXECUTED by MREF IV BIRMINGHAM
OPERATIONS LIMITED acting by:**

)
)

Director



Director/Secretary..



SECURITY AGENT

**SIGNED by.....
an authorised signatory
for an on behalf of
NATIONAL WESTMINSTER BANK PLC**

)
)
)
)

EXECUTION PAGE

THE CHARGOR

EXECUTED by MREF IV BIRMINGHAM)
OPERATIONS LIMITED acting by:)

Director.....

Director/Secretary.....

SECURITY AGENT

SIGNED by *[Signature]*)
an authorised signatory)
for an on behalf of)
NATIONAL WESTMINSTER BANK PLC)

