

127476/13

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
particulars of a charge for a
company. To do this, please
form MG01s

MONDAY



LD2 07/11/2011 109
COMPANIES HOUSE

1 Company details

Company number	0	6	9	9	8	8	6	5
Company name in full	10 Group Limited							

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	^d 0	^d 2	^m 1	^m 1	^y 2	^y 0	^y 1	^y 1
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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: A Rent Deposit Deed dated 2 November 2011 made between (1) Mount Eden Land Limited (the "**Landlord**") and (2) 10 Group Limited (the "**Tenant**") (the "**Rent Deposit Deed**")

4 Amount secured

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

Amount secured: The obligations of the Tenant to pay the rents reserved by the Lease dated 2 November 2011 made between the Landlord and the Tenant relating to Fifth Floor, 13/14 Margaret Street, London W1 (the "**Lease**") and to perform and observe the covenants and conditions on the part of the Tenant contained in the Lease or in the Rent Deposit Deed (the "**Tenant's Obligations**")

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

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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	Mount Eden Land Limited	
Address	PO Box 287, 4th Floor, West Wing, Trafalgar Court	
	Admiral Park, Guernsey, Channel Islands	
Postcode	G Y 1 3 R L	
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	<p>The Tenant charges by way of first legal charge and with full title guarantee the Deposited Sum to the Landlord as a continuing security for the payment and discharge of any of the Tenant's Obligations from time to time existing and also for any loss which the Landlord may incur occasioned in or incidental to and consequent upon forfeiture or disclaimer of the Lease</p> <p>In this form and in the Rent Deposit Deed 'Deposited Sum' means the sum of TWENTY SEVEN THOUSAND EIGHT HUNDRED AND FORTY POUNDS (£27,840) paid by the Tenant to the Landlord and placed with its bankers or other financial institution (in each case being a UK clearing bank) in a separately designated deposit account (the 'Account' which expression shall include any account from time to time opened or maintained by the Landlord for the purposes of the Rent Deposit Deed) in the name of the Landlord but stated to be "re 10 Group Limited - rent deposit" together with any other sums paid into the Account by the Tenant pursuant to the terms of the Rent Deposit Deed and any Deposit Interest (meaning any interest accruing to the Account) credited to the Account and which has not been released to the Tenant.</p>	

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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 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 *Stephens Hamwood* X

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

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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 A1927/1877/720/01-50-02312

Company name Stephenson Harwood

Address 1 Finsbury Circus

Post town

County/Region London

Postcode E C 2 M 7 S H

Country

DX DX 64 Chancery Lane

Telephone 020 7809 2396

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



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

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

COMPANY NO. 6998865
CHARGE NO. 2

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 2
NOVEMBER 2011 AND CREATED BY 10 GROUP LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO MOUNT EDEN LAND 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
7 NOVEMBER 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 10 NOVEMBER
2011

DX



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES