

081461/28

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

FRIDAY



\*A6TZQUVN\*  
A17 10/06/2011 208  
COMPANIES HOUSE

### 1 Company details

Company number 05166173

Company name in full Big Yellow Self Storage Company Limited (the "Chargor")

27 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 08/06/2011

### 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 Legal Charge made between the Chargor (1) and the Agent (2) (the "Legal Charge")

### 4 Amount secured

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

Amount secured All liabilities of the Chargor or the Borrower owed or expressed to be owed to the Finance Parties under or in connection with the Finance Documents whether owed jointly or severally, as principal or surety or in any other capacity  
  
(the "Secured Liabilities").

**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 HSH Nordbank AG, London Branch

Address Moorgate Hall, 155 Moorgate, London in its capacity as security trustee for the Finance Parties (the "Agent")

Postcode E C 2 M 6 U J

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 **Fixed Security**
- As continuing security for the payment of the Secured Liabilities the Chargor with full title guarantee
- (a) charged to the Agent as security trustee for the Finance Parties by way of legal mortgage its rights and interests in and to the Property,
  - (b) charged to the Agent as security trustee for the Finance Parties by way of fixed charge its rights and interest in and to
    - (i) its present and future goodwill in respect of any business carried on by the Chargor at the Property,
    - (ii) all present and future Plant and Equipment at the Property not regularly disposed of in the ordinary course of business, and
    - (iii) any present or future insurances in respect of any Charged Property and the proceeds of such insurances, and
  - (c) assigned to the Agent as security trustee for the Finance Parties by way of fixed security its rights and interests in and to any present or future licences under which the Chargor is entitled to occupy the Property
- 2 **Negative Undertakings**
- The Chargor shall not except with the prior written consent of the Agent or save as permitted under the Agreement
- (a) sell, transfer, lease or otherwise dispose or purport or agree to dispose of any of its assets which are expressed to be mortgaged by way of legal or equitable mortgage, assigned by way of security or charged by way of fixed security or charged to the Agent as security trustee for the Finance Parties under clause 3 (Fixed Security) of the Legal Charge,
  - (b) create or permit to subsist any Encumbrance over any of the Charged Property other than a Permitted Encumbrance,

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

Please give the short particulars of the property mortgaged or charged

Short particulars

- (c) fix any Plant and Equipment to any Real Property the freehold of which is not owned both legally and beneficially by the Chargor where to do so would be likely to have a Material Adverse Effect, or
- (d) redeem or purchase its own shares or provide financial assistance for such purposes or pay an abnormal sum by way of dividend

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

Please give the short particulars of the property mortgaged or charged

Short particulars

**Definitions**

"**Agreement**" means a loan agreement originally dated 28 August 2008 (as varied, amended and restated from time to time) made between the Borrower (1), the Subsidiaries named therein, which includes the Chargor, as Guarantors (2), the banks and lending institutions named therein (3), HSH Nordbank AG, London Branch as Arranger (4), HSH Nordbank AG, London Branch as Underwriter (5), HSH Nordbank AG, London Branch as Agent (6), and Lloyds TSB Bank plc as Joint Arranger (7),

"**Charged Property**" means the assets mortgaged, charged or assigned by the Chargor under the Legal Charge,

"**Enforcement Event**" means the occurrence of an Event of Default which is continuing,

"**Financial Collateral Regulations**" means the Financial Collateral Arrangements (No 2) Regulations 2003 SI 2003/3226,

"**Insolvency Act**" means the Insolvency Act 1986,

"**LPA**" means the Law of Property Act 1925,

"**Plant and Equipment**" means any fittings, plant, equipment, machinery, tools, vehicles, furniture and other tangible movable property owned by the Chargor which are not Real Property,

"**Property**" means ALL THAT leasehold land forming land and yard at Victoria Villas, Richmond and demised by a lease of even date with the Legal Charge made between BYSSCo Limited (1) and Big Yellow Self Storage Company Limited (2) for a term of years commencing on the date of the lease and expiring 11 January 3006, and

"**Real Property**" means all freehold or leasehold property forming part of the Charged Property

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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 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 Taylor Wessing LLP 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 UAKG/UJCB

Company name Taylor Wessing LLP

Address 5 New Street Square

Post town London

County/Region

Postcode EC4A 3TW

Country

DX 41 London London - Chancery Lane

Telephone +44 (0)207 300 7000



### 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](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)**



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

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

**COMPANY NO. 5166173  
CHARGE NO. 27**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 8 JUNE  
2011 AND CREATED BY .BIG YELLOW SELF STORAGE  
COMPANY LIMITED FOR SECURING ALL MONIES DUE OR TO  
BECOME FROM THE COMPANY AND THE BORROWER TO THE  
FINANCE PARTIES ON ANY ACCOUNT WHATSOEVER 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 10 JUNE 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13 JUNE 2011

*De*



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES