Company name: PROPERTY CONNECTION (EDINBURGH) LIMITED
Company number: SC130168

Received for Electronic Filing: 12/09/2019

Details of Charge

Date of creation: 06/09/2019
Charge code: SC13 0168 0093
Persons entitled: ALDERMORE BANK PLC

Brief description: ALL AND WHOLE THE SHOP PREMISES FORMERLY Known AS NUMBER 85 ALBERT STREET, EDINBURGH AND NOW KNOWN AS 85 ALBERT STREET, AFORESAID AND 1 ELLIOT STREET, EDINBURGH IN THE COUNTY OF MIDLOTHIAN BEING PART OF THE TENEMENT OF SHOPS AND DWELLINGHOUSES KNOWN AS NUMBERS 85 AND 87 ALBERT STREET, AFORESAID AND NUMBERS 1 AND 3 ELLIOT STREET, EDINBURGH

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.858G 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: THOMAS HORTON
CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 130168

Charge code: SC13 0168 0093

The Registrar of Companies for Scotland hereby certifies that a charge dated 6th September 2019 and created by PROPERTY CONNECTION (EDINBURGH) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 12th September 2019.

Given at Companies House, Edinburgh on 13th September 2019

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006.
IMPORTANT NOTICE: We recommend that you consult your solicitor or other independent legal adviser before signing this document.

**STANDARD SECURITY (Corporate)**

<table>
<thead>
<tr>
<th>Lender:</th>
<th>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 and whose address for service is 1st Floor, Block B, Western House, Peterborough Business Park, Lynch Wood, Peterborough, PE2 6FZ</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mortgage Conditions:</td>
<td>Aldermore Bank Plc Mortgage Conditions (Scotland) 2014</td>
</tr>
<tr>
<td>Charger:</td>
<td>PROPERTY CONNECTION (EDINBURGH) LIMITED, a company incorporated under the Companies Acts (Company Number SC130168) and having their Registered Office at Citypoint, 68 Haymarket Terrace, Edinburgh, Midlothian, EH12 5HD</td>
</tr>
</tbody>
</table>

**Property:** as more fully described in part 1 of the Schedule

<table>
<thead>
<tr>
<th>Title No:</th>
</tr>
</thead>
</table>

**Schedule:** the Schedule in three parts annexed and signed as relative to this Standard Security

**Secured Amount:** has the meaning given to it in the Mortgage Conditions

1. This Standard Security incorporates the Mortgage Conditions, a copy of which has been received by the Charger which the Charger hereby acknowledges.

2. The Charger agrees to pay and discharge the Secured Amount in accordance with its terms and to comply with the Mortgage Conditions and, as continuing security for the Secured Amount, hereby grants a Standard Security in favour of the Lender over the Property.

3. This Standard Security secures further advances but the Lender is not obliged to make further advances.

4. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970, as varied by the Mortgage Conditions, and any lawful variation thereof operative for the time being, shall apply.

5. This Standard Security is subject to the standard securities (if any) or agreements relating to ranking (if any) detailed in Part 2 of the Schedule

6. The Charger grants warrandice, subject to the standard securities (if any) detailed in Part 2 of the Schedule and to the leases of the Property (if any) detailed in Part 3 of the Schedule.

7. The Charger consents to the registration of this Standard Security for execution.
8. This Standard Security will be governed by and construed in accordance with Scottish law.

IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with the Schedule executed by the Chargor as follows:-

at Edinburgh
on 20 August 2019

by FRANKO MARTONE
Print Full Name
Director/Company Secretary

before this witness
AMY KINMOND
Print Full Name
Witness

Address
26 GEORGE SQUARE
EDINBURGH
Schedule referred to in the foregoing Standard Security by Property Connection (Edinburgh) Limited in favour of Aldermore Bank Plc

PART 1

ALL and WHOLE the shop premises formerly known as number 85 Albert Street, Edinburgh and now known as 85 Albert Street, aforesaid and 1 Elliot Street, Edinburgh in the County of Midlothian being part of the tenement of shops and dwellinghouses known as numbers 85 and 87 Albert Street, aforesaid and numbers 1 and 3 Elliot Street, Edinburgh and being the subjects more particularly described in and disposited by Disposition by John Gibson Kerr in favour of Vasyli Juaka and Mrs Maria Juaka dated 24th February, 1960 and recorded in the Division of the General Register of Sasines for the County of Midlothian on 2nd November, 1962; TOGETHER WITH (One) the whole rights, common, mutual or otherwise effering to the said subjects; (Two) the whole parts, privileges and pertinents thereof; (Three) the whole fixtures and fixings therein and thereon and (Four) the Chargor's whole right, title and interest, present and future, therein and thereto

PART 2

None

PART 3

Private Residential Tenancy Agreement between Property Connection (Edinburgh) Limited and Aurelio Passalaqua and Mariano Giarrusso dated 18th February, 2019

Short Assured Tenancy Agreement between Property Connection (Edinburgh) Limited and Asia Portia Schirripa dated 13th November, 2017