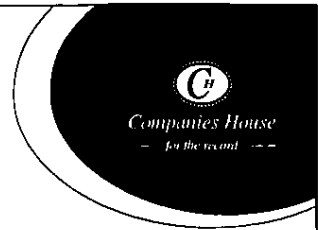


# MG01

## Particulars of a mortgage or charge

000919/13



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

MONDAY



\*A1MZRIG8\*  
A28 03/12/2012 #110  
COMPANIES HOUSE

### 1 Company details

Company number 0 8 1 0 9 1 8 6

Company name in full 24/7 Fitness Kidderminster Limited

For official use

→ **Filling 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 <sup>d</sup>2 <sup>d</sup>1 <sup>m</sup>1 <sup>m</sup>1 <sup>y</sup>2 <sup>y</sup>0 <sup>y</sup>1 <sup>y</sup>2

### 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 Rent Deposit Deed

### 4 Amount secured

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

Amount secured A sum equal to three months' worth of the Principal Rent and any  
VAT that may be payable on the Principal Rent provided that at no  
time this amount be less than £33,000 00 (inclusive of VAT)

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

MG01

Particulars of a mortgage or charge

**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 **CALLENDER STREET TRUSTEES LIMITED AS TRUSTEES OF THE ONCON PROPERTY UNIT TRUST**

Address **2nd floor Lindsay House 10 Callender Street Belfast**

Postcode **B T 1 5 B N**

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

The Tenant with full title guarantee charges its interest in the Account and the Deposit together with the Tenant's right to the return of the Deposit or such part of the Deposit to which the Tenant is entitled under the terms of this deed, to the Landlord as security for the performance of the Tenant's obligations under the Lease and this deed

The Tenant shall not assign or otherwise dispose of its interest in or the benefit of its right under the Rent Deposit Deed, the Deposit or the Account (or any part of them)

The Tenant shall not create any further charge, encumbrance or security interest over the whole or any part of the Deposit or the Account

Definitions

"Rent Deposit Deed" means the Rent Deposit Deed dated 21 November 2012 and made between Callender Street Trustees Limited as Trustees of the Oncon Property Unit Trust (1) 24/7 Fitness Kidderminster Limited (2) 24/7 Fitness Limited (3)

"Tenant" means 24/7 Fitness Kidderminster Limited

"Account" means a separate interest bearing deposit account at Bank of Ireland (UK) Plc and its successors and assignees or such other bank of building society as the Landlord may from time to time nominate

"Landlord" means Callender Street Trustees Limited as Trustees of the Oncon Property Unit Trust and includes a reference to the person entitled for the time being to the immediate reversion of the Lease

"Deposit" means £33,000 00 including an amount equal to VAT in the sum of £5,500 00 and any other sums from time to time standing to the credit of the Account

# MG01

## 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

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  X

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

# MG01

## 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 Anne Skeggs

Company name Mills Selig

Address 21 Arthur Street

Post town Belfast

County/Region Antrim

Postcode 

	B	T	1		4	G	A	
--	---	---	---	--	---	---	---	--

Country Northern Ireland

DX 459 NR BELFAST

Telephone 028 9024 3878

### 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)

# MG01 - continuation page

## Particulars of a mortgage or charge

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

Please give the short particulars of the property mortgaged or charged

Short particulars

"Lease" means the lease of the property dated 2 June 2003 and made between Symphonic UK 1 Limited and Symphonic UK 2 Limited (1) Fitness First Clubs Limited (2) Fitness First Plc (3) and including all documents supplemental or collateral to that lease except the Rent Deposit Deed

"Principal Rent" means the annual rent first reserved under the terms of the Lease as increased from time to time in accordance with provisions for review contained in the Lease



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

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

**COMPANY NO. 8109186  
CHARGE NO. 1**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 21  
NOVEMBER 2012 AND CREATED BY 24/7 FITNESS  
KIDDERMINSTER LTD FOR SECURING ALL MONIES DUE OR  
TO BECOME DUE BEING NO LESS THAN £33,000.00 WAS  
REGISTERED PURSUANT TO CHAPTER 1 PART 25 OF THE  
COMPANIES ACT 2006 ON THE 3 DECEMBER 2012**

**GIVEN AT COMPANIES HOUSE, CARDIFF THE 5 DECEMBER  
2012**

DX



**Companies House**



**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**