

In accordance with Section 869 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 register particulars of a charge for a Scc company. To do this, please use form MG01s

THURSDAY
THURSDAY



AQ9BCOFZ
A21 21/10/2010 390
COMPANIES HOUSE
21/10/2010 389
COMPANIES HOUSE
LHIP3099
LD6 15/10/2010 19
COMPANIES HOUSE

Company details

Company number 0 2 0 5 8 8 1 3

Company name in full Lancashire Mortgage Corporation Limited X

Lancashire Mortgage Corporation Limited

For official use

19

Filing in this form
Please complete in typescript or in bold black capitals
All fields are mandatory unless specified or indicated by *

Date of creation of charge

Date of creation 0 8 / 0 1 / 2 0 1 0

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 Debenture

Amount secured

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

Amount secured All the Company's liability to Lancashire Mortgage Corporation Limited ("the Lender") of any kind and in any currency (whether present or future actual or contingent and whether incurred alone or jointly with another) including the Lender's charges, commission, interest, costs and expenses

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

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Particulars of a mortgage or charge

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 Lancashire Mortgage Corporation Limited

Address Bracken House
Charles Street, Manchester

Postcode M 1 7 B D

Name

Address

Postcode

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 By way of a legal mortgage all that land and buildings known as Land & Buildings at The Former Jubilee Public House, Wakefield Road, Featherstone Road, Pontefract, West Yorkshire WF7 5HL which is registered at H M Land Registry with freehold absolute title under Title Number WYK539936 ("the Property")
By way of fixed charge -
2 1 all estates or interests in any freehold and leasehold property and its proceeds of sale now and in the future vested in or charged to the Company except the property charged in paragraph 1
2 2 all Rental Income present or future and whether payable now or in the future and all rights and claims of the Company against all lessees, sub-lessees, licensees or occupiers of the Property and all guarantors and sureties for the obligations of any such person or other third parties in relation to the Property now or in the future existing and capable of being satisfied by the payment of money provided that nothing shall constitute the Lender as a mortgagee in possession
2 3 all the plant and machinery and fixtures and fittings of the Company present and future
2 4 all furniture furnishings equipment tools and other chattels of the Company present and future not regularly disposed of in the ordinary course of business
2 5 all the goodwill and uncalled capital of the Company present and future
2 6 all stocks shares and other securities (and all associated rights and benefits) of the Company present and future
2 7 all intellectual property rights choses in action and claims of the Company present and future and the proceeds of any insurance from time to time affecting the Property
2 8 the benefit of any interest rate swap or other agreement with the Lender or any third party for protecting or hedging the Company's liability to pay interest to the Lender at any time
2 9 all book debts and other debts (and all associated rights and benefits) of the Company present and future and the proceeds of payment or realisation of each of them until receipt of the proceeds from time to time into on account in accordance with Note 1 (c) below
2 10 all funds standing to the credit of the Company from time to time on any account with the Bank or any other lender or financial institution or organisation including all receipts from time to time paid into an account in accordance with Note 1 (c) below
2 11 the benefit of all contracts appointments warranties and other documents to which the Company is a party relating to any development of any freehold or leasehold property and all rights and claims under or associated with the same

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Particulars of a mortgage or charge

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

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 866)

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 870). 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)

Signature

Please sign the form here

Signature

Signature

X *Richard Field Cunningham* X

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

3 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
 Company name
RFC Solicitor LLP

Address
3 York Street

Manchester

Post town

County/Region

Postcode

M	2	2	R	W		
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Country
United Kingdom

DX **DX 14475 MANCHESTER 2**

Telephone
0161 835 2020

2 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.

2 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

1 Important information

Please note that all information on this form will appear on the public record

2 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'

2 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

2 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

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Particulars of a mortgage or charge



Amount secured

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

Amount secured

3 By way of floating charge all the undertaking and all property assets and rights of the Company present and future not subject to a fixed charge under this Deed

Note 1 The Debenture contains covenants by the Company with the Lender -

a Not without the previous written consent of the Lender to create or permit to arise any mortgage charge lien or other security interest on any of the Company's property nor to sell or otherwise dispose of any of the Company's property except that the property subject to the floating charge may be disposed of in the ordinary course of business

b Not without the previous written consent of the Lender to grant or accept a surrender of any lease or licence of or part with or share possession or occupation of the Company's freehold and leasehold property or any part of it nor to consent to any assignment or sub-lease by any lessee or sub-lessee of the Company's freehold and leasehold property

c To pay into the Company's account with the Lender (or such other account as the Lender may specify from time to time) all money which the Company may receive in respect of the Company's book debts or by way of rent licence fees or other income from any freehold or leasehold property and not to deal with the Company's book debts and other debts otherwise than by collecting them in the ordinary course of the Company's business and in particular not to realise the Company's book debts and other debts by means of block discounting, factoring or the like and until payment to hold the same on trust for the Lender

Note 2 The Debenture gives the Lender power of appointment an Administrative Receiver

Mortgagee(s) or person(s) entitled to the charge

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode



Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars



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

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

COMPANY NO. 2058813
CHARGE NO. 19

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEBENTURE DATED 8 OCTOBER
2010 AND CREATED BY LANCASHIRE MORTGAGE
CORPORATION LIMITED FOR SECURING ALL MONIES DUE OR
TO BECOME DUE FROM THE COMPANY TO LANCASHIRE
MORTGAGE CORPORATION LIMITED ON ANY ACCOUNT
WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1
PART 25 OF THE COMPANIES ACT 2006 ON THE 21 OCTOBER
2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 22 OCTOBER
2010



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES