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

X 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

1 Company details

Company number: 07170407

Company name in full: A Pinch of Sugar Limited

2 Date of creation of charge

Date of creation: 221102011

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 (the Rent Deposit Deed) dated 2 November 2011 and made between Abraham Aubrey Seller and Jacqueline Seller (the Landlord) (1) and A Pinch of Sugar Limited (the Tenant) (2)

4 Amount secured

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

Amount secured: 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, where -

Tenant's Obligations means the obligations of the Tenant to pay the rents reserved by the Lease and to perform and observe the covenants and conditions on the part of the Tenant contained in the Lease, and

Lease means the Lease dated 2 November 2011 made between the Landlord (1) and the Tenant (2) including any instrument supplementing substituting replacing or amending the same and any licence consent or approval thereunder

Department for Business Innovation & Skills

CHFP025
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Mortgagee(s) or person(s) entitled to the charge (if any)

<table>
<thead>
<tr>
<th>Name</th>
<th>Abraham Aubrey Seller and Jacqueline Seller</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Flat 7, 102 Lisson Grove, Portman Gate, London</td>
</tr>
<tr>
<td>Postcode</td>
<td>NW1 6LF</td>
</tr>
</tbody>
</table>

Short particulars of all the property mortgaged or charged

<table>
<thead>
<tr>
<th>Short particulars</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Tenant charges with full title guarantee by way of first legal charge 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, where -</td>
</tr>
<tr>
<td>Deposited Sum means Six Thousand Eight Hundred and Seventy Five Pounds (£6,875) paid by the Tenant to the Landlord’s solicitors and placed in a specifically designated interest bearing deposit account (the Account) opened by the Landlord or the Landlord’s agents together with any other sums paid into the Account by the Tenant pursuant to the terms of the Rent Deposit Deed and any interest credited to the Account and which has not been released to the Tenant</td>
</tr>
</tbody>
</table>
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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

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 the UK).

9
Signature

Please sign the form here.

Signature

[Signature]

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: Eytan Weisz
Company name: Teacher Stern LLP
Address: 37-41 Bedford Row
Postal town: London
County/Region: England
Postcode: WC1R 4JH
Country: England
DX: 177 Chancery Lane
Telephone: +44 (0) 20 7242 3191

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. 7170407
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 A PINCH OF SUGAR LTD FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO ABRAHAM AUBREY SELLER AND JACQUELINE SELLER 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 8 NOVEMBER 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 10 NOVEMBER 2011