MR01 (ef)

Registration of a Charge

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 0089
Persons entitled: ALDERMORE BANK PLC
Brief description: ALL AND WHOLE THE SUBJECTS KNOWN AS AND FORMING 4/8 OLD TOLLBOOTH WYND, EDINBURGH EH8 8EQ BEING THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER MID35695
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.859G 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.
CERTIFICATE OF THE
REGISTRATION OF A CHARGE

Company number: 130168

Charge code: SC13 0168 0089

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.

<table>
<thead>
<tr>
<th>STANDARD SECURITY (Corporate)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lender:</strong> 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</td>
</tr>
<tr>
<td><strong>Mortgage Conditions:</strong> Aldermore Bank Plc Mortgage Conditions (Scotland) 2014</td>
</tr>
<tr>
<td><strong>Chargor:</strong> PROPERTY CONNECTION (EDINBURGH) LIMITED, a company incorporated under the Companies Acts (Company Number SCI30168) and having their Registered Office at Citypoint, 65 Haymarket Terrace, Edinburgh, Midlothian, EH12 5HD</td>
</tr>
<tr>
<td><strong>Property:</strong> as more fully described in part 1 of the Schedule</td>
</tr>
</tbody>
</table>

| **Title No:** MID 35695 |

| **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 Chargor which the Chargor hereby acknowledges. |
| **2.** The Chargor 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 Chargor grants warranty, 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 Chargor 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 **FRANCO 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 subjects known as and forming 4/8 Old Tolbooth Wynd, Edinburgh, EH8 8EQ being the subjects registered in the Land Register of Scotland under Title Number MID35695

PART 2

None

PART 3

Short Assured Tenancy Agreement between Property Connection (Edinburgh) Limited and Ludovica Pennisi, Laura Murra, Simone Foti and Matteo Picciula dated 24th September, 2017