

MG01

Particulars of a mortgage or charge

702887/13



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

THURSDAY



AHOFPTV7
A49 05/05/2011 89
COMPANIES HOUSE

1 Company details

Company number 0 4 0 6 8 0 0 9

Company name in full Identity Signs (London) Limited ("**Tenant**")

For official use
3
→ **Filing 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 0 3 / 0 5 / 2 0 1 1

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) All sums due under a lease dated 03 May 2011
made between (1) USF Nominees Limited ("**Landlord**")
and (2) Identity Signs (London) Limited and Richard
Meyer relating to the property known as Unit 23
North Orbital Commercial Park, St Albans and which
are payable to or recoverable by the Landlord or in
respect of which the Landlord is entitled to be
indemnified by the Tenant (including without
limitation rent, service charges, insurance
premiums or contributions to the cost of insurance
of such property, interest, outgoings and VAT), and

(b) all claims, demands, damages, liabilities,
awards, losses, costs, fees and expenses (on a full
indemnity basis) arising out of or incidental to
any breach by the Tenant of its obligations in such
lease or in the rent deposit deed; and

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

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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 USF Nominees Limited Company No 00263490

Address Unilever House
Springfield Drive Leatherhead

Postcode K T 2 2 7 G R

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

By way of charge with full title guarantee

(a) the initial rent deposit paid by the Tenant to the Landlord under the terms of the rent deposit deed being fourteen thousand two hundred and four pounds and forty pence (£14,204 40), and

(b) all sums that may be paid to the Landlord under the terms of the rent deposit deed, and

(c) all the interest of the Tenant in a single interest bearing account opened or to be opened by the Landlord with a clearing bank or any similar account with another bank as the Landlord may open at any time for the purposes of the rent deposit deed ("**Account**")

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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

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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)

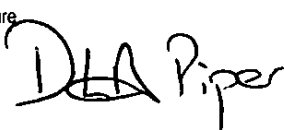
9

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

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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 Richard Thompson

Company name DLA Piper UK LLP

Address India Buildings

Water Street

Post town Liverpool

County/Region

Postcode L 2 0 N H

Country

DX DX. 14103 Liverpool

Telephone 08700 111 111



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

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4	Amount secured	
Amount secured	<p data-bbox="331 338 1069 371">Please give us details of the amount secured by the mortgage or charge</p> <p data-bbox="331 394 1460 454">(c) loss of mesne profits and other losses arising in consequence of a forfeiture or disclaimer of such lease, and</p> <p data-bbox="331 483 1528 544">(d) all expenses properly incurred by the Landlord in opening, maintaining and operating the Account</p>	



FILE COPY

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

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

COMPANY NO. 4068009

CHARGE NO. 3

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 3
MAY 2011 AND CREATED BY IDENTITY SIGNS (LONDON)
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO USF NOMINEES LIMITED
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 5 MAY 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 9 MAY 2011



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES