

MG01

Particulars of a mortgage or charge



250670/13

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 reg
particulars of a charge for a Sc
company To do this, please us
form MG01s

THURSDAY



AKPGKIZO
A17 08/04/2010 466
COMPANIES HOUSE

| | | |
|----------------------|--|---|
| 1 | Company details | For official use |
| Company number | 0 2 3 7 4 9 8 8 | → Filling in this form Please complete in typescript or in bold black capitals All fields are mandatory unless specified or indicated by * |
| Company name in full | ADVEN Plc (the Tenant) | |
| 2 | Date of creation of charge | |
| Date of creation | d3 d1 m0 m3 y2 y0 y1 y0 | |
| 3 | Description | |
| Description | Please give a description of the instrument (if any) creating or evidencing the charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge' Rent Deposit Deed (the Deed) | |
| 4 | Amount secured | |
| Amount secured | Please give us details of the amount secured by the mortgage or charge Any failure by the Tenant to pay (whether or not any formal demand has been made) the whole or any part of the Rent reserved by the Lease or any other sums (including interest) payable under the Lease or to pay any costs and expenses incurred by the Landlord (including but without prejudice to the generality of the foregoing the Landlord's proper legal costs) or owing to the Landlord in consequence of any failure by the Tenant to observe and perform any of the Tenant's Obligations or in consequence of the determination of the Lease before the expiry of its term by forfeiture or any disclaimer by any liquidator or a trustee in bankruptcy of the estate of the Tenant or otherwise than by agreement "Default" | Continuation page Please use a continuation page if you need to enter more details 7 |

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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 Church Commissioners for England (the Landlord)

Address Church House, Great Smith Street, London

Postcode S W 1 P 3 A Z

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 Deposit Account and all money from time to time placed in and withdrawn from the Deposit Account in accordance with the Deed until the Deposit Account is closed in accordance with the provisions of the Deed and as security for money payable to the Landlord in the event of Default

Bank means Barclays Bank Plc or such other London Clearing Bank as the Landlord's Solicitors or the Landlord from time to time notify to the Tenant

Deposit Account means the separate designated interest earning deposit account opened or to be opened by the Landlord at the Bank and in which the Landlord places the Initial Deposit

Initial Deposit means Eighty six thousand nine hundred and sixty four pounds and fifty pence (£86,964 50)

Lease means a lease of the Premises of even date as the Deed made between (1) the Landlord and (2) the Tenant and all or any deeds and documents supplemental or collateral to it whether or not expressed to be so

Premises means Third Floor and Part Basement, 26 Throgmorton Street London EC2 described in the Lease

Rent means the meaning given in the Lease

Tenant's Obligations means the obligations of the Tenant under the lease or the Deed

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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

Nil

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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 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).

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Signature

Please sign the form here

Signature

Signature

X *Sam Pearce LLP* X

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 Jack Holling - 348037.146

Company name Bond Pearce LLP

Address Oceana House

39-49 Commercial Road

Post town Southampton

County/Region

Postcode S O 1 5 1 G A

Country

DX DX 38517 Southampton 3

Telephone 0845 415 0000



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,
First Floor, Waterfront Plaza, 8 Laganbank Road,
Belfast, Northern Ireland, BT1 3BS
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. 2374988
CHARGE NO. 7

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 31
MARCH 2010 AND CREATED BY ADVFN PLC FOR SECURING
ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY
TO CHURCH COMMISSIONERS FOR ENGLAND 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 APRIL 2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13 APRIL 2010



DX/OT

