



Registration of a Charge

Company name: **FGC ISLINGTON LTD**

Company number: **12150619**



X924AZBT

Received for Electronic Filing: **02/04/2020**

Details of Charge

Date of creation: **27/03/2020**

Charge code: **1215 0619 0006**

Persons entitled: **ALDERMORE BANK PLC**

Brief description:

Contains fixed charge(s).

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 THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **LAWRENCE STEPHENS SOLICITORS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12150619

Charge code: 1215 0619 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th March 2020 and created by FGC ISLINGTON LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd April 2020 .

Given at Companies House, Cardiff on 3rd April 2020

The above information was communicated by electronic means and authenticated
by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

ASSIGNMENT OF RENTAL INCOME

This Deed of Assignment is made on the Date between the Assignor and Aldermore Bank PLC, whose address for service is at 1st Floor, Block B, Western House, Lynch Wood, Peterborough, PE2 6FZ registered in England Company No. 947662 (the "Bank" which term shall include its transferees and assignees)			
Date	27 th March 2020		
The Assignor	FGC ISLINGTON LTD (Company number 12150619) with registered office At 37-39, Maide Vale, London, England, W9 1TP		
The Property	1. 220 Hornsey Road, London, N7 7LL 2. 222 Hornsey Road, London, N7 7LL 3. 224 Hornsey Road, London, N7 7LL		
Tenure	Freehold		
Title Number	1. AGL407136 2. AGL413197 3. AGL407139		
Details of Rents	Amount	Payer/Tenant	Agreement Details
	£18,000 per annum	Daero Café Ltd	Lease of Ground Floor Lock Up Shop at 220 Hornsey Road, London, N7 7LL dated 30 January 2020 expiring 29 January 2040.
	£17,000 per annum	Philip James Biggs	Lease of Ground Floor Lock Up Shop at 222 Hornsey Road, London, N7 7LL dated 29 November 2019 expiring 28 November 2024.
	£18,000 per annum	Islington Dog Services Ltd	Lease of Ground Floor Lock Up Shop at 224 Hornsey Road, London, N7 7LL dated 28 November 2019 expiring 27 January 2034.

THIS DEED WITNESSES AS FOLLOWS:

1. INTERPRETATION

In this Deed the following terms shall have the following meanings:

"Rental Income" means the gross rents, licence fees and other monies receivable now or at any time in the future by the Assignor in respect of or arising out of any lease or licence or any other agreement relating to the occupation of the Property.

2. ASSIGNMENT

2.1 As a continuing security for all monies and liabilities from time to time due, owing or incurred by the Assignor to the Bank, the Assignor hereby assigns to the Bank all Rental Income in favour of the Lender by way of first fixed charge as a continuing security for the payment and discharge of the monies and liabilities referred to above.

2.2 The Bank's rights under this Assignment are in addition to and without prejudice to any rights which the Bank or any receiver appointed by the Bank may have to the Rental Income under the Law of Property Act 1925 (or any statutory provisions amending, modifying or replacing the same).

3. RENT AUTHORITIES

- 3.1 The Assignor shall at any time on written demand from the Bank instruct (in such form as the Bank may require) all tenants and other occupiers of the Property to pay all Rental Income to such account in the name of the Bank as the Bank may elect and take all steps necessary to ensure compliance with such instructions including obtaining acknowledgements of assignment from any person.
- 3.2 In the event that the Assignor fails to comply with any demand of the Bank to issue any instructions under clause 3.1 the Bank shall have power in the name of the Assignor to give such instructions to the relevant tenants or occupiers.
- 3.3 The Bank may apply any Rental Income received as it considers fit towards discharge of the liabilities and monies secured by this Assignment.

4. COVENANTS

4.1 The Assignor covenants with the Bank:

- 4.1.1 promptly and at its own expense to take all action necessary (except forfeiture) to ensure that all Rental Income is paid at the times and in the manner prescribed and forthwith upon written request from the Bank to pay the Bank (without deduction or set off) all moneys received as Rental Income and to hold the same on trust for the Bank until so paid;
- 4.1.2 to ensure that no person other than the Bank obtains any right in respect of the Rental Income;
- 4.1.3 to comply with all rent review procedures related to the Rental Income and not to agree any revised rent without the prior written consent of the Bank (not to be unreasonably withheld or delayed).

5. POWER OF ATTORNEY

- 5.1 The Assignor by way of security irrevocably appoints the Bank to be the attorney of the Assignor (with full powers of substitution and delegation) for the Assignor in the name of or otherwise and on behalf of the Assignor and as the act and deed of the Assignor to sign, seal, execute, deliver, perfect and do all deeds, instruments, notices, documents, acts and things which the Assignor is obliged to do under the provisions contained in this Assignment and generally in the name of the Assignor and on behalf of the Assignor to exercise all or any of the powers, authorities and discretions conferred by this Assignment by law of the Bank and to execute and deliver and otherwise perfect any deed, assurance, agreement, instrument or act which they deem proper in the exercise of all or any of the powers, authorities and discretions conferred on the Bank under this Assignment.

- 6. NO LIABILITIES AS MORTGAGEE IN POSSESSION**
 6.1 Nothing contained in this Assignment shall be deemed to constitute the Bank as mortgagee in possession of the Property.
 6.2 The Assignor agrees to ratify and confirm anything such attorney shall lawfully and properly do or purport to do by virtue of clause 5.
- 7. COSTS AND EXPENSES**
 7.1 All costs, charges and expenses (together with any VAT) incurred by the Bank in the preservation and enforcement of the security under this Assignment shall be reimbursed by the Assignor to the Bank on demand on a full indemnity basis.
- 8. DISCHARGE**
 8.1 The Bank shall at the request and cost of the Assignor discharge the security under this Assignment following the final unconditional and irrevocable payment and discharge of all the monies and liabilities hereby secured.
- 9. SECURITY**
 9.1 This Assignment is a continuing security and remains in force notwithstanding any fluctuation from time to time in the amount of monies and liabilities hereby secured.
 9.2 The rights and powers conferred on the Bank under this Agreement are not affected by any release discharge, variation or invalidity of any other security held by the Bank.
 9.3 The rights and powers conferred on the Bank under this Assignment are in addition to any right conferred on it by law and statute.
 9.4 The Bank can assign or transfer its rights under this Assignment and disclose to any person connected with it and/or any person to whom it is proposing to transfer or assign or sub-participate or have transferred or assigned or sub-participated any of its rights under this Assignment (or any advisors) any information about the Assignor or any party connected or associated with the Assignor. The Assignor may not transfer its rights or obligations.

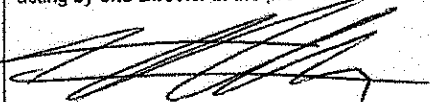
IN WITNESS whereof the Assignor has executed and delivered this Deed as a deed the day and year first above written.

SIGNED AS A DEED AND DELIVERED by the Assignor in the presence (where applicable) of the Witness(es):-

Individual Assignor(s)			
Assignor		Witnesses	
(1)	Signature:	Signature:	
	Printed Name:	Printed Name:	
(2)	Signature:	Signature:	
	Printed Name:	Printed Name:	
(3)	Signature:	Signature:	
	Printed Name:	Printed Name:	

Corporate Assignor	
The common seal of the Assignor was affixed to this Deed in the presence of	Director: Director/Secretary:

or execute as a Deed by

Name of Company: acting by two Directors or by a Director and its Secretary	Director: Director/Secretary:
Name of Company: FGC ISLINGTON LTD acting by one Director in the presence of a witness 	Director: Witness: Witness Name: Jonathan Bishop Address: Licensed Conveyancer YVA Solicitors 811 High Road London N12 8JT DX 152740 Finchley 3