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shawbrook

Charge given by a corporate (England and Wales) - Full recourse

Borrower:	LONDONIST INTERNATIONAL MANAGEMENT LTD - 13884557 - 5 Great James Street, Holborn, London, England, WC1N 3DB
Mortgagor:	LONDONIST INTERNATIONAL MANAGEMENT LTD - 13884557 - 5 Great James Street, Holborn, London, England, WC1N 3DB
Lender:	Shawbrook Bank Limited Lutea House Warley Hill Business Park The Drive Brentwood Essex CM13 3BE (registered in England and Wales number: 388466)

The Property:	Description	Class of Title	Title Number
1.	53 Warminster Road, London, SE25 4DQ and as more particularly described at the Land Registry: 53 Warminster Road, London (SE25 4DQ).	Freehold Title Absolute	SGL642124

1. **By THIS DEED** of **LEGAL CHARGE**, dated

The Mortgagor charges with full title guarantee and as a continuing security:-

(a) the Property described above by way of legal mortgage; and

(b) the Related Rights and the goodwill of any business conducted from the Property by way of fixed charge,

with the payment and discharge of:

(i) all monies now or at any time due, owing or payable in any manner whatsoever to the Lender from the person or persons named above as Borrower whether actually or contingently and whether solely or jointly with one or more persons and whether as a borrower or a mortgagor or a guarantor or in any other capacity and including, without limitation, all sums due and payable under any Loan Agreement now or at any time made between the Lender and the Borrower; and

(ii) all costs, charges and expenses incurred by the Lender in connection with the preservation, protection or enforcement of the Lender's rights and interests under this Charge.

2. To the extent not validly and effectively charged by way of legal mortgage pursuant to Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and future rights, title and interest in the Property with the payment and discharge of the matters referred to in clause 1(i) and (ii).

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3. This Charge is made for securing further advances although the Lender is not, as at the date of this Charge, obliged to make any further advances.

4. The Mortgagor applies to the Chief Land Registrar to enter the following restriction in the Proprietorship Register of Property:

   "No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [ ] in favour of Shawbrook Bank Limited referred to in the charges register".

5. This Charge is granted by the Mortgagor to the Lender on the Shawbrook Bank Limited Commercial Mortgage Terms and Conditions (08/05/2020) ("**Terms and Conditions**") which are hereby incorporated into this Charge and the Mortgagor agrees to those Terms and Conditions as subsequently amended, supplemented and/or varied from time to time.

THIS CHARGE has been executed as a deed on the date written on the first page of this Charge.

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EXECUTION PAGE

WARNING:

THIS IS AN IMPORTANT LEGAL DOCUMENT. YOUR PROPERTY IS AT RISK IF PAYMENTS ARE NOT MADE TO THE LENDER WHEN DUE, OR IF THERE IS SOME OTHER TERMINATION EVENT, IN ACCORDANCE WITH THE TERMS OF THIS DOCUMENT. YOU SHOULD CONSIDER TAKING INDEPENDENT LEGAL ADVICE FROM A SOLICITOR BEFORE YOU SIGN THIS CHARGE DEED.

Mortgagor
EXECUTED AS A DEED by
LONDONIST INTERNATIONAL MANAGEMENT LTD acting by
ASIM ERTURK, a director: .....
(Director signature)

in the presence of:

Witness:	..... (signature of witness)
Name:	FULYA OZGUN KOCAL (block capitals)
Address:	Windowist Tower, Eski Buyukdere street No:126 Floor:19 Maslak Sariyer Istanbul / Turkiye

Lender
Signed by
Shawbrook Bank Limited
acting by its attorney