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COMPANIES FORM No. 395

395

Particulars of a mortgage or charge

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write in
this margin

Pursuant to section 395 of the Companies Act 1985

Please complete
legibly, preferably
in black type or
bold block
lettering*Insert full name
of company

To the Registrar of Companies

For official use Company number

115

22473

Name of company

* Wynnstay Properties PLC

Date of creation of the charge

14th March 1996

Description of the instrument (if any) creating or evidencing the charge (note 2)

Legal Charge dated 14th March 1996 and made between Wynnstay Properties PLC
(1) The United Bank of Kuwait PLC (2)

Amount secured by the mortgage or charge

61a

All monies and liabilities which now are or may at any time or times hereafter be due owing or incurred by the Mortgagor to the Lender or for or in respect of which the Mortgagor may be liable to the Lender on any account or in any manner whatsoever and whether actually or contingently and whether as principal or surety and whether alone or jointly with any other party of parties and interest to the date of repayment (chargeable and payable in such manner and at such rate as has been specifically agreed in a Facility Letter dated 26 July 1994) as well after as before any demand made or judgment obtained or the liquidation or administration of the Mortgagor proper commission

Continued..

Names and addresses of the mortgagees or persons entitled to the charge

The United Bank of Kuwait PLC, 7 Baker Street, London

Postcode

W1M 1AB

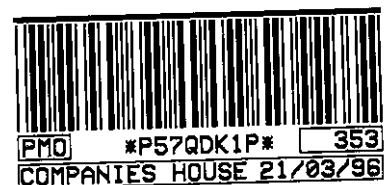
Presentor's name, address and
reference (if any):

GOULDENS
22 TUDOR STREET
LONDON EC4Y 0JJ
(Ref: AZ/656571)

For official use
Mortgage section

Post room

Time critical reference



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1. By way of Legal Mortgage:-

ALL THAT the freehold land and premises situate at and known as 11-16 (inclusive) Marriot Close, Norwich, Norfolk as registered at H M Land Registry with Title Absolute under title numbers NK39555

TOGETHER with all rights powers easements and liberties attached or appurtenant thereto and including also all buildings erected thereon

AND together also with all fixtures fittings plant machinery apparatus goods and materials (not being personal chattels within the Bills of Sale Acts 1878 to 1882) now or subsequently affixed to or placed upon the said premises and being the property of the Mortgagor but excluding tenant's fixtures and fittings.

Please complete
legibly, preferably
in black type or
bold block
lettering

Particulars as to commission allowance or discount (note 3)

Nil

Signed

Date

20th March 1996

On behalf of ~~[company]~~ [mortgagee/chargee]*

*Delete as
appropriate

Notes

1. The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
2. A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
3. In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his:
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional, for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
4. If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.

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Particulars of a mortgage or charge (continued)

Continuation sheet No. _____
to Forms Nos 395 and 410 (Scot)

Company number

22473

Please complete
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Name of company

WYNNSTAY PROPERTIES PLC

Limited*

*Delete if
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

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in black type, or
bold block lettering

Continued..

banking legal and other costs charges and expenses of the Lender or any receiver on a full indemnity basis and also all losses and damages that may be sustained suffered or incurred by the Lender arising out of or in connection with any act matter or thing done or omitted to be done by the Mortgagor under the Legal Charge or any document arrangement or agreement between the Mortgagor and the Lender or any disclaimer of any of the Mortgagor's contracts agreements or arrangements or any of the Mortgagor's liabilities or obligations to the Lender and also interest on the foregoing to the date of payment

Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

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~~2. By way of Security Assignment:~~

~~ALL the Mortgagor's right title and interest in all the rental income now or at any future time received or recoverable by the Mortgagor from each tenant of the aforementioned property including (but without limitation) all payments in respect of services and insurance contributions receivable by the Mortgagor and Value Added Tax (whether such tenant's tenancy be express implied or created by operation of law) and any other income in respect of the said property whatsoever~~

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

COMPANY No. 00022473

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 14th MARCH 1996 AND CREATED BY WYNNSTAY PROPERTIES PUBLIC LIMITED COMPANY FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE UNITED BANK OF KUWAIT PLC ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 21st MARCH 1996.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 22nd MARCH 1996.

N. S. Berkley

N. S. BERKLEY
for the Registrar of Companies



C O M P A N I E S H O U S E

HC026B

Post
22/3
for