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COMPANIES FORM No. 395

380812/26

Particulars of a mortgage or charge

395

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

CHFP025

Please do not
write in
this margin

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

*insert full name
of Company

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

For official use

Company number

171

00229959

Name of company

* St Cuthbert Newcastle Estates Limited (the "Company")

Date of creation of the charge

14 July 2005

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

Deed of Assignment of Rents (the "Deed")

Amount secured by the mortgage or charge

All moneys from time to time owing or payable to the Society howsoever and whatsoever whether actually or contingently upon any account in respect of the Total Debt (as defined below) or otherwise including any further advances made by the Society to the Company

(In this form 395 "Total Debt" means the whole of the moneys outstanding for the time being on the Deed including interest and such further sums as by the rules of the Society in force from time to time whenever made or the provisions applicable to the Deed shall from time to time become due from the Company to the Society.)

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

Newcastle Building Society (the "Society"), Portland House, New Bridge Street, Newcastle upon Tyne

Postcode NE1 8AL

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

Dickinson Dees
St Ann's Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB

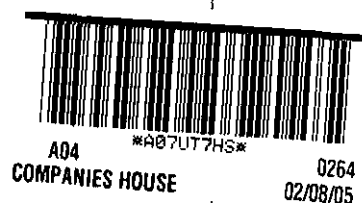
JDR/NLG/NEW/1/1254

Time critical reference

For official Use (02/00)

Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

The Company assigns to the Society the benefit of all rents, licence or tenancy fees payable by any lessee, licensee or tenant of any part of the property known as Unit 1, 3a and 3b Lockheed Court, Preston Farm, Stockton as is comprised in a Transfer of 10 June 2005 and made between (1) Rokeby Developments Northern Limited and (2) St Cuthbert Newcastle Estates Limited ("the Property").

The Company covenants with the Society not without the prior written notification to the Society (giving full details of the Company's intentions) to create or permit to subsist (other than in favour of the Society) any mortgage, charge, covenant (whether fixed or floating), rent charge or other encumbrance over the Property or any interest therein.

Please do not write in this margin

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

Particulars as to commission allowance or discount (note 3)

Nil

Signed



Date

1/08/05

On behalf of ~~XXXXXX~~ (mortgagee/~~XXXXXX~~ †

A fee is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

† 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.
- 5 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF14 3UZ

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 00229959

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEED OF ASSIGNMENT OF RENTS DATED THE 14th JULY 2005 AND CREATED BY ST. CUTHBERT NEWCASTLE ESTATES LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO NEWCASTLE BUILDING SOCIETY ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 2nd AUGUST 2005.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 4th AUGUST 2005.

P. Row



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES