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COMPANIES FORM No. 395

Particulars of a mortgage or charge

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge.

395

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

128

01915030

Name of company

* CROYDON BUSINESS CENTRE LIMITED

Date of creation of the charge

27 November 2003

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

Legal Charge

Amount secured by the mortgage or charge

All sums of money owed and all facilities or obligations to be carried out to the Bank of Scotland at any time and from time to time by Croydon Business Centre Limited ("the Borrower") whether:-

- (i) they arise before or after the Bank of Scotland has demanded they be repaid or carried out;
 - (ii) they are owed or to be carried out immediately or only after a stated event has occurred;
 - (iii) The Borrower owes or is to carry them out on its own or jointly with any other persons;
 - (iv) The Borrower owes or is to carry them out on its own account or as a guarantor for other persons;
- together with interest upon them and expenses relating to them.

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

The Governor and Company of the Bank of Scotland
Specialist Property Finance
Telford House 3 Mil New Cutlins
Edinburgh

Postcode EH11 4DH

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

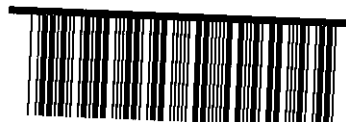
Shoosmiths
The Lakes
Northampton
NN4 7SH

JVS 91687.129

Time critical reference

For official Use
Mortgage Section

Post room



A03
COMPANIES HOUSE

AFP30QNU

0351
06/12/03

Short particulars of all the property mortgaged or charged

- 1 By way of Legal Charge all that leasehold property known as:
 - (i) 96B Church Street Croydon as more particular described in a Lease dated with even date to this Charge and made between Mountpace Limited (1) the Borrower (2)
 - (ii) The leasehold property known as Second Floor Flat 10 Neville Road Croydon CR0 2DS registered with absolute leasehold title under title number SGL522227 (hereinafter referred to as "the Property")
- 2 By way of fixed charge all buildings and other structures on, and items fixed to, the Property
- 3 By way of fixed charge any goodwill relating to the Property or the business or undertaking conducted at the Property
- 4 By way of fixed charge all plant, machinery and other items affixed to and forming part of the Property on or at any time after the date of the Legal Charge
- 5 By way of assignment the rental income together with the benefit of all rights and redemption upon repayment of all sums owing to the Mortgagee
- 6 By way of fixed charge the proceeds of any claim made under any insurance policy relating to any of the Property charged under the Legal Charge
- 7 By way of floating charge all unattached plant, machinery, chattels and goods now or at any time after the date of the Legal Charge on or in or used in connection with the Property or the business or undertaking conducted at the Property


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)

NOT APPLICABLE

Signed



Date 4 December 2003

On behalf of [company] [mortgagee/borrower]

A fee of £10 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 Cheques and Postal Orders are to 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. 01915030

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 27th NOVEMBER 2003 AND CREATED BY CROYDON BUSINESS CENTRE LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 6th DECEMBER 2003.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 10th DECEMBER 2003.

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THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —