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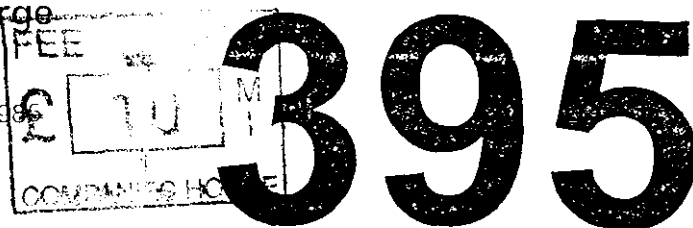
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COMPANIES FORM No. 395

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

Please complete
legibly, preferably
in block type, or
with block letteringInsert full name
of companyTo the Registrar of Companies
(address on page 2 - Note 5)

For official use

Company number

757290/10

39

1915030

Name of company

CROYDON BUSINESS CENTRE LIMITED

Date of creation of the charge

4th October 2004

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

MORTGAGE

Amount secured by the mortgage or charge

£91,875.00 (NINETY ONE THOUSAND EIGHT HUNDRED AND SEVENTY-FIVE
POUNDS) PLUS INTEREST AND COSTS

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

BARCLAYS BANK PLC MERIDIAN HOUSE, ANCHOR BOULEVARD,
CROSSWAYS BUSINESS PARK DARTFORD KENT

Postcode

DA2 6QU

Presentor's name address and
reference (if any):LEACH LAWRENCE + PART
98A SOUTH END
CROYDON
CR9 1HB
(Ref FAE)

Time critical reference

For Official Use
Mortgage Section

Post room

A24
COMPANIES HOUSE0188
22/10/04

Short particulars of all the property mortgaged or charged

FLAT 4
22 ST. MARYS ROAD
SOUTH NORWOOD
LONDON (SE 25 6UT)

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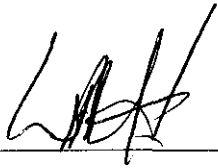
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in black type, or,
bold block lettering

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Particulars as to commission allowance or discount (note 3)

None

Signed



Date 21.10.04

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.
- 5 The address of the Registrar of Companies is:-
Companies House, Crown Way, Cardiff CF4 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 MORTGAGE DATED THE 4th OCTOBER 2004 AND CREATED BY CROYDON BUSINESS CENTRE LIMITED FOR SECURING £91,875.00 AND ALL OTHER MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO BARCLAYS BANK PLC WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 22nd OCTOBER 2004.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 27th OCTOBER 2004.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —