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CHFP025

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

*insert full name
of Company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

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

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

1381

1915030

Name of company

* The Croydon Business Centre Limited

Date of creation of the charge

28/02/2007

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

Mortgage Deed

Amount secured by the mortgage or charge

all money liabilities principal interest costs commission charges and
expenses (which for the avoidance of doubt and in no way limiting the
generality of the foregoing shall include any further advance made by the
Mortgagee to the Company) now or subsequently due or owing from the Company
to the Mortgagee whether actually or contingently whether as principal or
surety and whether solely or jointly with any other person or in any manner
whatsoever

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

The Mortgage Works (UK) plc
Mortgage Processing, Portman House, RICHMOND HILL, BOURNEMOUTH

Postcode BH2 6EP

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

Lester Aldridge
Russell House
Oxford Road
BOURNEMOUTH
BH8 8EX

TM00003.973

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room

SATURDAY



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A09

10/03/2007

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COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

TMW: The Mortgage Works (UK) plc, Portman House, Richmond Hill, Bournemouth BH2 6EP

Mortgage Conditions: TMW's Standard BTL Mortgage Conditions 2006

Property: All that (Leasehold) property known as 98C Church Street Croydon Surrey CR0 1RD which is currently registered at the Land Registry with title absolute under title number SGL648410

1. The charge incorporates the Mortgage Conditions
2. The Company as legal owner with full title guarantee (to the intent that the security so constituted shall be a continuing security) charges in favour of TMW with the payment of all money payable by the Company to TMW under the Mortgage Conditions):
 - 2.1 by way of first legal mortgage the Property
 - 2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property
 - 2.3 by way of first fixed charge the goodwill of any business carried on by the Company in and from the Property from time to time
 - 2.4 by way of first equitable assignment all the Company's rights, title and interest in the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property
 - 2.5 by way of mortgage the benefit of the landlord to and in the Occupational Leases and the Rents in accordance with Condition 4.1 of the Mortgage Conditions.
 - 2.6 by way of assignment the Policy in accordance with Condition 34.2 of the Mortgage Conditions.
- 3 The charge also secures further advances.

Please do not write in this margin

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

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Particulars as to commission allowance or discount (note 3)

Signed

Lester Aldridge

Date 09/03/07

On behalf of ~~XXXXXXXX~~ [mortgagee/chargee] † The Mortgage Works (UK) plc

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. 01915030

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A MORTGAGE DATED THE 28th FEBRUARY 2007 AND CREATED BY CROYDON BUSINESS CENTRE LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE MORTGAGE WORKS (UK) PLC ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 10th MARCH 2007.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 15th MARCH 2007.

Handwritten signature



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES