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in black type, or
bold block lettering

*insert full name
of company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

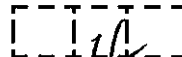
395

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies

For official use

Company number



2577373

Name of company

* MAYO PROPERTY COMPANY LIMITED ("the Company")

Date of creation of the charge

14th February 1996 /

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

Legal Mortgage /

Amount secured by the mortgage or charge

All monies obligations and liabilities (actual or contingent) of whatever nature (including any internal costs and expenses) which are now or may at any time be or become due owing or incurred to the Bank by the Company in any manner whatsoever (and whether by the Company alone or jointly with any other person or persons in whatever style name or form and whether as principal or surety) together with (i) interest (ii) commission discount and other banking charges (iii) costs and expenses incurred by the Company or any Receiver in relation to the Bank (and any Receiver) on a full indemnity basis and Value Added Tax

69a.

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

Bank Austria AG ("the Bank") Bank Austria House 32/36 City Road

London /

Postcode

EC1Y 2BD

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

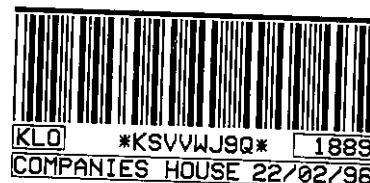
Wilde Sapte
1 Fleet Place
London
EC4M 7WS

DX: 145 London
Ref: SJB/680915

Time critical reference

For official use
Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

1. By way of legal mortgage the freehold property known as 105/107 Robin Hood Way London SW15 and registered at H.M. Land Registry under Title No. SGL176487 ("the Property") together with all buildings fixtures and erections thereon
2. In equity all other interests in the Property and the proceeds of sale thereof
3. By way of fixed charge:
 - (a) all monies to be received under any policy of insurance effected in respect of the Property
 - (b) the goodwill of any business now or after the Charge carried on at or from the Property and
 - (c) any share held by the Company in any tenants residents or occupiers management company affecting the Property or any estate or building of which the Property forms part

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

Particulars as to commission allowance or discount (note 3)

Nil

Signed

Wilde Supte

Date

22

February 1996

On behalf of [company] [mortgagee/chargee] †

† delete as appropriate

- 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 1
to Form No 395 and 410 (Scot)

CHA 116

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Company Number

2577373

Name of Company

MAYO PROPERTY COMPANY LIMITED

Limited*

* delete if
inappropriate

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

**Please complete
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4. By way of floating security all moveable plant machinery implements utensils furniture and equipment now or from time to time placed or used in or about the Property

5. Assignment of the right to receive all rents receivable in respect of the Property and any sums payable by any tenants in respect of their occupation of the mortgage property or any part of it.

The Legal Mortgage contains covenants preventing the Company from exercising its statutory power of leasing and accepting surrenders of leases, parting with possession or granting licences or interests to occupy the Property.

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

**Please complete
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CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02577373

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED THE 14th FEBRUARY 1996 AND CREATED BY MAYO PROPERTY COMPANY LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO BANK AUSTRIA AG ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 22nd FEBRUARY 1996.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 26th FEBRUARY 1996.

W. Grandon
W. GRANDON

for the Registrar of Companies



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

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