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COMPANIES FORM No. 395

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CHWP000

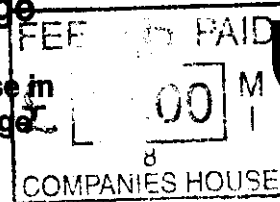
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*Please complete
legibly, preferably
in black type, or
bold block lettering*

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

1	1	1
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2758093

Name of company

* insert full name
of Company **THE**

*** NEW KADAMPA TRADITION (the "Mortgagor")**

Date of creation of the charge

5th October 2006

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

Legal Mortgage (the "Mortgage")

Amount secured by the mortgage or charge

All money and liabilities whether certain or contingent which at the time of the Mortgage are or at any time thereafter may be due owing or incurred by the Mortgagor to the Bank (as defined below) (and whether alone or jointly with any other person and in whatever style or name and whether as principal or surety) under or pursuant to a Loan Agreement dated 2nd June 2006 made between New Kadampa Tradition (1) and Triodos Bank nv (2) ("the Agreements") together with interest to date of payment at such rate as may from time to time be charged by the Bank in accordance with its usual practice and commission and other banking charges and any legal and other proper costs charges and expenses incurred by the Bank in relation to the Mortgage or in enforcing the security thereby created on a full and unqualified indemnity basis

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

Triodos Bank NV, Brunel House, 11 The Promenade, Clifton, Bristol (the "Bank")

Postcode BS8 3NN

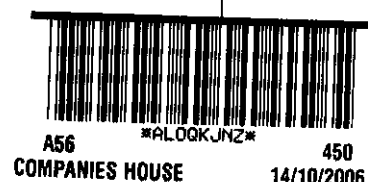
Presenter's name address and
reference (if any) :

Goad & Butcher
Midland Bank Chambers, Settle,
North Yorkshire BD24 9DR

Time critical reference

For official Use (02/06)
Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

1.1 By way of legal mortgage, all and every interest in, over or relating to Units 1, 2, 4, 5, 6, 7, 8, 9, 10, 11 and 12 North Quadrangle Conishead Priory, Priory Road, Ulveston, Cumbria LA12 9QQ and Units 1, 2, 3, 4, 5, 6, 7, 8 and 10 South Quadrangle, Conishead Priory, Priory Road, Ulveston, Cumbria LA12 9QQ (the "Property") (including fixtures and fittings thereon) which the Mortgagor at the time of the Mortgage or thereafter has power so to charge and by way of equitable charges all other interests therein and the proceeds of sale thereof and all moneys in future received as compensation or under any policy of insurance effected in respect of the Property;

Please do not write in this margin

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

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1.2 By way of assignment unto the Bank, the full benefit of all licences (which expressions shall also include any registrations) held in connection with any business or businesses from time to time carried on in or upon the Property or any part or parts thereof subject to redemption on payment of all liabilities thereby secured (together the "Mortgaged Property").

N.B. The Mortgagor shall not without the written consent of the Bank make any disposition of any of the Mortgaged Property or any estate or interest in it or create or purport to create any lease or rent charge affecting it or part with possession or share occupation of the whole or any part of the Property.

Particulars as to commission allowance or discount (note 3)

N/A

Signed

[Signature]

Date

13 10 06

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

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 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. 02758093

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED THE 5th OCTOBER 2006 AND CREATED BY THE NEW KADAMPA TRADITION FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO TRIDOS BANK NV ON ANY ACCOUNT WHATSOEVER UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 14th OCTOBER 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 19th OCTOBER 2006.



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES