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Particulars of a mortgage or charge

Please do not
write in
this margin

Pursuant to section 395 of the Companies Act 1985

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

*Insert full name
of company

To the Registrar of Companies

For official use Company number

161

02798935

Name of company

* Croftshire Investments Limited

Date of creation of the charge

25th May 1995

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

Legal Charge

Amount secured by the mortgage or charge

On demand all monies liabilities fees and commissions whatsoever which are due owing or incurred by Croftshire Investments Limited ("the Company") to UBAF Bank Limited ("the Bank") on any account whether present or future actual or contingent sole or joint as principal or surety and including all liabilities from time to time assumed or incurred by the Bank at the request of the Company in connection with acceptances discounting or otherwise or under guarantees bonds indemnities or other credits or any instruments whatsoever together with on a full indemnity basis all costs and expenses incurred by the Bank in relation to the Legal Charge (including its preparation) and in relation to the monies and liabilities thereby covenanted to be paid and any guarantees or security given therefor together with interest to the date of discharge on all sums payable and liabilities to be discharged as aforesaid

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

UBAF Bank Limited

30 Gresham Street

London

Postcode

EC2V 7LP

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

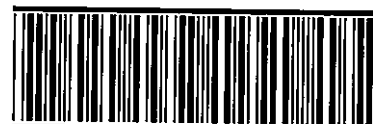
Lovell White Durrant
65 Holborn Viaduct
London EC1A 2DY

For official use
Mortgage section

REGISTERED

-2 JUN 1995

Post room



KLO *KID7QBWJ* 732
COMPANIES HOUSE 02/06/95

Time critical reference

P1/JBG

Short particulars of all the property mortgaged or charged

ALL THAT freehold property known as Unit 5 Sandgate Trading Estate in the London Borough of Southwark as the same is registered at H.M. Land Registry with Title Absolute under Title Number TGL19955 together with all buildings fixtures (including trade fixtures) and fixed plant and machinery for the time being thereon

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 Rovell White Durrant

Date 2nd June 1995

On behalf of ~~the company~~ [mortgagee/chargee]*

UBAF Bank Limited

*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.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02798935

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 25th MAY 1995 AND CREATED BY CROFTSHIRE INVESTMENTS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO UBAF BANK LIMITED ON ANY ACCOUNT WHATSOEVER IN CONNECTION WITH ACCEPTANCES DISCOUNTING OR OTHERWISE OR UNDER GUARANTEES BONDS INDEMNITIES OR OTHER CREDITS OR ANY INSTRUMENTS WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 2nd JUNE 1995.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 6th JUNE 1995.

A handwritten signature in dark ink, appearing to read 'R. N. Owens'.

RICHARD NEIL OWENS

for the Registrar of Companies



COMPANIES HOUSE

POST 6/6 PM

HC026B