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CHWP000

Please do not
write in
this marginPlease 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



02841455

Name of company

* Coffetek Limited (the "Company")

Date of creation of the charge

6 February 2009

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

Rent Deposit Deed

Amount secured by the mortgage or charge

(a) all rent and other monies due and payable by the Company to the Chargee from time to time under the Lease whether or not reserved as rent and whether or not formally demanded
(b) the cost to the Chargee from time to time of remedying any breach by the Company of the Company's Obligations
(c) all losses and expenses from time to time incurred by the Chargee as a result of any forfeiture or disclaimer of the Lease or any breach of the Company's obligations in accordance with the provisions of the Lease
(d) all fees and other charges and all legal and other cost charges and expenses on a full and unqualified indemnity basis which may reasonably be incurred by the Chargee in enforcing this Rent Deposit Deed or its rights under the Lease
together in each case with VAT (where applicable)
"Lease" means a lease of Unit 1 Portishead Business Park, Portishead Bristol (the "Property") dated 6 February 2009 and made between the Chargee (1) and the Company (2) as varied supplemented or re-granted from time to time and including any document which is supplemental to it (whether or not expressly stated to be so).

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

Phoenix Life Limited (Company Number 01016269) whose registered office is at One Wythall Way,
Wythall Birmingham (the "Chargee")

Postcode B47 6WG

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

Maples Teesdale
DX 192 London
RMB/KR/5/23

Time critical reference

For official Use (02/06)
Mortgage Section

WEDNESDAY



A28

25/02/2009

COMPANIES HOUSE

34

Short particulars of all the property mortgaged or charged

The amount from time to time standing to the credit of the Deposit Account.

"Deposit Account" means an interest bearing deposit account in the name of the Chargee to be opened at Royal Bank of Scotland plc or such other bank in the United Kingdom as the Chargee shall from time to time reasonably select and designated with the name of the Company and the address of the Property.

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)

NIL

A fee is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

Signed Maple & Teasdale

Date 24th February 2009

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 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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 2841455
CHARGE NO. 3**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 6
FEBRUARY 2009 AND CREATED BY COFFETEK LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO PHOENIX LIFE LIMITED 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 25
FEBRUARY 2009**

GIVEN AT COMPANIES HOUSE, CARDIFF THE 2 MARCH 2009



Companies House
— for the record —



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**