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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

A fee of £10 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

18

03488606

Name of company

* Hakkasan Limited ("the Tenant")

Date of creation of the charge

27 April 2006

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

Rent Deposit Deed

Amount secured by the mortgage or charge

£91,121, being an amount equivalent to six months principle rent payable under a lease dated 27 April 2006 between (1) GE Commercial Financial Services Real Estate Properties Limited and (2) Hakkasan Limited. The amount secured by the charge contained within the rent deposit deed also includes interest earned on the account (after deduction of any tax payable on such interest) in which the rent deposit monies are held.

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

GE Commercial Financial Services Real Estate Properties Limited ("The Landord") of 30 Berkeley Square, London

Postcode W1J 6EW

Presentor's name address and
reference (if any):
Mayer, Brown, Rowe & Maw LLP
11 Pilgrim Street
London
EC4V 6RW

Time critical reference
21073

For official Use
Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

THE TENANT CHARGES THE RENT DEPOSIT AND THE AMOUNT FROM TIME TO TIME STANDING TO THE CREDIT OF A SEPARATE DESIGNATED DEPOSIT ACCOUNT WITH THE LANDLORD'S BANKERS, TO THE LANDLORD WITH FULL TITLE GUARANTEE AS SECURITY FOR:

(a) THE PERFORMANCE OF THE OBLIGATIONS OF THE TENANT UNDER THE LEASE AND THE RENT DEPOSIT DEED; AND

(b) ALL MONIES PAYABLE TO THE LANDLORD IN THE EVENT OF ANY DEFAULT BY THE TENANT IN PERFORMING SUCH OBLIGATIONS.

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

Particulars as to commission allowance or discount (note 3)

N/a

Signed

Date 8.5.2006

On behalf of mortgagee[†]

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge. (See note 5)

NOTES

[†] 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.
- 5 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. 03488606

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT RENT DEPOSIT DEED DATED THE 27th APRIL 2006 AND CREATED BY HAKKASAN LIMITED FOR SECURING £91,121 DUE OR TO BECOME DUE FROM THE COMPANY TO GE COMMERCIAL FINANCIAL SERVICES REAL ESTATE PROPERTIES 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 10th MAY 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 12th MAY 2006.

pm



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES