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legibly, preferably
in black type, or
bold block lettering

* insert full name
of Company

COMPANIES FORM No. 395

448091/£10

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.

395

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

For official use

Company number

2

3573970

Name of company

* Oxford Biosensors Limited

Date of creation of the charge

2 September 2003

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

Rent Deposit Deed dated 2 September 2003 between the Landlord and Oxford Biosensors Limited

Amount secured by the mortgage or charge

£126,900 (One hundred and twenty six thousand nine hundred pounds) ("the Deposit")

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

Brixton Nominee Oxford Industrial Park 1 Limited and Brixton Nominee Oxford Industrial Park 2 Limited (both registered under Company Numbers 76622 and 76623 respectively) each c/o 50 Berkeley Street, London ("the Landlord")

Postcode W1J 8BX

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

SJ Berwin
222 Gray's Inn Road
London
WC1X 8XF

1086/B15890.518

Time critical reference

For official Use
Mortgage Section

Post room



A40
COMPANIES HOUSE

AJBSMOBH

0493
13/09/03

Short particulars of all the property mortgaged or charged

The amount from time to time standing to the credit of an account in the name of the Landlord with the National Westminster Bank plc or such other bank as the Landlord shall from time to time select, into which the Deposit shall be paid including interest and other accruals.

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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



Date 11 September 2003

On behalf of chargee[†]

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. 03573970

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED THE 2nd SEPTEMBER 2003 AND CREATED BY OXFORD BIOSENSORS LIMITED FOR SECURING £126,900 DUE OR TO BECOME DUE FROM THE COMPANY TO BRIXTON NOMINEE OXFORD INDUSTRIAL PARK 1 LIMITED AND BRIXTON NOMINEE OXFORD INDUSTRIAL PARK 2 LIMITED WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 13th SEPTEMBER 2003.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 17th SEPTEMBER 2003 .



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House
— for the record —

A handwritten signature in the bottom left corner of the page.