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

* insert full name
of Company

COMPANIES FORM No. 395

612215 / 13

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

395

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

For official use

Company number

	1	
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03932607

Name of company

* Amberdene Properties Limited

Date of creation of the charge

20 March 2006

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 moneys and liabilities whether actual or contingent which were at the date of the Legal Charge or at any time thereafter were due owing or incurred by the Mortgagor to the Bank, or for which the Mortgagor may be, or become, liable to the Bank in any manner whatsoever (whether alone or jointly with any person in whatever name style or form and whether as principal or surety) together with any interest and all other legal and other costs and expenses incurred by the Bank in relation to the Legal Charge, 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

TFB (Mortgages) Limited
17 Earlsfort Terrace
Dublin 2 Ireland

Postcode EC2V 7NG

Please return
via

CH London Counter

Presentor's name address and
reference (if any):
Denton Wilde Sapte
DX 242
CHANCERY LANE

ref: LKCS/7392867

Time critical reference

For official Use
Mortgage Section

Post room



LD3
COMPANIES HOUSE

LUAS3E3F

438
28/03/2006

Short particulars of all the property mortgaged or charged

1. By way of legal mortgage all that leasehold property known as 246 Brompton Road, Kensington, London SW3 and registered at H.M. Land Registry with title absolute under title number BGL14012 and all buildings and erections thereon and where the context permits, all plant, machinery, fixtures, (including trade and tenant's fixtures) fittings and other equipment and effects from time to time thereon, or on part thereof (the "Property").

2. By way of assignment, all options, agreements, the benefit of all policies of insurance and all warranties at the date of the Legal Charge or in the future relating to the Property, or any part thereof, together with all monies payable to the Mortgagor under each such agreement policy or warranty.

3. By way of fixed charge, all rents, licence fees, service charges and other monies reserved by or arising out of all leases (or agreements for the same), tenancy agreements or licences to which the Mortgagor's interest in the Property or parts thereof, is in reversion and to which the Mortgagor is entitled and all other monies derived by the Mortgagor from any third parties relating to the use and occupation of the Property, or any part of it with in any such case any value added tax charged on the same.

CONT/

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)

Signed

London Whitegate

Date 20 March 2006

On behalf of TFB (Mortgages) Limited†

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

Company number

03932607

Name of company

* insert full name
of company

* Amberdene Properties Limited

Addendum 1/4

1. Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Addendum 2/4

2. Amount due or owing on the mortgage or charge (continued)

Company number

03932607

Name of company

* insert full name
of company

* Amberdene Properties Limited

Addendum 3/4

3. Names, addresses and description of the mortgagees or persons entitled to the charge (continued)

Company number

03932607

Name of company

* insert full name
of company

* Amberdene Properties Limited

Addendum 4/4

4. Short particulars of all the property mortgaged or charged (continued)

4. By way of a fixed charge, all interest not otherwise effectively charged under the Legal Charge belonging to the Mortgagor in or over the Property or the proceeds of sale thereof.

NOTE: The Mortgagor covenants that it will not during the continuance of the Legal Charge without the previous consent in writing of the Bank mortgage, charge or in any other way whatsoever dispose of the Property or any interest therein or permit any lien or other encumbrance to arise on the Property nor on the whole or any part of any monies receivable by, or on behalf of the Mortgagor arising in relation to the Property nor assign or otherwise dispose of any such moneys wither absolutley or by way of security.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 03932607

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 20th MARCH 2006 AND CREATED BY AMBERDENE PROPERTIES LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO TFB (MORTGAGES) LIMITED ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 28th MARCH 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 30th MARCH 2006.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —