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CHFP004

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.

395

n/m.

Please do not
write in
this margin

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

*Insert full name
of Company

Pursuant to section 395 of the Companies Act 1985

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

For official use

1 2 3

Company number

03997571 ✓

Name of company

Barracuda Pubs and Bars Limited

Date of creation of the charge

17 day of October 2007

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

28

Legal Charge of Licensed Premises

Amount secured by the mortgage or charge

4

All the Company's liabilities to The Royal Bank of Scotland plc (the 'Bank') of any kind and in any currency (whether present or future actual or contingent and whether incurred alone or jointly with another) including banking charges, commission, interest, costs and expenses

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

12

The Royal Bank of Scotland plc

36 St Andrew Square

Edinburgh

Postcode

EH2 2YB

②

Bond Pearce

DX2005761

BRISTOL
TEMPLE MEADSSHL1 / CLS1
Page 1

332676.173

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

Our Ref
The Royal Bank of Scotland plc
Credit Documentation
-DX

Time critical reference

For official Use
Mortgage Section

Post room

FRIDAY



A49

AKS2LTXZ

19/10/2007

122

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

1 By way of legal mortgage - The George Hotel (and land adjoining), Moor Street, Chepstow

Please do not
write in
this margin

(the 'Property') including all covenants and rights affecting or concerning the Property

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

2 By way of fixed charge -

- 2 1 The fixtures and fittings of the Company from time to time attached to the Property
- 2 2 The plant and machinery vehicles and computer equipment of the Company now and in the future not regularly disposed of in the ordinary course of business and all associated warranties and maintenance contracts
- 2 3 The furniture furnishings equipment tools and other chattels of the Company now and in the future at the Property and not regularly disposed of in the ordinary course of business
- 2 4 The benefit of all justices, excise or other licences or registration certificates held from time to time in connection with the business carried on at the Property and the right to recover and receive any compensation payable at any time on account of the non-renewal of such licences
- 2 5 The present and future goodwill of any business carried on at the Property by or on behalf of the Company the rents receivable from any lease granted out of the Property and the proceeds of any insurance from time to time affecting the Property or the assets and the licences referred to above

T
c/p

Note:- The Legal Charge contains covenants by the Company with the Bank not without the Bank's prior written consent to

- (a) create or permit to arise any mortgage charge or lien on the charged property, nor to dispose of the charged property,
- (b) grant or accept a surrender of any lease or licence or part with or share possession or occupation of the Property

Particulars as to commission allowance or discount (note 3)

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

For The Royal Bank of Scotland plc

Signed End Pease UP

Date 18 October 2007

On behalf of [company][mortgagee/chargee]†

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 CF4 3UZ, DX 33050 Cardiff

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No 03997571

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT
LEGAL CHARGE OVER LICENSED PREMISES DATED THE 17th OCTOBER 2007 AND
CREATED BY BARRACUDA PUBS AND BARS LIMITED FOR SECURING ALL MONIES DUE
OR TO BECOME DUE FROM THE COMPANY TO THE ROYAL BANK OF SCOTLAND plc ON
ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII
OF THE COMPANIES ACT 1985 ON THE 19th OCTOBER 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 24th OCTOBER 2007

Dxangle



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES