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CHFP025

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

141

4034987

Name of company

* ADMIRAL SELF STORAGE LTD

Date of creation of the charge

23 MAY 2007

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

26 A rent deposit deed (the "Deed") dated 23 May 2007 made between (1) Threadneedle Pensions Limited (the "Landlord") and (2) Admiral Self Storage Ltd (the "Tenant") in respect of a lease (the "Lease") of premises at Units 5-9 Maple Leaf Industrial Estate, Bloxwich Lane, Walsall dated 23 May 2007 made between (1) the Landlord and (2) the Tenant

Amount secured by the mortgage or charge

7 The obligation of the Tenant to pay the rents reserved by and all other moneys payable to the Landlord under the Lease, including any moneys due or becoming payable to the Landlord under the Lease by reason of any failure by the Tenant to comply with the obligations in the Lease to be observed and performed by the Tenant

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

Threadneedle Pensions Limited of 60 St. Mary Axe, London

Postcode EC3A 8JQ

Presentor's name address and
reference (if any)Simmons & Simmons
CityPoint
One Ropemaker Street
London
EC2Y 9SS

(Ref 6/21282-1944/NDJ/MB)

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room



A37

A5LP5PVE

26/05/2007

COMPANIES HOUSE

660

Short particulars of all the property mortgaged or charged

The Deposit and each and every debt represented by it

The Deposit is defined in the Deed as the sum or sums standing to the credit of the Account including an initial deposit of £23,822 together with a sum equivalent to VAT of £4,169 paid by the Tenant under the Deed, any replacement of these sums, all interest earned on the Account and all entitlements, rights and benefits accruing directly or indirectly to the Account

The Account is defined in the Deed as an interest bearing 30 day deposit account to be opened by the Landlord with the Landlord's bank or, if such an account is not available, such reasonably equivalent deposit account as the Landlord shall determine

The Deed includes

- a covenant by the Tenant not to create, grant, extend, or agree to create, grant or extend or permit to subsist any security interest or right, whether fixed or floating, conferring priority of payment or any other right or interest on, over or in the Account, the Deposit or the debt it represents
- a declaration that the Deed is personal to the Tenant and that the Tenant's rights under the Deed or in respect of the whole or any part of the Deposit and the debt represented by it are not capable of being assigned, transferred or otherwise disposed of

Please do not write in this margin

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

95

Particulars as to commission allowance or discount (note 3)

None

Signed *SIMMONS & SIMMONS*

Date 24 May 2007

On behalf of ~~XXXXXX~~ [mortgagee/chargee] †

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

† 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 must 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 04034987

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT RENT DEPOSIT DEED DATED THE 23rd MAY 2007 AND CREATED BY ADMIRAL SELF STORAGE LTD FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THREADNEEDLE PENSIONS 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 26th MAY 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 4th JUNE 2007



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES