CHFP041

Please do not write in this margin

Please 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 £10 (£13 for forms delivered on or after 1 February 2005) 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

* FOURSQUARE DEVELOPMENTS LIMITED

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

Name of company

For official use Company number

4087784

Date of creation of the charge

24 Sulve 20106

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

02

do

LEGAL CHARGE

Amount secured by the mortgage or charge

All monies, liabilities and obligations due by the Company to the Bank (as defined below) at any time whether:

- a) they arise before or after the Bank have demanded that they are repaid or carried out; or
- b) they are owed or to be carried out immediately or only after a stated event has occurred; or
- c) the Company owe or are to carry them out on the Company's own or jointly with any other person or as quarantor for any other person.

(the "Secured Liabilities")

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

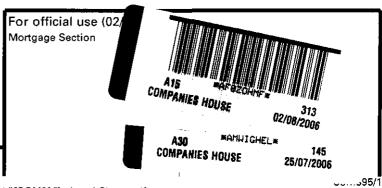
The Governor and Company of the Bank of Scotland ("the BoS") the Mound, Edinburgh

> Postcode EH11 1YZ

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

McClure Naismith Pountney Hill House 6 baurence Pountney Hill -London EC4R OBI DX 764 CDE London

Time critical reference JR 9935.638



Short particulars of all the property mortgaged or charged

- 1. By way of legal mortgage the freehold property known as Shotover Mound, Spring Lane, Headington OX3 8LG registered under title number ON216423 (the "Property")
- Please do not write in this margin
- 2.1 By way of fixed charge all buildings and other structures on, and items fixed to, the Property;
- Please complete legibly, preferably in black type or bold block lettering
- 2.2 By way of fixed charge any goodwill relating to the Property or the business or undertaking conducted at the Property;
- 2.3 By way of fixed charge all plant, machinery and other items affixed to and forming part of the Property on or at any time after the date of this Charge;
- 2.4 By way of assignment all rents and other sums at any time payable by any tenants or licensees of the Property to the Company together with the benefit of all the Company's rights and remedies relating to them to hold to the Bank absolutely subject to redemption upon repayment of the Secured Liabilities;

Contd./..

Particulars as to commission allowance or discount (note 3)

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

Signed Welle Unit

Date 24 Duy 2006

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. A fee of £10 (£13 for forms delivered on or after 1 February 2005) is payable to Companies House in respect of each register entry for a mortgage or charge 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.

OV⊖Z 7 Spa Road, London SE16 3QQ.

2005 Edition 2.2005

COMPANIES FORM No. 395 (Cont.) AND FORM No. 410 (Scot) (Cont.)

Please do not write in this margin

Particulars of a mortgage or charge (continued)

Continuation sheet No to Forms Nos 395 and 410 (Scot)

Limited*

4087784

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

*Delete if inappropriate

LEGAL CHARGE

Name of company

FOURSQUARE DEVELOPMENTS LIMITED

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

Com 395cont-1/4

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

2.5 by way of fixed charge the proceeds of any claim made under any insurance policy relating to the Property; and

2.6 by way of floating charge all unattached plant, machinery, chattels and goods now or any time after the date of the Charge on or in or used in connection with the Property or the business or undertaking conducted at the Property.

Please do not write in this margin

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

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04087784

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 24th JULY 2006 AND CREATED BY FOURSQUARE DEVELOPMENTS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 2nd AUGUST 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 4th AUGUST 2006.





