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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.

Bye
£10
22460

395

CHFP025

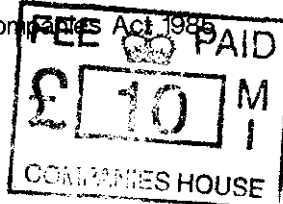
Please do not
write in
this margin

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

Company number

04107035

Name of company

* Unilodge (Oxney) 2 Limited (the "Company").

Date of creation of the charge

20 July 2001

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

Debenture (the "Debenture").

Amount secured by the mortgage or charge

All or any monies and liabilities which will for the time being (and whether on or at any time after demand) be due, owing or incurred in whatsoever manner to BoS (defined below) by the Company, whether actually or contingently, solely or jointly and whether as principal or surety and whether or not BoS shall have been an original party to the relevant transaction, and including interest, discount, commission and other lawful charges or expenses which BoS may in the course of its business charge or incur in respect of any of those matters or for keeping the Company's account, and so that interest shall be computed and compounded according to the usual BoS rates and practice as well after as before any demand made or decree obtained under the Debenture (the "Secured Liabilities").

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

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

Postcode EH1 1YZ

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

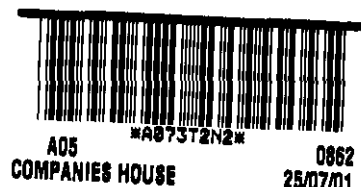
Maclay Murray & Spens
3 Glenfinlas Street
Edinburgh
EH3 6AQ

p:editemp3/Forms/M395/unil

Time critical reference

For official Use
Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

See continuation sheet 1.

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)

Nil.

Signed

Morley Murray & Son

Date

24/7/01

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

A fee of £10 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 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

Continuation sheet 1

To the Registrar of Companies

Name of company

Company number

Unilodge (Oxney) 2 Limited

04107035

Unilodge (Oxney) 2 Limited ("the Company")

1. The Company charges to BoS as a continuing security and with full title guarantee for the payment or discharge of the Secured Liabilities:-
 - 1.1 save in respect of the Excluded Assets, by way of legal mortgage all the freehold and leasehold property (including the property described in the schedule) now vested in it whether or not the title to the property is registered at H.M. Land Registry together with all present and future buildings, fixtures (including trade and tenant's fixtures), plant and machinery which are at any time on the property;
 - 1.2 save in respect of the Excluded Assets, by way of fixed charge:-
 - 1.2.1 all future freehold and leasehold property belonging to the Company together with all buildings, fixtures (including trade and tenant's fixtures), plant and machinery which are at any time on the property;
 - 1.2.2 all present and future interests of the Company in or over land or the proceeds of sale of it and all present and future licences of the Company to enter upon or use land and the benefit of all other agreements relating to land to which it is or may become party or otherwise entitled and all fixtures (including trade and tenant's fixtures), plant and machinery which are at any time on the property charged under the Debenture;
 - 1.2.3 all the Company's goodwill and uncalled capital for the time being;
 - 1.2.4 all present and future stocks, shares and other securities owned (at law or in equity) by the Company and all rights and interests accruing or offered at any time in relation to them, all rights and interests in and claims under all policies of insurance and assurance held or to be held by or insuring to the benefit of the Company and the benefit of all rights and claims to which the Company is now or may be entitled under any contracts;
 - 1.2.5 all patents, patent applications, trade marks, trade mark applications, trading names, brand names, service marks, copyrights, rights in the nature of copyright, moral rights, inventions, design rights, registered designs, all trade secrets and know-how, computer rights, programmes, systems, tapes, disks, software, all applications for registration of any of them and other intellectual property rights held or to be held by the Company or in which it may have an interest and the benefit of all present and future agreements relating to the use of or licensing or exploitation of any such rights (owned by the Company or others) and all present and future fees, royalties or similar income derived from or incidental to any of the foregoing in any part of the world;
 - 1.2.6 all present and future book and other debts and monetary claims of the Company whether payable now or in the future and the benefit of all present and future rights and claims of the Company against third

parties relating to them and capable of being satisfied by the payment of money (save as charged under Clause 1.2.4);

- 1.2.7 save in respect of the Excluded Assets, all present and future plant and machinery not otherwise charged under this Clause 1 and all other present and future chattels of the Company (excluding any of the same for the time being forming part of the Company's stock in trade or work in progress); and
- 1.2.8 all present and future bank accounts, cash at bank and credit balances of the Company with any bank or other person whatsoever and all rights relating or attaching to them (including the right to interest);
- 1.3 by way of floating charge all the Assets not effectively otherwise charged by Clause 1.1 or 1.2, including (without limitation) the Excluded Assets, any immovable property of the Company in Scotland and any Assets in Scotland falling within any of the types mentioned in Clause 1.2, but so that the Company is prohibited from creating any fixed security or mortgage or any other floating charge over the Assets (other than the Excluded Assets) having priority over or ranking pari passu with the floating charge created by this Clause 1.3 (otherwise than in favour of BoS) and the Company will have no power without the consent of BoS to part with or dispose of any part of those Assets except by way of sale in the ordinary course of its business.
2. BoS may at any time, by notice to the Company, immediately convert the floating charge created under Clause 1.3 into a fixed charge over any Assets (other than the Excluded Assets except in the case of an automatic conversion of the floating charge) specified in that notice and the floating charge will, without notice from BoS, automatically be converted with immediate effect into a fixed charge:-
 - 2.1 in respect of any Assets which become subject to a fixed charge in favour of any other person or to a disposition otherwise than by way of sale in the ordinary course of the Company's business immediately upon such charge or disposition;
 - 2.2 in respect of all the Assets charged under Clause 1.3 if and when the Company ceases to carry on business or to be a going concern; and
 - 2.3 in respect of all Assets on the making of an order for the compulsory winding-up of the Company or on the convening of a meeting for the passing of a resolution for the voluntary winding-up of the Company or on the presentation of a petition for the making of an administration order in relation to the Company or on the presentation of an application for a warrant of execution, writ of fieri facias, garnishee order or charging order.
3. Clause 2 will not apply to any Assets situated in Scotland.
4. Save in respect of the Excluded Assets, the Company will not without the previous written consent of BoS:-
 - 4.1 create or attempt to create or permit to subsist any mortgage, charge, lien (other than a lien arising in the ordinary course of business by operation of law) or encumbrance on any Asset charged under the Debenture; or
 - 4.2 dispose of or part with possession in any way (except on the determination of any lease, tenancy or licence) or share occupation of any Asset; or
 - 4.3 in any way dispose of the equity of redemption of any such Asset or any interest in any such Asset,and the Company applies (and will apply), to the Chief Land Registrar for a restriction to be entered on the register of title of all present and future registered freehold and leasehold property of the Company in the following terms:-

"Except under an order of the Registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor for the time being of the charge hereby created".

For the purposes of this Form 395:-

"Assets" means the whole of the property (including uncalled capital) which is or may be from time to time comprised in the property and undertaking of the Company.

"Excluded Assets" means the properties described below (together with all insurance proceeds, rights and benefits relating to those properties and all plant, machinery, fixtures and fittings of the Company now and in the future on those properties together with any agreements (present or future) relating to the purchase, lease or hire purchase of the same and all vehicles, computers, furnishings, equipment and all other chattels of the Company on those properties) over which BoS has not taken a legal mortgage or fixed charge pursuant to Clauses 1.1 and 1.2, but which, for the avoidance of doubt, are charged by way of floating charge pursuant to Clause 1.3:-

- freehold land being North Road Hospital Site, North Road, Aberystwyth, registered at HM Land Registry with title absolute under title number WA889710;
- freehold and leasehold land known as 345 Moss Lane East and land fronting Moss Lane East and Lloyd Street North, Moss Side, Manchester, registered at HM Land registry with freehold title absolute under title numbers GM627943 and GM346929 and the leasehold land on the east side of Lloyds Street North, Manchester as registered at Land Registry with the title absolute under title number GM853416 as more particularly described in a lease dated 29 September 2000 between The Council of the City of Manchester (1) and Mehrdad Izadi and Massoud Ghaemi (2) (the "Moss Lane Property");
- freehold and leasehold property forming part of Snow Island, Kings Mill Lane, Huddersfield, West Yorkshire. Freehold land pending first registration at HM Land Registry under title number WYK684349 and all that leasehold property at Snow Island, Kings Mill Lane, Huddersfield, West Yorkshire as registered at HM Land Registry with leasehold title absolute under title numbers WYK510454 and WYK 351865 and in the case of title number WYK510454 held under a lease dated 21 March 1986 made between The Council of the Borough of Kirklees (1) and J.J. Mulligan (Builders) Limited (2) and in the case of title number WYK351865 held under a lease dated 31 May 1919 made between Sir John Frencheville Ramsden (1) and Joseph Kaye (2) and a lease dated 12 August 1948 made between Huddersfield Corporation (1) and John Kaye & Son (Huddersfield) Limited (2); and
- the Agreement for Sale of the Moss Lane Property dated 1 March 2001 between (1) Mehrdad Izadi and Massoud Ghaemi and (2) the Company and all of the Companies' rights, title and interest thereunder.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04107035

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEBENTURE DATED THE 20th JULY 2001 AND CREATED BY UNILODGE (OXNEY) 2 LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND ON ANY ACCOUNT WHATSOEVER UNDER THIS DEBENTURE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 25th JULY 2001.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 30th JULY 2001.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —

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