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COMPANIES FORM No. 395

Particulars of a mortgage or charge

025290/13

395

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

CHFP025

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

S I I I

04138806

Name of company

* LEASTWAY DEVELOPMENTS LIMITED

Date of creation of the charge

21 August 2007

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

Legal Charge

Amount secured by the mortgage or charge

All moneys, obligations and liabilities whatsoever whether for principal interest or otherwise may now or at any time in the future be due owing or incurred by the Company to the Derbyshire Building Society ("the Society") whether present or future actual or contingent and whether alone, severally or jointly as principal guarantor surety or otherwise and in whatever name or style and whether on any current or other account or in any other manner whatsoever together with interest and including but without limitation all expenses relating to them so that interest shall be calculated and compounded in accordance with the usual practice of the Society from time to time as well after as before judgement

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

Derbyshire Building Society, principal office Duffield Hall, Duffield, Derbyshire

Postcode DE56 1AG

Presentor's name address and
reference (if any)

Geldards LLP
Number One Pride Place
Pride Park
Derby
DE24 8QR

Ref MS/15075 395

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room

SATURDAY



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AYZHNSEH

25/08/2007

660

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

1 By way of legal mortgage the freehold property at -

Unit 4, The Pavilions, 2 East Road, South Wimbledon, London SW19 1UW (Title Number SGL628538)

2 By way of fixed charge all plant machinery implements utensils furniture and equipment now or from time to time at the Property

3 By way of fixed charge the goodwill of any business carried on by the Company at the Property

4 By way of assignment the benefit of all covenants, warranties, rights and agreements relating to the Property subject to reassignment on the redemption of the Charge

5 By way of assignment the benefit of the rental income derived from the Property from time to time

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)

None

Signed

GELORDS LLP

Date 23 August 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)

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 situated 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 04138806

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 21st AUGUST 2007 AND CREATED BY LEASTWAY DEVELOPMENTS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO DERBYSHIRE BUILDING SOCIETY ON ANY ACCOUNT WHATSOEVER 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 25th AUGUST 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 3rd SEPTEMBER 2007

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THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —