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CHFP041

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 £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

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

Name of company

* SW TENNIS LIMITED

Date of creation of the charge

✓ 15TH JUNE 2005

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

2 LEGAL CHARGE

Amount secured by the mortgage or charge

T
12
LOAN of £150,000 (ONE HUNDRED & FIFTY THOUSAND POUNDS) and interest thereon and other monies covenanted to be paid or payable by the Company (including all relevant legal and surveyors costs) and secondly with payment of any other Secured Liability meaning "all monies obligations and liabilities whatsoever whether for principal interest or otherwise which may now or at any time in the future be due owing or incurred by the Borrower to the Lender under the terms of the Funding Letter or this Charge 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 or in any manner whatsoever and including without limitation all Expenses and so that interest shall be computed on the basis referred to in paragraph 4.1 of the Funding Letter and compounded with six monthly rests as well as after as before any demand or judgment"

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

T
LTA NOMINEES LIMITED (company number 2445690) of Palliser Road, West Kensington, London as nominee on behalf of The Lawn Tennis Association

Postcode W14 9EG

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

Warren Murton
23 Bedford Row
London
WC1R 4EB
DX 925 London/Chancery
Lane

Time critical reference

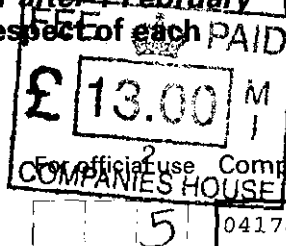
For official use (02/00)
Mortgage Section

Post room

A29
COMPANIES HOUSE0502
16/06/05

009171-13

395



Short particulars of all the property mortgaged or charged

ALL THAT FREEHOLD PROPERTY situate at Weltri Tennis & Leisure, Sundrome Road, Shrewsbury, Shropshire SY1 4RG and registered at HM Land Registry under title number SL155410 ("the Property"); AND

BY way of fixed charge and with full title guarantee all Rental Income present or future and whether payable now or in the future and the proceeds of any sale lease of other disposition of the Property and all rights and claims of the Company against any lessees, sub-lessees, licensees or occupiers of the Property and all guarantors and sureties for the obligations of any such person or other third parties in relation to the Property now or in the future existing or capable of being satisfied by the payment of money

BY way of fixed charge and with full title guarantee all moveable plant machinery implements building materials, utensils, furniture and equipment placed on or used in or about the Property and belonging to the Company.

Please do not write in this margin

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

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

Particulars as to commission allowance or discount (note 3)

Signed Warren Murton

Date 15th June 2005

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.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04178374

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 15th JUNE 2005 AND CREATED BY SW TENNIS LIMITED FOR SECURING £150,000.00 AND ALL OTHER MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO LTA NOMINEES LIMITED AS NOMINEE ON BEHALF OF THE LAWN TENNIS ASSOCIATION 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 16th JUNE 2005.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 22nd JUNE 2005.

[Handwritten signature]



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES