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CHFP025

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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 £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

PAID  
M  
1  
COMPANIES HOUSE

04258356

Name of company

\* Broadmeadow Limited ("the Company")

Date of creation of the charge

12 June 2007

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

Assignment of Agreement for Lease ("the Assignment")

Amount secured by the mortgage or charge

Means all monies and liabilities from time to time due, owing or incurred from or by the Company to the Bank under the facility letter dated 23 February 2007, whether actually or contingently, solely or jointly and whether as principal or surety and whether or not the Company shall have been an original party to the relevant transaction, and including interest, discount, commission and other charges or expenses which may be levied or incurred by the Company in respect of any such matters, and so that interest shall be computed and compounded according to the usual rates and practice of the Company as well after as before any demand made or judgment obtained under the facility letter or the Assignment

("the Secured Liabilities")

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

The Governor and Company of the Bank of Ireland, 36 Queen Street, London

Postcode EC4R 1HJ

Presentor's name address and  
reference (if any)

Cobbetts LLP  
58 Mosley Street  
Manchester  
M2 3HZ

CLR/BZB/BB3087 126

Time critical reference

For official Use (06/2005)  
Mortgage Section

Post room

THURSDAY



A52

\*AK0LBQL1\*

21/06/2007

COMPANIES HOUSE

663

Short particulars of all the property mortgaged or charged

As a continuing security for the payment and discharge of the Secured Liabilities, the Company, with full title guarantee, assigns and agrees to assign to the Bank absolutely all of the Company's rights, title and interest (both present and future) arising out of, in, to and under the Contract, including without limitation.

(1) the right to demand and receive all monies now or in the future payable, due or owing to the Company under the Contract or as a consequence of a breach of any of the terms thereof,

(11) all the Company's rights and powers under the Contract including the power to compel performance by each party to the Contract other than the Company of their obligations thereunder, and

(111) the right to agree to any waiver, variation or amendment of the terms of, or any termination or surrender of, the Contract

The contract will mean the Agreement for Lease dated 21 December 2006 made between (1) the Company and (2) Wilkinson Hardware Stores Limited relating to The Forest Centre, Bordon

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)

N11

Signed

Date 19 June 2007

On behalf of ~~XXXXXXXXXXXXXXXXXX~~ [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**

Name of company

\*insert full name  
of Company

\* Broadmeadow Limited ("the Company")

Addendum 1/4

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

Addendum 2/4

2 Amount due or owing on the mortgage or charge (continued)

Addendum 3/4

3 Names, addresses and description of the mortgages or persons entitled to the charge (continued)

Addendum 4/4

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

FILE COPY



## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No 04258356

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT AN ASSIGNMENT OF AGREEMENT FOR LEASE DATED THE 12th JUNE 2007 AND CREATED BY BROADMEADOW LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND 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 21st JUNE 2007.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 26th JUNE 2007



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES



*Companies House*

— for the record —

PJ)