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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

3

4339234

Name of company

72 The Moor Sheffield (No 2) Limited

Date of creation of the charge

29 October 2007

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

Deed of Assignment

Amount secured by the mortgage or charge

All moneys, obligations and liabilities whatsoever which may now or at any time in the future be due, owing or incurred by Landmaster Properties Limited, Brookwide Limited and any company from time to time which is a holding company or subsidiary of Agra plc and any subsidiary undertaking or associate of any such company from time to time which has an obligation to any Lender in relation to the Indebtedness ("Group Member") to Norwich Union Mortgage Finance Limited ("Trustee"), Aviva plc and any company which is or becomes a holding company of any such company or subsidiary or associate of any such company or holding company which lends or has lent to, or is at any time owed moneys by, any Group Member ("Lender") or for or in respect of which any Group Member may be liable to the Trustee or any Lender whether present or future, actual or contingent on any account whatsoever and in any manner whatsoever, as principal or surety and whether alone or jointly with any other party or parties, including, without limitation, interest, legal and other costs, charges and expenses ('Indebtedness')

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

Norwich Union Mortgage Finance Ltd____
Sentinel House
37 Surrey Street
Norwich

Postcode NR1 3UY

Presenter's name, address and
reference (if any)

Norwich Union Commercial Finance Legal
DX 84904
Norwich 3
NUCF-L/CML/ JMP/Landmaster

For official use
Mortgage Section

FRIDAY



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A42

09/11/2007

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COMPANIES HOUSE

Time critical reference

Short particulars of all the property mortgaged or charged

CHA238

- 1 By way of security all the rights, titles, benefits and interests, whether present or future, of the Company to all moneys from time to time due, owing or incurred to the Company under the Leases in respect of see attached sheet ('the Lease') other than sums receivable by the Company by way of insurance contributions service charge, payments to sinking funds or any VAT payable thereon ('Rents') including the right to receive the same and the full benefit of any guarantee or security for the performance thereof now or at any time hereafter given together with all claims, causes of action and damages arising in connection therewith and any proceeds of the foregoing are assigned to the Trustee (the "Assigned Rights")
- 2 By Clause 3(a) of the Assignment it is provided that the Company shall if the Trustee so requires ensure that the Rents are paid direct from the Lessee into a designated account (the "Collection Account") or otherwise as directed by the Trustee from time to time and execute a charge over the Collection Account
- 3 By Clause 3(d) of the Assignment it is provided that the Company shall not without the Trustee's prior written consent create or permit to exist any mortgage, standard security, pledge, lien, hypothecation, title retention, charge, assignment or assignation by way of security or other agreement or arrangement having the effect of conferring security (other than in favour of the Trustee as security for the Indebtedness) ('Encumbrance') on or against any or all of the Assigned Rights and/or any of the property assets or undertaking of the Company whatsoever or wheresoever situated
- 4 By Clause 3(e) of the Assignment it is provided that the Company shall not without the Trustee prior written consent sell, transfer, lend, lease or otherwise dispose of, whether by single transaction or a number of transactions (related or not) the whole or a substantial part of the Company's undertaking, business, property or assets nor incur any liabilities or obligations so to do (whether actual or contingent) to any person
- 5 By Clause 3(f) of the Assignment it is provided that the Company shall not without the Trustees prior written consent (such consent not to be unreasonably withheld) permit any assignment or other dealing or Encumbrance whatsoever to occur in connection with the Lessee/s rights or obligations under the Lease

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Particulars as to commission allowance or discount (note 3)

Nil

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge (See Note 5)

Signed

Date 7 November 2007

On behalf of [company] [mortgagee/chargee]*

Debit 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, e.g. "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 CF4 3UZ
[7/2002]

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Freehold property known as Unit 2, 26/29 High Street, Tewkesbury - GR148483, Freehold property known as 11 Market Place, Pontefract - WYK297794, Freehold property known as 12-14 Bank Street, Newquay - CL43063, Freehold property known as 147 High Street, Winchester, Hampshire SO23 9AY - HP6851, Freehold property known as 15 High Street, Mold, Wales - WA426, Freehold property known as 16-18 Fore Street, St Austell - CL85562, Freehold property known as 165, 165A, 167 and 167A High Street, Orpington, London Borough of Bromley - SGL374244, Freehold property known as 259A High West Street, Sunderland - TY99040, Freehold property known as 28/29 King Street, Whitehaven - CU96349, Freehold property known as 59 High Street, Margate - K403753, Freehold property known as 18A/18B Carolgate and 3 Exchange Street, Retford being land and buildings at Carolgate and Exchange Street, Retford - NT280671, Freehold property known as 83/87 (odd) King Street, South Shields - TY181671, Freehold property known as 784 High Road, Finchley, London N12 - MX72985, Leasehold property known as 72 The Moor, Sheffield - SYK331175, Freehold property known as 57 High Street, Redcar - CE122818, Freehold property known as 55 Wind Street, Neath - WA619656, Freehold property known as 53/55 High Street, Rhyl, Denbigshire (Sir Ddinbych) - WA653481, Freehold property known as 47/48 & 51 High Street, Newport, Isle of White - IW13516 and IW29478, Freehold property known as 440 Holloway Road, Islington, London to the rear of 428 and 440 Holloway Road, Islington, London - 310614 and LN5702, Freehold property known as 39 High Street, Ramsgate - K637734, Freehold property known as 37 and 39 St Johns Road, Clapham Junction, London SW11 as registered at HM Land Registry under the title number - 270524 and 273061, The freehold property known as 47/48 The Shambles, Worchester - HW8913, The freehold property known as 20 Great Darkgate Street, Aberystwyth - WA651847, The freehold property known as 259, 261 and 263 High Street, Bangor Gwynedd - WA652808, The freehold property known as 4 and 6 Cheapside, Barnsley, South Yorkshire - SYK159187, The freehold property known as 165, 167 and 169 Dalton Road, Barrow-in-Furness, Cumbria - CU3109, The freehold property known as 42 and 42a Saturday Market, Beverley, East Yorkshire - HS116630, The freehold property known as 141 High Street, Kings Heath, Birmingham, West Midlands - WM149679, The freehold property known as 25 London Road, Bognor Regis, West Sussex - WSX174147, The freehold property known as 40, 41 and 41A High Street and land and buildings in Listley Street, Bridgnorth, Shropshire - SL61916, The freehold property known as 16 Cornhill, Bridgwater, Somerset - ST94005, The freehold property known as 93 St John's Street, Bury St Edmunds, Suffolk SK122370, The freehold property known as 78-82 English Street, Carlisle, Cumbria - CU173338, The freehold property known as 49/43 Blackfriars Street, Carlisle, Cumbria - CU59119, The freehold property known as 168 High Street, Chatham - K470031, The freehold property known as 12 and 14 Chapel Street, Chorley - LA554569, The freehold property known as 35 and 36 Queens Square, Crawley, West Sussex - WSX55110, The freehold property known as 185 and 187 High Street, Hounslow - MX142563, The freehold property known as 18 and 19 High Street, Dudley, West Midlands - SF90801, The freehold property known as 29 and 30 High Street, Dudley, West Midlands - SF12112, The freehold property known as 29, 31 and 33 Sandgate Road, Folkestone, Kent - K201202, The freehold property known as 62 High Street, Gosport, Hampshire - HP374646, The freehold property known as 8, 10 and 12 Bridge Street, Haverfordwest, Pembrokeshire - WA549213, The freehold property known as 21 Castle Street, Hinckley, Leicestershire - LT188472, The freehold property known as land forming part of Lower Fore Street, Exmouth, Devon - CN127256, The freehold known as 114/118 High Street, Erdington, Birmingham more particularly comprised in a transfer dated 25 January 2002 made between Scottish Provident Limited (1) and 114/118 High Street, Erdington (No 1) Limited and 114/118 High Street, Erdington (No 2) Limited (2) being part of the property registered at HM Land Registry under title number WM564384, Freehold property known as 99 Market Jew Street, Penzance - CL89090

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No 04339234

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEED OF ASSIGNMENT DATED THE 29th OCTOBER 2007 AND CREATED BY 72 THE MOOR SHEFFIELD (NO 2) LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM LANDMASTER PROPERTIES LIMITED, BROOKWIDE LIMITED AND ANY COMPANY FROM TIME TO TIME WHICH IS A HOLDING COMPANY OR SUBSIDIARY OF AGRA PLC TO NORWICH UNION MORTGAGE FINANCE LIMITED, AVIVA PLC 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 9th NOVEMBER 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 14th NOVEMBER 2007

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Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES