

# M

CHFP025

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legibly, preferably  
in black type, or  
bold block lettering

\* insert full name  
of Company

COMPANIES FORM No. 395 161134/13

## Particulars of a mortgage or charge

# 395

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

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

For official use

Company number

4375868

Name of company

\* KETLON LIMITED (the "Company")

Date of creation of the charge

5 February 2008

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

LEGAL CHARGE (the "Charge")

Amount secured by the mortgage or charge

By clause 2 of the Charge the Company covenants that it will pay to Venture all those Secured Liabilities and expenses or any part of them due to be paid

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

Venture Finance plc (Company Number 2281768) whose registered office is at Perry Mount Road, Haywards Heath, West Sussex ("Venture")

Postcode RH16 1DN

Presentor's name address and  
reference (if any)  
Hammonds  
7 Devonshire Square  
Cutlers Gardens  
London  
EC2M 4YH  
Ref AXC2/VEN 34-627

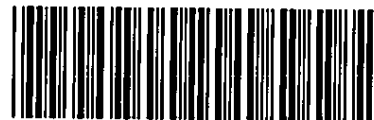
Time critical reference

For official Use (02/00)

Mortgage Section

Post room

WEDNESDAY



\*ADHV5WZZ\*

A01

06/02/2008

237

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

By clause 5 of the Charge the Company has with full title guarantee charged the Property to Venture by way of a first legal mortgage and to the principal sum and interest and other money secured by it, as a continuing security with payment or discharge of all money and other obligations and liabilities covenanted to be paid or discharged by Company under the Charge or otherwise secured on it

Definitions

"Expenses" means all costs (including legal costs) charges, expenses and damages (and any VAT thereon) (in each case on a full indemnity basis) sustained or incurred from time to time by Close in connection with

- (a) the preparation (including the costs of investigating title to any asset), negotiation and execution of the Charge and any document referred to in the Charge,
- (b) the perfection of the Charge,
- (c) the enforcement, defence or protection of the Charge (including the costs of any investigation by any person for the purpose of determining whether any action is appropriate to so enforce, defend or protect),
- (d) the appointment of any delegate or sub-delegate under the Charge, or
- (e) the pursuit of any rights contained in the Charge or under or in connection with any document referred to in the Charge

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legibly, preferably  
in black type, or  
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49

Particulars as to commission allowance or discount (note 3)

Signed

*Hammonds*

Date 5 - 2 - 2001

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

On behalf of chargee<sup>†</sup>

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 £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

**M395 Continuation**

Company number

4375868

Name of company

\* insert full name  
of company

\* KETLON LIMITED

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)

**M395 Continuation**

Company number

4375868

Name of company

\* insert full name  
of company

\* KETLON LIMITED

Addendum 3/4

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

Name of company

\* insert full name  
of company

\* KETLON LIMITED

Addendum 4/4

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

"Property" means the unregistered leasehold land known as land and buildings adjoining Tansfera Road, Paddock Wood, Kent

"Secured Liabilities" means

- (a) all monies obligations and liabilities whatsoever whether for principal or interest or otherwise or whether certain or contingent which are now or at any time hereafter be due from or owed or incurred by the Company to Venture on any current or other account or in any manner whatsoever (and whether alone or jointly with any other person and in whatever style or name and whether as principal or surety), and
- (b) all monies obligations and liabilities whatsoever whether for principal or interest or otherwise or whether certain or contingent which are now or at any time hereafter due from owed or incurred by the Company to Venture in respect of the Company's obligations hereunder or otherwise howsoever the same may be due (including but without limitation) in respect of any personal loan or loan facilities offered to any third party at the request and by the direction of the Company, and
- (c) (as well after as before any demand made or judgement obtained) interest to date or repayment at such rate as may from time to time to be charged by Venture in accordance with any agreement guarantee or indemnity between the Company and Venture or otherwise hereunder, and
- (d) all other interest commission fees and legal and other lawful costs charges and expenses computed and compounded from time to time in accordance with the terms agreed (if any) between either or both of the Company and Venture relating thereto, and
- (e) all losses and damages sustained by or otherwise due to Venture in relation to the breach of any implied covenant or other obligation on the Company part including covenants for title implied under the Law of Property (Miscellaneous Provisions) Act 1994 and covenants and other obligations on the Company part implied or otherwise, and
- (f) all costs charges and expenses and the fees and disbursements of engineers valuers lawyers and other professionals covenanted to be paid by the Company

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## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No 04375868

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 5th FEBRUARY 2008 AND CREATED BY KETLON LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO VENTURE FINANCE PLC 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 6th FEBRUARY 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 11th FEBRUARY 2008

A handwritten signature in black ink, appearing to read 'D. Penry', is written over the circular logo of Companies House, which contains the letters 'CH'.

*Companies House*

— for the record —

