

# M

COMPANIES FORM No. 395

178143/13

## 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.

CHFP025

Please do not write in this margin

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

\*insert full name of Company

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

15

4649696

Name of company

\* Hotels4U com Limited

Date of creation of the charge

26 August 2008

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

See Addendum 1/4

Amount secured by the mortgage or charge

The obligation of the Tenant to pay the rents reserved by and all other moneys payable to the Landlord under the Lease including any moneys due or becoming payable to the Landlord under the Lease by reason of any failure by the Tenant to comply with the obligations in the Lease to be observed and performed by the Tenant

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

Gallaher Limited, Members Hill, Brooklands Road, Weybridge, Surrey

Postcode KT13 0QU

Presenter's name address and reference (if any)

Simmons & Simmons  
CityPoint  
One Ropemaker Street  
London  
EC2Y 9SS

Ref 030/1818-1052/CZW/MW

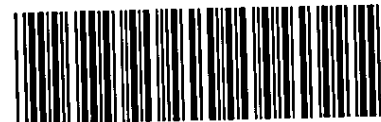
Time critical reference

For official Use (02/06)

Mortgage Section

Post room

THURSDAY



A21

\*AOSNV2NX\*

28/08/2008

211

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

See Addendum 4/4

Please do not  
write in  
this margin

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

Particulars as to commission allowance or discount (note 3)

None

Signed

Date 26 August 2008

On behalf of ~~XXXXXXXX~~ [mortgagee/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 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 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**.

Name of company

\*insert full name  
of Company

\* Hotels4U com Limited

## Addendum 1/4

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

A Rent Deposit Deed (the "Deed") dated 26 August 2008 and made between (1) Gallaher Limited (the "Landlord") and (2) Hotels4U Com Limited (the "Tenant") in respect of an Underlease (the "Lease") of premises known as Part Ground Floor, Prestige House, 23-26 High Street, Egham, Surrey dated 26 August 2008 and made between (1) Gallaher Limited and (2) Hotels4U com Limited

## Addendum 2/4

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

The Deposit and each and every debt represented by it

The Deposit is defined in the Deed as the sum or sums standing to the credit of the Account including the initial deposit of £42,828 75 paid by the Tenant under the Deed, any renewal or replacement of these sums, all interest earned on the Account and all entitlements, rights and benefits accruing directly or indirectly to the Account

The Account defined in the Deed is an interest bearing deposit account to be opened by the Landlord with the Landlord's Bank or, if such an account is not available, such reasonably equivalent deposit account as the Landlord shall determine, in either case, to be a clearing bank

The Deed includes -

1 A covenant by the Tenant not to create, grant, extend or agree to create, grant, extend or agree to create, grant or extend or permit to subsist any security, interest or right, whether fixed or floating, confirming priority of payment or any other right or interest on, over or in the whole or any part of the Account, the Deposit or the debt it represents, and the

2 A declaration that the Deed is personal to the Tenant and that the Tenant's rights under the Deed or in respect of the whole or any part of the Deposit or the debt represented by it, are not capable of being assigned, transferred or otherwise disposed of

## Addendum 3/4

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

## Addendum 4/4

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

See 2/4 Above.



## **CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE**

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

**COMPANY NO. 4649696  
CHARGE NO. 5**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 26  
AUGUST 2008 AND CREATED BY HOTELS4U.COM LIMITED  
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM  
THE COMPANY TO GALLAHER LIMITED 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 28  
AUGUST 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29 AUGUST 2008

*Handwritten signature*



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES