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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

[13]

4676436

Name of company

* SAXON HALL FREEHOLD LIMITED

Date of creation of the charge

20 May 2005

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

LEGAL CHARGE

Amount secured by the mortgage or charge

All sums of money owed and all liabilities or obligations to be carried out to the Bank at any time and from time to time by a Debtor whether:

(i) they arise before or after the Bank has demanded that they are repaid or carried out;

(ii) they are owed or to be carried out immediately or only after a stated event has occurred;

(iii) the Debtor owes or is to carry them out on his own or jointly with any other persons;

together with Interest upon them and Expenses relating to them.

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

AIB Group (UK) plc 4 Queen's Square Belfast

Postcode BT1 3DJ

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

Memery Crystal
44 Southampton Buildings
London
WC2A 1AP

Ref: CTE/U0046 0031 411863

Time critical reference

For official Use (02/00)
Mortgage Section

Non
paid

PMO
COMPANIES HOUSE
A21
COMPANIES HOUSE
PD828007
0126
27/05/05
ALLYP5T1
0684
03/06/05

Short particulars of all the property mortgaged or charged

By way of legal mortgage the leasehold property known as Saxon Hall Palace Court Bayswater London W2 4JA as registered under title number 120979

1. by way of fixed charge the Goodwill;
2. by way of fixed charge any share held by the Borrower in any tenants', residents' or occupiers' management company affecting the Property or any estate or building of which the property forms part;
3. if the Borrower is a company, by way of floating security all moveable plant, machinery, implements, utensils, furniture, equipment, stock in trade, work in progress and other chattels of the Borrower now and from time to time placed on the Property.

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)

Signed

Memory Crystal

Date 26 May 2005

On behalf of [company] ~~XXXXXXXXXXXX~~ † SAXON HALL FREEHOLD LIMITED

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

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

† delete as appropriate

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04676436

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 20th MAY 2005 AND CREATED BY SAXON HALL FREEHOLD LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE DEBTOR TO AIB GROUP (UK) PLC WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 27th MAY 2005.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 8th JUNE 2005.

Pargels



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES