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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 £10 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

04901249

395

182149/80

Name of company

* SOVREIGN PROPERTIES LIMITED

Date of creation of the charge

24th November 2003

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

LEGAL CHARGE

Amount secured by mortgage or charge

All moneys, obligations and liabilities now or in the future due, owing or incurred to Nationwide when the same become due for payment or discharge whether by acceleration or otherwise. The moneys, obligations or liabilities may be:

- * express or implied
- * present, future or contingent
- * joint or several
- * incurred as principal or under a guarantee or indemnity
- * originally owing to Nationwide or purchased or otherwise acquired by it
- * denominated in sterling or in any other currency
- * incurred on any banking or other account or in any other manner whatsoever

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

Nationwide Building Society

Nationwide House, Pipers Way

Swindon, Wiltshire (Nationwide)

Postcode

SN38 1NW

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

Nelsons

DX 35716 BLOOMSBURY

MT/NP/NBS/12235

Time critical reference

For official Use
Mortgage Section

Post room



A50
COMPANIES HOUSE

AK641Q8N

0694
11/12/03

-Short particulars of all the property mortgaged or charged

Please see attached schedule.

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

Particulars as to commission allowance or discount (note 3)

A fee of £10 is payable
to Companies House in
respect of each register
entry for a mortgage or
charge.
(See Note 5)

Signed



Date 10th December 2003

On behalf of ~~company~~ [mortgagee/chargee][†]

[†] 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 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 CF14 3UZ, DX: 33050 Cardiff

SCHEDULE OF PROPERTY CHARGED

Company Name: SOVREIGN PROPERTIES LIMITED

Company Number: 04901249

Property charged pursuant to a Legal Charge in favour of Nationwide dated 24th November 2003

The Company with full title guarantee charges to Nationwide:

1. By way of legal mortgage the leasehold property situate and known as 25 and 27 Oxford Street in the City of Westminster as demised by a Lease dated 24th November 2003 for a term of 999 years from [] as the same is registered with title absolute under title number [] (the **"Property"**) and all buildings, assets of whatsoever nature, apart from land and buildings (**"Fixtures"**) (including trade Fixtures) and fixed plant and machinery from time to time on such property together with all estates, rights, title, options, easements and privileges appurtenant to, or benefiting the same including all beneficial interests and Rights of the Company in the Property and in any proceeds of sale or disposal of any part of the Property.
 2. By way of fixed charge the benefit of all guarantees, indemnities, rent deposits, agreements, contracts, undertakings and warranties relating to the Property and all other assets and rights of the Company charged by the Legal Charge.
 3. By way of fixed charge any shares held by the Company in any company from time to time which has any rights in or connected to the Property.
 4. By way of an assignment the goodwill of the business carried on by the Company at the Property.
 5. By way of an assignment all monies from time to time payable to the Company under or pursuant to all present and future contracts or policies of insurance effected by the Company or to which the Company is entitled (including the refund of any premiums).
- A The above assets (the **"Charged Property"**) are charged or, as appropriate, assigned as a continuing security.
- B The Legal Charge secures further advances.
- C The Legal Charge contains restrictions upon dealing in anyway with the Property (including developing, altering, leasing, assigning, underletting, subletting, disposing, charging or surrendering any interest in the Property) together with a prohibition on creating or purporting to create or permit to subsist any mortgage, debenture, charge (whether fixed or floating), pledge, lien, hypothecation, standard security, assignment by way of security or other security interest or arrangements of any kind having the effect of conferring security of any kind over the whole or part of the Charged Property
- D The Legal Charge contains a further assurance clause.

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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. 04901249

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 24th NOVEMBER 2003 AND CREATED BY SOVREIGN PROPERTIES LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO NATIONWIDE BUILDING SOCIETY ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 11th DECEMBER 2003.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 16th DECEMBER 2003.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

Matth



Companies House

— for the record —