

M**Particulars of a mortgage or charge**

Pursuant to section 395 of the Companies Act 1985

395Please do not
write in this
marginPlease complete
legibly,
preferably in
black type or
bold block
lettering

To the Registrar of Companies

For Official Use Company Number

04941077

Name of company

*Insert full name
of company

Cotswoldgate Ventures Limited (the "Chargor")

Date of creation of the charge

17 July 2009

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

Legal charge (the "Charge")

Amount secured by the mortgage or charge

all or any money and liabilities which shall from time to time (and whether on or at any time after demand) be due, owing or incurred in whatsoever manner to BoS by the Chargor, whether actually or contingently, solely or jointly and whether as principal or surety (or guarantor or cautioner) including any money or liabilities of the Chargor to a third party which have been assigned or novated to or otherwise vested in BoS and including discount, commission and other lawful charges or expenses which BoS may in the course of its business charge or incur in respect of any of those matters or for keeping the Chargor's account, together with any sum of money payable to BoS by way of interest upon them and expenses relating to them.

(the "Secured Liabilities").

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

Bank of Scotland plc ("BoS") of 1st Floor, 1 Lochrin Square, 92 Fountainbridge, Edinburgh, EH3 9QA

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

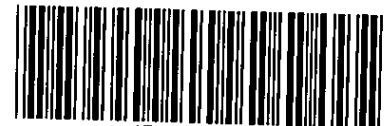
Eversheds LLP
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3XX

For Official Use
Mortgage section

Post Room

Ref: (CP)Shallcj/102309.010762

Time critical reference



PBVNV00D

PMO01-08-2009
COMPANIES HOUSE

250

Short particulars of all the property charged

1. By way of legal mortgage all that freehold property being 86 and 88 Argyle Street, Swindon, SN2 8AR registered at the Land Registry under Title Numbers WT218264 and WT217812 (the "**Property**") together with all present and future buildings and fixtures (including trade and tenant's fixtures) which are at any time on or attached to the Property.
2. By way of fixed charge:-
 - 2.1 any goodwill relating to the Property or the business or undertaking conducted at the Property;
 - 2.2 all plant, machinery and other items attached to and forming part of the Property on or at any time after the date of this Charge;
 - 2.3 all rights and interests in and claims made under any insurance policy relating to any property charged under the Charge.
3. By way of assignment the Rental Sums together with the benefit of all rights and remedies of the Borrower relating to them to hold to BoS absolutely subject to redemption upon repayment of the Secured Liabilities.
4. If the Borrower is a company (which shall include an industrial and provident society registered under the Industrial and Provident Society Acts) by way of floating charge all unattached plant, machinery, chattels and goods now or at any time after the date of the Charge on or in or used in connection with the Property or the business or undertaking conducted at the Property.

Please do not write in this margin

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

Particulars as to commission allowance or discount (note 3)

N/A

For BoS

Signed 

Date: 29 July 2009

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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 4941077

CHARGE NO. 7

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 17 JULY
2009 AND CREATED BY COTSWOLDGATE VENTURES LIMITED
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM
THE COMPANY TO BANK OF SCOTLAND PLC ON ANY
ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO
CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 1
AUGUST 2009.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 8 AUGUST 2009



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES