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legibly, preferably
in black type, or
bold block lettering

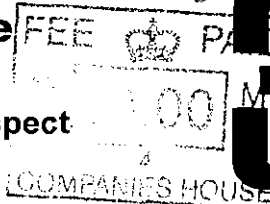
*insert full name
of Company

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.

045955/13



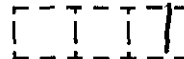
395

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number



5208143

Name of company

* Oxy Oriental Limited

Date of creation of the charge

12 July 2005

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

Deed dated 12 July 2005 made between (1) Firoka (Oxford Leisure) Limited
and (2) Oxy Oriental Limited

Amount secured by the mortgage or charge

All money payable to Firoka (Oxford Leisure) Limited in the event of any
failure by Oxy Oriental Limited to pay

1. any money, including interest, payable pursuant to an Agreement for
Lease dated 12 July 2005 and made between (1) Firoka (Oxford
Leisure) Limited and (2) Oxy Oriental Limited; and
2. any expense incurred by Firoka (Oxford Leisure) Limited or sum due
to the company resulting from any failure by Oxy Oriental Limited to
observe and perform the latter's obligations in that Agreement or
the determination of that Agreement otherwise than by the grant of
the Lease to which it refers.

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

Firoka (Oxford Leisure) Limited of registered office 1 Kings Cross Road
London

Postcode WC1X 9HX

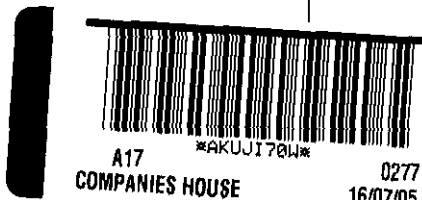
Presentor's name address and
reference (if any):

Clarkslegal LLP
One Forbury Square
The Forbury
Reading
RG1 3EB

Time critical reference
TGH/LID/F182-10

For official Use (02/00)
Mortgage Section

Post room



FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 05208143

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEED DATED THE 12th JULY 2005 AND CREATED BY OXY ORIENTAL LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO FIROKA (OXFORD LEISURE) 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 16th JULY 2005.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 21st JULY 2005.

P. Owen



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —