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

*insert full name
of Company

COMPANIES FORM No. 395

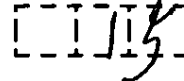
Particulars of a mortgage or charge

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

5604752

395
020702/11/02

Name of company

* ESQUIRE REALTY (NORTH) LIMITED

Date of creation of the charge

25 March 2008

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

LEGAL CHARGE between (1) Esquire Realty (North) Limited (the "Mortgagor") and (2) The Governor and Company of the Bank of Ireland (the "Bank")

Amount secured by the mortgage or charge

All monies and discharge of all obligations and liabilities whether actual or contingent now or hereafter due, owing or incurred to the Bank by the Mortgagor in whatever currency denominated whether on any banking or other account or otherwise in any manner whatsoever (whether alone or jointly and in whatever style, name or form and whether as principal or surety) including, without limitation, all liabilities in connection with foreign exchange transactions, accepting, endorsing or discounting any notes or bills, or under bonds, guarantees, indemnities, documentary or other credits or any instruments whatsoever from time to time entered into by the Bank for or at the request of the Mortgagor, and all amounts which may become payable or for which the Mortgagor may become liable under the Legal Charge and together with interest to date of payment as provided in the Legal Charge, commission, fees and other charges and all legal and other costs, charges and expenses incurred by the Bank or any receiver in relation to the Mortgagor or the Mortgaged Property (as listed in this form) on a full indemnity basis and also all losses and damages that may be sustained, suffered

(please see Addendum 2/4)

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

THE GOVERNOR AND THE COMPANY OF THE BANK OF IRELAND
36 Queen Street, London

Postcode EC4R 1HJ

Presenter's name address and
reference (if any)

Boodle Hatfield
89 New Bond Street
London
W1S 1DA

GSS/LMW/NPS/41632 014

Time critical reference

For official Use (06/2005)
Mortgage Section

WEDNESDAY



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A36

02/04/2008

328

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

FIRSTLY All the freehold property described in the First Schedule to the Legal Charge known as 106 Lowther Road, Bournemouth which is registered at the Land Registry with title number DT58307 and all the buildings, structures, fixtures (including trade fixtures) and fixed plant, machinery and equipment from time to time thereon

SECONDLY All the right, title, interest of the Mortgagor to and in any proceeds of any present or future insurances of the property firstly described

THIRDLY (Unless otherwise specifically agreed by the Bank in writing), any present and future goodwill attaching to the property firstly described by reason of the carrying on thereat of the business (if any) of the Mortgagor or a predecessor of the Mortgagor in that business

FOURTHLY All moveable plant machinery implements utensils furniture and equipment now and from time to time placed on or used in or about the Mortgaged Property

(please see Addendum 4/4)

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)

NIL

Signed *Boodle Hatfield*

Date *1 April* 2008

On behalf of ~~XXXXXX~~ [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 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**

Name of company

*insert full name
of Company

* ESQUIRE REALTY (NORTH) LIMITED

Addendum 1/4

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

Addendum 2/4

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

or incurred by the Bank arising out of or in connection with any act, matter or thing done or omitted to be done by the Mortgagor under the Legal Charge or any document, arrangement or agreement between the Mortgagor and the Bank or any disclaimer of any of the Mortgagor's contracts, agreements or arrangements or any of the Mortgagor's liabilities or obligations to the Bank, and also interest on the foregoing to date of payment

Addendum 3/4

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

Addendum 4/4

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

The charge created by the Legal Charge shall as regards the property firstly secondly and thirdly described to be a first fixed charge (and as regards those parts of the property firstly described shall constitute a charge by way of legal mortgage thereon) and as to the property fourthly described and to the extent of any property, assets and/or rights are not or have ceased to be effectively mortgaged or charged by way of the first fixed charge shall be a FLOATING CHARGE (which shall crystallise on a demand being made)

THE FIRST SCHEDULE

The Mortgaged Property

UNREGISTERED LAND

Description

Title to which is comprised in the following documents

DATE OF DEED	DESCRIPTION OF DEED	PARTIES
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NOTE Repeat the above for each unregistered property, on a separate sheet if necessary

REGISTERED LAND

ADMINISTRATIVE AREA	TITLE NUMBER	PROPERTY
BOURNEMOUTH	DTS8307	106 LAUTHER ROAD BOURNEMOUTH BH8 8NS



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 5604752
CHARGE NO. 15**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 25
MARCH 2008 AND CREATED BY ESQUIRE REALTY (NORTH)
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO THE GOVERNOR & COMPANY
OF THE BANK OF IRELAND ON ANY ACCOUNT WHATSOEVER
WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE
COMPANIES ACT 1985 ON THE 2 APRIL 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 5 APRIL 2008

P. well.



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES