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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.

13
395

CHFP025

Please do not
write in
this margin

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

*insert full name
of Company

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

4111

05812219

Name of company

* MIA Developments Limited

Date of creation of the charge

18 September 2007

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

Legal charge

Amount secured by the mortgage or charge

All the Company's liabilities to Garhill Capital Limited (the 'Lender')
whether present or future, actual or contingent and whether incurred alone
or jointly, including interest costs and expenses

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

Garhill Capital Limited
1711 High Street
Knowle, Solihull

Postcode B93 0LN

Presentor's name address and
reference (if any)

MFG Solicitors LLP
5 Centre Court
Vine Lane
HALESOWEN
B63 3EB

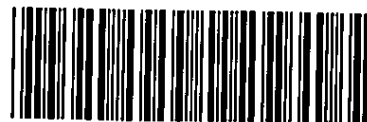
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Time critical reference

For official Use (06/2005)
Mortgage Section

Post room

MONDAY



A32

AW9Y4TMW

08/10/2007

391

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

All that freehold land and buildings situate at and known as 28 Parfett Street and 30 Myrdle Street, London which property is registered at HM Land Registry under Title Number EGL511116 (the 'Property')

- 1 By way of legal mortgage the Property including but not limited to buildings and other constructions on the Property
- 2 By way of fixed charge -
 - 2 1 all existing and future copyright and all other intellectual property rights in the plans, drawings, elevations, specifications and all other like matters used in connection with the Property **T 9 S**
 - 2 2 all book and other debts now and at any time owing to the Company including all monies arising or to be paid to the Company from the sale or leasing of the Property or any part thereof
 - 2 3 all gross rental income, licence fees and other monies receivable whether payable now or in the future and the proceeds of any sale, agreement for lease or lease or other disposition of the Property or monies otherwise paid to the Company in respect of the Property
- 3 by way of floating security all property and assets, both present and future, from time to time owned by the Company or in which the Company may have an interest

Note The legal charge contains a covenant that the Company will not without the prior written consent of the Lender create any further mortgage, charge or other encumbrance upon the whole or any part or parts of 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 M J G solicitors hnp

Date 5 October 2007

On behalf of [company] [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**

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 05812219

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 18th SEPTEMBER 2007 AND CREATED BY MIA DEVELOPMENTS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO GARHILL CAPITAL LIMITED ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 8th OCTOBER 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 12th OCTOBER 2007

A handwritten signature in black ink, appearing to be 'D. J. O.' or similar.



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES