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CHFP025

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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

[] [] [] [] [] []

05995575

Name of company

* Telf B. & T. UK Limited

Date of creation of the charge

22 August 2008

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

Rent Deposit Deed

Amount secured by the mortgage or charge

The aggregate of.

(1) the rents and other sums due under the Lease dated 21 April 2006 made between
(1) Grafton Estate No 3 Limited and (2) Cadenza Estates Limited ("the Lease") that
have not been paid by Telf B & T UK Limited ("the Tenant")

(2) any loss of future rent suffered by Grafton Estate No.3 LP (Nominee One)
Limited and Grafton Estate No.3 LP (Nominee Two) Limited ("the Landlord") on the
approval of a company voluntary arrangement

(3) any loss, damage, costs and expenses incurred by the Landlord due to any breach
of the Tenant's covenants in the Lease

(4) (a) all proper and reasonable costs and expenses on a solicitor and own client
basis incurred in obtaining possession of the Property from the Tenant pursuant to
the provisions of the Lease or a judgment for forfeiture and an order for
possession of the Property

(4) (b) any reasonable and proper expense, cost, loss damage or liability arising
from the determination of the Lease before the end of the term of the Lease whether
by forfeiture or disclaimer of the Lease by any liquidator or trustee in bankruptcy
for the Tenant

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

Grafton Estate No.3 LP (Nominee One) Limited and Grafton Estate No.3 LP
(Nominee Two) Limited of 11-14 Grafton Street London

Postcode W1S 4EW

Presentor's name address and
reference (if any)

Mishcon de Reya
Summit House, 12 Red Lion
Square, London,
WC1R 4QD

JWE/16795.126/ap

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room

SATURDAY



ANDAO2PZ

A35

30/08/2008

158

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

The sum of £143,030.00 plus any interest accrued from time to time and any other sums paid into the deposit account from time to time

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

Mushon de Rey

Date

28/8/08

On behalf of ~~XXXXXXXX~~ [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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 5995575
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 22
AUGUST 2008 AND CREATED BY TELF B. & T. UK LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO GRAFTON ESTATE NO.3 LP (NOMINEES ONE)
LIMITED AND GRAFTON ESTATE NO.3 LP (NOMINEE TWO)
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 30 AUGUST 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 2 SEPTEMBER
2008



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES