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CHFP025

COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

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



06480266

Name of company

* Addframe Limited

Date of creation of the charge

16 March 2009

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

Rent Deposit Deed dated 16 March 2009 between Commerz Real Investment gesellschaft mbH (1) and Addframe Limited trading as Bamboo Basket (2) ("the Deed")

Amount secured by the mortgage or charge

Continuing security for all the covenants and obligations of the Tenant in the Lease dated 16 March 2009 between Commerz Real Investmentgesellschaft mbH (1) ("The Landlord") and Addframe Limited trading as Bamboo Basket (2) ("The Tenant") ("The Lease") (including those to pay rents) or in the Deed or in any authorised guarantee agreement which the Tenant enters into with the Landlord pursuant to the Lease.

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

Commerz Real Investmentgesellschaft mbH (whose registration details are Amtsgericht Wiesbaden HRB 8440) of Kreuzberger Ring 56, 65205 Wiesbaden-Erbenheim, Germany.

Postcode

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

Beachcroft LLP
St Ann's House
St Ann Street
MANCHESTER
M2 7LP

For official Use (06/2005)
Mortgage Section

Post room



AHONA89T

A24

18/03/2009

224

COMPANIES HOUSE

Time critical reference

WES.208-0915674
HILARY

Short particulars of all the property mortgaged or charged

£60,375 (inclusive of an amount equivalent to VAT) or such other monies as shall be held in the account in the name of the Landlord or Westfield Shoppingtowns Limited or such other name as the Landlord shall direct as continuing security for the Tenant's obligations in the Lease or in the Rent Deposit Deed or in any authorised guarantee agreement which the Tenant enters into with the Landlord pursuant to the Lease.

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

Beachcroft LLP

Date 17.03.09

On behalf of ~~XXXXXXXXXXXXXXXXXX~~ [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. 6480266

CHARGE NO. 1

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 16
MARCH 2009 AND CREATED BY ADDFRAME LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO COMMERZ REAL INVESTMENTGESELLSCHAFT
MBH 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 18 MARCH 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 21 MARCH 2009



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES