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Please complete in typescript, or in bold black capitals

103262/247 **LLP400**

Particulars of a mortgage or charge on a property that has been acquired by a Limited Liability Partnership

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

LLP Number OC312962

15

Full Name of Limited Liability Partnership

DELPH 1 LLP (the "Company")

Date and description of the instrument (if any) creating or evidencing the mortgage or charge (note 1)

Legal Mortgage dated 25 November 2002 (the "Legal Mortgage") in relation to 22 Coopers Court 255 Tooley Street London (the "Property")

Amount secured by the mortgage or charge

All monies due on any account whatsoever

Names and addresses of the mortgagee or persons entitled to the mortgage or charge

HSBC BANK PLC of 8 Canada Square, London E14 5HQ (the "Mortgagee")

Short particulars of the property mortgaged or charged *(continue overleaf if necessary)*

The Company shall be bound by all the covenants, obligations and undertakings on the part of the Delph Property Group Limited (the "Transferor") pursuant to the terms of the Legal Mortgage and agrees that the terms of the Legal Mortgage will apply to it as if it had been the original contracting party to the Legal Mortgage and shall henceforth be read and construed as if the Company had been been the sole person comprising the expression "the Mortgagor" as defined in the Legal Mortgage.

Date of the acquisition of the property

Day	Month	Year
26	09	2005

Signed ✓ **Date** 24/11/09

~~designated member~~/ member / ~~administrator / administrative receiver~~ ~~(delete as appropriate)~~

You do not have to give any contact information in the box opposite but if you do, it will help Companies House to contact you if there is a query on the form. The contact information that you give will be visible to searchers of the public record.

Howard Kennedy (reference ALB1/025750.00004)
19 Cavendish Square, London
W1A 2AW Tel 020 7636 1616
E-mail

When you have completed and signed the form please send it to the Registrar of Companies at:

Companies House, Crown Way, Cardiff, CF14 3UZ **DX 33050 Cardiff**

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COMPANIES HOUSE

Short particulars of the property mortgaged or charged *(continued)*

The Company further covenants with the Mortgagee that the Company shall be liable for all money (whether principle interest or otherwise) payable under the Legal Mortgage in accordance with their provisions.

The Legal Mortgage shall remain for the avoidance of doubt continuing security for the repayment of all monies and liabilities therein mentioned including further advances.

For avoidance of doubt the short particulars of the Property mortgaged under the Legal Mortgage is as follows:

The L/H Property with the benefit of all rights and licences guarantees rent deposits contracts deeds undertakings and warranties relating to the Property any shares or membership rights in any management company for the Property any goodwill of any business from time to time carried on at the Property any rental and other money payable under the lease licence or other interest created in respect of the Property and all other payments whatever in respect of the Property.

Notes

1 A description of the instrument, eg, "Trust Deed", "Debenture", etc, as the case may be, should be given.

2 A verified copy of the instrument must be delivered with these particulars correctly completed to the Registrar of Companies within 21 days after the date of the completion of the acquisition of the property which is subject to the charge. The copy must be verified to be a correct copy either by the LLP 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. If the property is situated and the charge was created outside Great Britain, they must be delivered within 21 days after the date on which the copy of the instrument could in due course of post, and if despatched with due diligence have been received in the United Kingdom.

3 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**.

FILE COPY

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985 as applied to Limited Liability Partnerships pursuant to Paragraph 4 and Schedule 2 of the Limited Liability Partnerships Regulations 2000.

LLP NO. OC312962

CHARGE NO. 15

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL MORTGAGE FOR ALL SUMS DUE OR TO BECOME DUE ON ANY ACCOUNT WHATSOEVERSECURED ON THE PROPERTY ACQUIRED BY DELPH 1 LLP ON THE 26 SEPTEMBER 2005 WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 AS APPLIED TO LIMITED LIABILITY PARTNERSHIPS PURSUANT TO PARAGRAPH 4 AND SCHEDULE 2 OF THE LIMITED LIABILITY PARTNERSHIPS REGULATIONS 2000 ON THE 26 NOVEMBER 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 26 NOVEMBER 2009

Companies House
— for the record —

REGISTRAR OF COMPANIES FOR ENGLAND AND WALES

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES