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COMPANIES FORM No. 395

395

Particulars of a mortgage or charge

No

Pursuant to section 395 Companies Act 1985

Please do not write in this binding margin

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

* Insert full name of company

To the Registrar of Companies

For official use

Company Number

174
[] [3] [] [] [] [] [] [] [] []

32052

Name of Company

* THE PHOENIX PROPERTY AND INVESTMENT COMPANY, LIMITED

Date of creation of the charge

21 April 1993

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

Legal Mortgage

Amount secured by the mortgage or charge

All liabilities of the Company present and future actual and/or contingent to National Westminster Bank Plc

69a.

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

National Westminster Bank Plc

41 Lothbury

London

Postcode EC2P 2BP

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

National Westminster Bank Plc
UK Branch Business
Advances Department
Securities, Insolvency and
Litigation Section
2nd Floor, Phase II
King's Cross House
200 Pentonville Road London N1 9HL

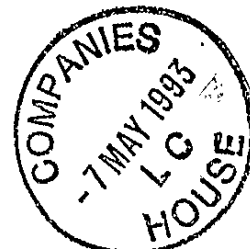
Presenter's Reference
and/or telephone number
071-239 8205

For official use
Mortgage Section

Post room

REGISTERED

27 MAY 1993



Time critical reference

60-19-02

Short particulars of all the property mortgaged or charged

The freehold property hereinafter described ('the property') and the proceeds of sale thereof together with a floating charge over all moveable plant machinery implements utensils furniture and equipment at any time placed upon or used in or about the property and an assignment of the goodwill and connection of any business or businesses from time to time carried on in or upon the property or any part or parts thereof together with the full benefit of all licences including any registrations viz:

3 High Street Lewes East Sussex
Registered at H M Land Registry under Title Number
SX117098

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

Nil

Per pro
National Westminster Bank Plc
UK Branch Business, Advances Department
Securities, Insolvency and Litigation Section
2nd Floor, Phase II, King's Cross House
200 Pentonville Road, London N1 9HL

Please see notes below.

Signed

Date 27 MAY 1993

On behalf of mortgagee Authorised Signatory

Notes

- (a) A description of the instrument, eg 'Trust Deed', 'Mortgage', 'Debenture', etc. as the case may be, should be given.
- (b) The rate of interest payable under the terms of the Debentures should not be entered.

FILE COPY



**CERTIFICATE OF THE REGISTRATION
OF A MORTGAGE OR CHARGE**

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

I hereby certify that a mortgage or charge dated the 21st APRIL 1993
and created by PHOENIX PROPERTY AND INVESTMENT COMPANY, LIMITED (THE)

for securing all moneys now due, or hereafter to become due, or from time
to time accruing due from the company to NATIONAL WESTMINSTER BANK PLC

on any account whatsoever

was registered pursuant to Chapter I Part XII of the Companies Act
1985, on the 7th MAY 1993

Given under my hand at the Companies Registration Office,
Cardiff the 11th MAY 1993

No. 32052

A handwritten signature in dark ink, appearing to read 'M. SAHA'.

M. SAHA

an authorised officer

C.69a

U/C
11.5.93
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