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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.

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

112

54380

Name of company

\* Relyon (Holdings) Limited

Date of creation of the charge

10 March 2006

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

Rent Deposit Deed

Amount secured by the mortgage or charge

(a) The rents reserved by and other sums (whether of interest, damages, costs, expenses, VAT or otherwise) payable under a lease dated 10 March 2006 and made between Industrial Property Investment Fund (1) ("the Landlord") and Relyon (Holdings) Limited (2) ("the Tenant") of the premises known as Former Pendragon premises, Gate Road, Bridgend Industrial Estate, Bridgend ("the Lease") which have not been paid within 7 days after the due date for payment;

(b) In the event of forfeiture or disclaimer of the Lease the rents and other sums which would have been payable under the Lease (had it not been forfeited or disclaimed for the period from the date of forfeiture or disclaimer until the earlier of:-

(see continuation)

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

Industrial Property Investment Fund (acting by its general partner Legal & General Property Partners (Industrial Fund) Limited of Temple Court, Queen Victoria Street, London EC4N 4TP,

Postcode

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

Macfarlanes  
10 Norwich Street  
London  
EC4A 1BD

DCM/591790

Time critical reference

For official Use (02/00)  
Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

1 £228,688

2 An interest Bearing Account in the name of the Tenant and specifically designated "Bridgend Deposit Account" at such bank or other institution as the Landlord shall from time to time decide in its absolute discretion and notify the Tenant in writing ("the Deposit Account").

3 The amount from time to time standing to the credit of the Deposit Account.

4 All interest credited to 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 Mactaranes

Date 14 March 2006

On behalf of ~~XXXXXX~~ [mortgagee/chargee] †

A fee is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

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

† delete as appropriate

CHFP025

# Particulars of a mortgage or charge (continued)

Please do not  
write in this  
binding margin

Continuation sheet No 1  
to Form No 395 and 410 (Scot)

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

Company Number

54380

Name of Company

Relyon (Holdings) Limited

Limited\*

\* delete if  
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

(Continued from page 1)

- (1) the date six months from the date of disclaimer or forfeiture;
- (2) the date from which a full market rent is payable under a new lease of the premises granted on terms substantially similar to those contained in the Lease;
- (c) In the event of any breach, failure, non-observance, omission or non-performance of or in relation to the Tenant's covenants or other obligations under the Lease, such sums would meet (or, if the amount from time to time standing to the credit of the Deposit Account is insufficient, would go towards meeting) the loss suffered by the Landlord in respect of such breach;
- (d) All legal costs and other fees and expenses properly incurred by the Landlord in enforcing the terms of the Lease or the Rent Deposit Deed;
- together in each case with an amount equal to such value added tax levied in addition to it as is or would have been properly chargeable thereon;

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

Please do not  
write in this  
binding margin

Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

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

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legibly, preferably  
in black type, or  
bold block lettering*

FILE COPY



## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 00054380

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT RENT DEPOSIT DEED DATED THE 10th MARCH 2006 AND CREATED BY RELYON (HOLDINGS) LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO INDUSTRIAL PROPERTY INVESTMENT FUND (ACTING BY ITS GENERAL PARTNER LEGAL & GENERAL PROPERTY PARTNERS (INDUSTRIAL FUND) 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 15th MARCH 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 17th MARCH 2006.



*Companies House*

— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES