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COMPANIES FORM NO. 395

M**395****Particulars of a mortgage or charge**

Pursuant to section 395 of the Companies Act 1985

Please do not
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legibly,
preferably in
black type or
bold block
lettering

To the Registrar of Companies

For Official Use Company Number

00314036

Name of company

*Insert full name
of company

Hoults Estates Limited

Date of creation of the charge

24 August 2009

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

Legal Charge

Amount secured by the mortgage or charge

All the Company's obligations to National Westminster Bank plc (the 'Bank') (present, future, actual or contingent and whether incurred alone or jointly with another) including interest, costs and expenses.

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

National Westminster Bank plc

135 Bishopsgate, London, EC2M 3UR

Presenter's name, address and reference

(if any):

Eversheds LLP

Central Square South

Orchard Street

Newcastle upon Tyne

NE1 3XX

Ref: REPG.NF.107496.010060

Time critical reference

For Official Use
Mortgage section

Post Room

THURSDAY



P6H6NCR8

PC4

27/08/2009

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COMPANIES HOUSE

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Short particulars of all the property charged

1.	By way of legal mortgage all that freehold property known as Land and Buildings on the North Side of Walker Road, Newcastle upon Tyne registered at the Land Registry under Title Number TY34032 (the "Property");
2.	By way of fixed charge:-
2.1	any other interest in the Property;
2.2	all rents receivable from any lease granted out of the Property;
2.3	all the goodwill of the Company's business carried on at the Property;
2.4	the proceeds of any insurance affecting the Property;
2.5	all fixtures and fittings forming part of the Property;
2.6	all plant and machinery at the Property, including any associated warranties and maintenance contracts; and
2.7	all furniture, furnishings, equipment, tools, and other goods kept at the Property, that are not regularly disposed of in the ordinary course of business.
Note:-	The Legal Charge contains covenants by the Company that the Company will not without the consent of the Bank:
	(a) permit or create any mortgage, charge or lien on the Property, or dispose of the Property;
	(b) grant or accept a surrender of any lease or licence of the Property, or consent to any assignment or sub-letting by a tenant or part with or share possession or occupation of the Property.

Please do not write in this margin

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

Particulars as to commission allowance or discount (note 3)

For National Westminster Bank plc

Signed Forsted's LLP

Date: 25 August 2009

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, e.g. "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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 314036
CHARGE NO. 9**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 24
AUGUST 2009 AND CREATED BY HOULTS ESTATES, LIMITED
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM
THE COMPANY TO NATIONAL WESTMINSTER BANK PLC ON
ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT
TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE
27 AUGUST 2009**

**GIVEN AT COMPANIES HOUSE, CARDIFF THE 1 SEPTEMBER
2009**



Companies House
— for the record —



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**