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COMPANIES FORM No. 395

Particulars of a mortgage or charge

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FIT

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

1125

00892832

Name of company

* ST MODWEN DEVELOPMENTS LIMITED

Date of creation of the charge

20 February 2008

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

Deed of Rent Charge relating to Zone C, Plot 1, Centre 38 at Barton Business Park, Barton under Needwood made between BARTON BUSINESS PARK PROPERTY MANAGEMENT LIMITED ("the Chargee") (1) and ST MODWEN DEVELOPMENTS LIMITED ("the Chargor") (2) dated 20 February 2008 (the "Deed of Rent Charge")

Amount secured by the mortgage or charge

All monies due from the Chargor to the Chargee under the terms of the Deed of Rent Charge

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

Barton Business Park Property Management Limited (Company Number 05289394) of Lyndon House, 58-62 Hagley Road, Edgbaston, Birmingham

Postcode B16 8PE

Presenter's name address and reference (if any)

Wragge & Co LLP
55 Colmore Row
Birmingham
B32AS

1978157/HMR/ZMB/VXR1

Time critical reference

For official Use (02/06)
Mortgage Section

Post room

SATURDAY



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A11

01/03/2008

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COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

The Property is the freehold property known as Zone C, Plot 1, Centre 38 at Barton Business Park, Barton under Needwood, Staffordshire

The Rentcharge is charged upon and reserved out of the Property to the Chargee and its successors in title (in fee simple) to the Common Parts (as defined in the Deed of Rent Charge dated 20 February 2008) in fee simple as a perpetual yearly estate rentcharge (created as an estate rentcharge)

The Rentcharge is forever charged on and issuing out of the Property and is to be paid in accordance with the Deed of Rent Charge dated 20 February 2008

The Chargor covenants (with the intent that such covenant may run with and bind the Property and each and every part of it) with the Chargee to pay the Rentcharge to the Chargee or its successors in title of the Common Parts

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

Wragge & Co LLP

Date

29-02-08

On behalf of [company] [mortgagee/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

Company number

00892832

Name of company

*insert full name
of Company

* ST MODWEN DEVELOPMENTS LIMITED

Addendum 1/4

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

Addendum 2/4

2 Amount due or owing on the mortgage or charge (continued)

Addendum 3/4

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

Addendum 4/4

4 Short particulars of all the property mortgaged or charged (continued)



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 892832
CHARGE NO. 125

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEED OF RENT CHARGE DATED
20 FEBRUARY 2008 AND CREATED BY ST. MODWEN
DEVELOPMENTS LIMITED FOR SECURING ALL MONIES DUE
OR TO BECOME DUE FROM THE COMPANY TO BARTON
BUSINESS PARK PROPERTY MANAGEMENT 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 1 MARCH 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 6 MARCH 2008



Companies House
— for the record —

PJ



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES