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legibly, preferably  
in black type, or  
bold block lettering

\*insert full name  
of company

## COMPANIES FORM No. 395

### Particulars of a mortgage or charge

# 395

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies

For official use

Company number

1144849

1144849

Name of company

\* J L W FINANCE LIMITED ("the Company")

Date of creation of the charge

10th March 1995

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

Charge made between Realcap Management Limited and Realcap Investments Limited as trustees on behalf of the Capital Properties Partnership (1) ("the Mortgagor") and Société Générale (2) ("the Bank") ("the Charge")

Amount secured by the mortgage or charge

ALL the liabilities of the Mortgagor to the Bank of any kind and in any currency or currencies (whether present or future actual or contingent whether incurred as principal or surety and whether incurred alone or jointly with another) including banking charges and commission ("the Mortgagor's Obligations") together with interest at the rate or rates stipulated by the Bank from time to time at the date of discharge and all expenses (on a full indemnity basis) incurred by the Bank or any Receiver at any time in connection with the Property (as defined below) or the Mortgagor's Obligations or in taking perfecting enforcing or exercising any power under the Charge with interest at the rate or rates stipulated by the Bank from time to time from the date they are incurred. The liabilities and obligations under the Charge shall be construed as being subject to the limitation on liability set out in paragraph 19 of a Facility Letter made the 17th January 1995 between the Bank and the Mortgagor which provides that the Bank agrees that its rights of enforcement or recovery against the Mortgagor in respect of

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

Société Générale of Exchange House Primrose Street Broadgate London

Postcode

EC2A 2HT

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

Wilde Sapte  
1 Fleet Place  
London  
EC4M 7WS

DX: 145 London  
KRT/607770/PY105534

Time critical reference

For official use  
Mortgage Section

Post room



KLO \*KF3D19UJ\* 1921  
COMPANIES HOUSE 20/03/95

Short particulars of all the property mortgaged or charged

1. By way of legal mortgage of all legal interests and otherwise by way of specific or equitable charge (to the full extent of the Mortgagor's interest in the Property (as defined below) or its proceeds of sale) ALL THAT leasehold property known as 187 Piccadilly London W1 as is registered at H.M. Land Registry under Title No. 143118 ("the Property")

2. The benefit of the copyright and the rights from time to time in any plans drawings and specifications in whatever media and any negatives prepared in connection with any development refurbishment maintenance servicing repair renewal or other works to the Property or any plant or equipment on the Property

N.B. The Charge prevents the Mortgagor from creating or permitting to arise any other mortgage charge or lien on the Property, granting or accepting a surrender of any lease or licence to occupy the Property or disposing or parting with or sharing possession or occupation of the Property without the consent of the Bank.

N.B. The application of Clayton's case in certain circumstances is excluded.

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Particulars as to commission allowance or discount (note 3)

Nil

Signed

*W. De L. De*

Date

16 March 1995

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

† delete as appropriate

- 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.

COMPANIES FORM No. 395 (Cont.) AND FORM No. 410 (Scot)(Cont.)

**Particulars of a mortgage or charge  
(continued)**

Please do not  
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Continuation sheet No 1  
to Form No 395 and 410 (Scot)

CHA 116

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Company Number

1144849

Name of Company

J L W FINANCE LIMITED ("the Company")

Limited\*

\* delete if  
inappropriate

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

any monies due pursuant to the Facility Letter shall be limited to the rights of enforcement or recovery against the Property (as defined below) but not further or otherwise.

Please complete  
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FILE COPY



## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 01144849

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A CHARGE DATED THE 10th MARCH 1995 AND CREATED BY JLW FINANCE LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY AND/OR ALL OR ANY OTHER COMPANIES NAMED THEREIN (AS TRUSTEES ON BEHALF OF THE CAPITAL PROPERTIES PARTNERSHIP) TO SOCIETE GENERALE UNDER THE TERMS OF THE FACILITY LETTER DATED 17th JANUARY 1995 AND THIS DEED WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 20th MARCH 1995.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 22nd MARCH 1995.

A handwritten signature in cursive script, appearing to read 'P. Davies'.

PHIL DAVIES  
for the Registrar of Companies



COMPANIES HOUSE

HC026B

N.B. Searchers may find it desirable to refer to the mortgage documents microfiche for more detailed particulars

01144849

# REGISTER of Charges, Memoranda of JLW FINANCE LIMITED

(1) Date of Registration	(2) Serial No. of Docu- ment on file	(3) Date of Creation of each Charge and Description of it	(4) Date of the aquisition of the Property	(5) Amount secured by the Charge  £	(6) Short Particulars of the Property Charged	(7) Names of the Persons entitled to the Charge
CHARGE: 4 20/03/1995		10/ 3/95 CHARGE		ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY AND/OR ALL OR ANY OTHER COMPANIES NAMED THEREIN (AS TRUSTEES ON BEHALF OF THE CAPITAL PROPERTIES PARTNERSHIP) TO THE CHARGE UNDER THE TERMS OF THE FACILITY LETTER DATED 17th JANUARY 1995 AND THIS DEED	L/H PROPERTY K/A 187 PICCADILLY LONDON W1 SEE CHARGE PARTICULARS FORM FOR DETAILS	SOCIETE GENERALE

[illegible]