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

* Insert full name
of company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

A fee of £10 is payable to Companies House in respect of
each register entry for a mortgage or charge.

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

Name of company

ERINASTAR LIMITED

Date of creation of the charge

10th DECEMBER 2002

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

LEGAL CHARGE

Amount secured by the mortgage or charge

All moneys, obligations and liabilities now or in the future due, owing or
incurred to Nationwide when the same become due for payment or discharge whether
by acceleration or otherwise. The moneys, obligations or liabilities may be:

- * express or implied
- * present, future or contingent
- * joint or several
- * incurred as principal or under a guarantee or indemnity
- * originally owing to Nationwide or purchased or otherwise acquired by it
- * denominated in sterling or in any other currency
- * incurred on any banking or other account or in any other manner whatsoever

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

NATIONWIDE BUILDING SOCIETY. NATIONWIDE HOUSE. PIPERS WAY. SWINDON

Postcode SN38 1NW

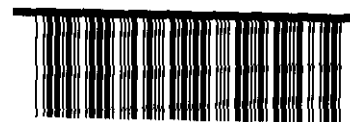
Presentor's name, address and
reference (if any):

EMW law
Eleanor House
Queenswood Office Park
NN4 7JJ
DX 719013 NORTHAMPTON 14

Time critical reference

For official use
Mortgage section

Post room



A48
COMPANIES HOUSE

AC94PQNR

0440
11/12/02

Short particulars of all the property mortgaged or charged

Please see attached Schedule

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

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

Particulars as to commission allowance or discount (note 3)

Not applicable

Signed *[Signature]*

Date 10/12/02

On behalf of ~~COMPANY~~ [mortgagee/chargee]*

*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. Cheques and Postal Orders are to be made payable to Companies House.
6. The address of the Registrar of Companies is:-

Companies House, Crown Way, Cardiff CF4 3UZ.

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SCHEDULE OF PROPERTY CHARGED – LEGAL CHARGE

Company Name: ERINASTAR LIMITED

Company Number: 01239183

Property charged pursuant to a Legal Charge in favour of Nationwide dated 10/12/02

The Company with full title guarantee charges to Nationwide:

1. By way of legal mortgage the ~~freehold~~/leasehold property known as PREMIER HOUSE 102 to 111 (EVEN) STATION ROAD EDGWARE BARNET LONDON
(Title Number(s) MX 463676)
(the "Property") and all buildings, assets of whatsoever nature, apart from land and buildings ("Fixtures") (including trade Fixtures) and fixed plant and machinery from time to time on such property together with all estates, rights, title, options, easements and privileges appurtenant to, or benefiting, the same including all beneficial interests and Rights of the Company in the Property and in any proceeds of sale or disposal of any part of the Property.
2. By way of fixed charge the benefit of all guarantees, indemnities, rent deposits, agreements, contracts, undertakings and warranties relating to the Property and all other asset and rights of the Company charged by the Legal Charge.
3. By way of fixed charge any shares held by the Company in any company from time to time which has any rights in or connected to the Property.
4. By way of an assignment the goodwill of the business carried on by the Company at the Property.
5. By way of an assignment all monies from time to time payable to the Company under or pursuant to all present and future contracts or policies of insurance effected by the Company or to which the company is entitled (including the refund of any premiums).
- A. The above assets (the "Charged Property") are charged or, as appropriate, assigned as a continuing security.
- B. The Legal Charge secures further advances.
- C. The Legal Charge contains restrictions upon dealing in any way with the Property, (including developing, altering, leasing, assigning, underletting, subletting, disposing, charging or surrendering any interest in the Property) together with a prohibition on creating or purporting to create or permit to subsist any mortgage, debenture, charge (whether fixed or floating), ledge, lien, hypothecation, standard security, assignment by way of security or other security interest or arrangements of any kind having the effect of conferring security of any kind over the whole or part of the Charged Property.
- D. The Legal Charge contains a further assurance clause.

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CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 01239183

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 10th DECEMBER 2002 AND CREATED BY ERINASTAR LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO NATIONWIDE BUILDING SOCIETY ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 11th DECEMBER 2002.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13th DECEMBER 2002.

DT
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THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —