

Particulars of a mortgage or charge

A fee of £10 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

1121

1322002

Name of company

* OISE LIMITED

Date of creation of the charge

1 OCTOBER 2003

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

LEGAL CHARGE

Amount secured by the mortgage or charge

The payment of all moneys and the discharge of all obligations and liabilities whether actual or contingent now or hereafter due owing or incurred including the payment of commission interest fees costs and charges thereon

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

FORTIS BANK SA-NV UK BRANCH whose registered office is at 23 Camomile Street, London

Postcode EC3A 7PP

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

Morgan Cole
Buxton Court
3 West Way
Oxford
OX2 0SZ

DX 96200 Oxford West

Time critical reference
JDI.AL.417983.5

For official Use
Mortgage Section

Post room



A22
COMPANIES HOUSE

0048
03/10/03

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CHFP025

Please do not write in this margin

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

* insert full name of Company

The Mortgagor hereby charges to the Bank by way of first legal mortgage and with full title guarantee as a continuing security for the payment of all moneys and the discharge of all obligations and liabilities hereby covenanted to be paid or otherwise hereby secured: (a) the freehold and leasehold property of the Mortgagor specified in Part D of the Schedule and all buildings and fixtures (including tenant's and trade fixtures) from time to time on any such property; and (b) all plant machinery vehicles computers and office and other equipment from time to time on any such property both present and future (the property and assets in (a) and (b) being together the "Property").

The Mortgagor hereby charges to the Bank by way of first fixed charge and with full title guarantee as a continuing security for the payment of all moneys and the discharge of all obligations and liabilities hereby covenanted to be paid or otherwise hereby secured: the benefit of all rights and claims of any nature whatsoever against (i) any lessees licensees or other occupiers from time to time of the whole or any part of the Property due or owing or which may become due or owing to the Mortgagor; (ii) all guarantors and sureties for the obligations of such lessees or occupiers; and (iii) any persons who are under any obligation to the Mortgagor in respect of any works of design construction repair or replacement to on or about the whole or any parts of the Property

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

Morgan G Le

Date 2 October 2003

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

A fee of £10 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 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 CF14 3UZ

The Schedule
Part A - The Mortgagor/Mortgagors

- (a) Full Name(s): **OISE Limited**
- (b) Address (Registered Office/Principal Place of Business): **3 Worcester Street, Oxford, OX1 2PZ**

complete (c) and (d) if applicable:

- (c) Registered Company Number: **1322002**
- (d) Place of Incorporation: **United Kingdom**

Part B - Interest Rates

- (i) The Interest Rate is a rate equal to the aggregate of (a) the Margin and (b) the Base Rate of the Bank from time to time and (c) any other components set out in (iii) below.
- (ii) For these purposes, the Margin is 3 per cent. per annum or such other rate as the Bank may from time to time prescribe.
- (iii) Any additional costs incurred as a result of any change in, or in the interpretation or application of, or the introduction of any law or any regulation including (without limitation) those relating to taxation, capital adequacy liquidity, reserve assets, cash ratio deposits and special deposits (but excluding anything to be calculated as part of Base Rate).

Part C - Total amount recoverable under this Legal Charge
(subject to clause 2.2)
£

If no amount is specified, then the amount recoverable under this Legal Charge is not subject to any limit.

Part D - Properties

Details of Registered land:

<u>County/County Borough/ London Borough</u>	<u>Title No.</u>	<u>Address of Property</u>
Oxfordshire	ON50992	Land on the North East side of Binsey Lane, Oxford

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 01322002

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 1st OCTOBER 2003 AND CREATED BY OISE LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO FORTIS BANK SA-NV UK BRANCH ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 3rd OCTOBER 2003.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 8th OCTOBER 2003.

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Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES