



## Particulars of a mortgage or charge

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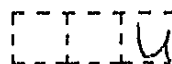
Pursuant to section 395 of the Companies Act 1985

MISC

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

To the Registrar of Companies

For official use Company number



1589824

Name of company

\* Cussins Property Group PLC

\*Insert full name  
of company

Date of creation of the charge

10th DECEMBER 1990

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

Mortgage

Amount secured by the mortgage or charge

- 69a
- (a) The Mortgagor as beneficial owner charges by way of legal mortgage the property specified above together with all buildings and fixtures thereon as a continuing security with the payment to the Bank of the principal money liabilities interest and other money (including further advances made hereafter by the Bank and secured directly or indirectly by this mortgage) hereby covenanted to be paid by the Mortgagor subject to any prior charges or mortgages maintained at the date hereof (hereinafter called "the prior mortgages") and to the principal money interest and other money thereby secured and if the Mortgagor is a corporate body (hereinafter called "a Company") the Mortgagor as beneficial owner hereby further charges by way of floating charge as a continuing security for the payment to the Bank of the money and matters aforesaid all moveable plant machinery implements utensils furniture goods and equipment now or from time to time placed on or used in or about the property specified above and so that the Mortgagor shall not without the consent in writing of the Bank create or purport to create any specific or other mortgage debenture or charge upon such chattels ranking in priority to or pari passu with any charge hereby created.
- (b) The Mortgagor as beneficial owner assigns to the Bank the goodwill of the business (if any) carried on by the Mortgagor at the mortgaged premises to hold the same unto the Bank absolutely subject to redemption upon payment of all money liabilities and interest hereby secured.
- (c) Where the Mortgagor (by virtue of an estate or interest in the mortgaged premises) is entitled to a share or shares in any residents' or management company connected with the mortgaged premises:
- (i) the Mortgagor as beneficial owner charges by way of fixed charge such share or shares and all rights benefits and advantages at any time arising in respect of the same ("the share(s)") as a continuing security for the payment to the Bank of all money liabilities and interest hereby secured; and
- (ii) subject to any rights of any prior charge or mortgage, the Mortgagor will (if the Bank so requires) transfer the share(s) to the Bank or as the Bank shall direct and shall deposit the certificate(s) relating to the share(s) with the Bank.

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

Lloyds Bank PLC

102 Grey Street

NEWCASTLE UPON TYNE

Postcode

NE29 1SL

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

Keenlyside & Forster  
Bank Chambers  
Collingwood Street  
NEWCASTLE UPON TYNE NE1 1JL  
TC/PB/C910

For official use  
Mortgage section

Post room

REGISTERED

11 DEC 1990

COMPANIES HOUSE  
11 DEC 1990

Time critical reference

Short particulars of all the property mortgaged or charged

Please do not  
write in  
this margin

Land and Office Buildings at The Great North Road

Gosforth Newcastle upon Tyne NE3 2DA

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

See amount secured Doc  
for floating charge

Particulars as to commission allowance or discount (note 3)

Signed *Keenlyside & Forster*  
Keenlyside & Forster

Date 10 December 1990

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.

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The Solicitors' Law Stationery Society plc, Oyez House, 27 Chancery Street, London SE1 5TS

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**CERTIFICATE OF THE REGISTRATION  
OF A MORTGAGE OR CHARGE**

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

I hereby certify that a mortgage or charge dated the 10th DECEMBER 1990  
and created by CUSSINS PROPERTY GROUP PLC

for securing all moneys now due, or hereafter to become due, or from time  
to time accruing due from the company to LLOYDS BANK Plc

on any account whatsoever

was registered pursuant to Chapter I Part XII of the Companies Act  
1985, on the 11th DECEMBER 1990

Given under my hand at the Companies Registration Office,  
Cardiff the 18th DECEMBER 1990

No. 1589824

*P. T. Davies*

P. T. DAVIES

an authorised officer

C.69a

POST  
JC  
18/12