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COMPANIES FORM No. 395

Particulars of a mortgage or charge



395

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

CHFP025

Please do not write in this margin

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

*insert full name of Company

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

1114

01659656

Name of company

* University of Warwick Science Park Limited

Date of creation of the charge

8 March 2001

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

Legal Charge over a Development Agreement between (1) the Company and (2) Advantage West Midlands (the Lender) *as defined*
For the purposes of this form M395 the Development Agreement means the Development Agreement dated 8 March 2001 made between Warwickshire County Council (1) and (2) the Company.

Amount secured by the mortgage or charge

The Company charges to the Lender with full title guarantee and as continuing security for the performance observation and discharge of all their Liabilities above or the benefit of the Company's interest in the Development Agreement below all rights, titles, benefits and interests of the Company whatsoever, present and future whether proprietary, contractual or otherwise, arising out of or connected with or relating to the Development Agreement, including without limitation all claims for damages in respect of any breach thereof.

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"Liabilities" means all obligations and liabilities (whether present or future, actual or contingent) which may now or at any time hereafter be or become due, owing or incurred by the Company to the Lender on any account or otherwise howsoever (whether solely or jointly with any other person and whether as principal or surety) together with interest and other Bank charges.

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

Text
Advantage West Midlands registered office 3 Priestly Wharf, Holt Street, Aston Science Park, Birmingham

Postcode B7 4BN

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

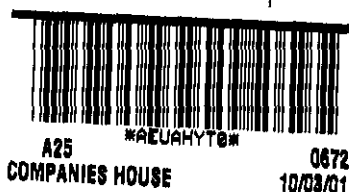
Eversheds
115 Colmore Row
Birmingham
B3 3AL

P/108/TAP/ZW

Time critical reference

For official Use
Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

Land and buildings at Warwick Technology Park, Warwick known as Phase 6B, more particularly described for identification purposes in the Development Agreement together with the benefit of the tri-part bridge link agreement and the deed of variation (more particularly described in the Development Agreement).

7.27

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)

Nil

Signed

Evershed

Date 9 March 2001

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

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† 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

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 01659656

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE OVER A DEVELOPMENT AGREEMENT (AS DEFINED) DATED THE 8th MARCH 2001 AND CREATED BY UNIVERSITY OF WARWICK SCIENCE PARK LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO ADVANTAGE WEST MIDLANDS ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 10th MARCH 2001.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 16th MARCH 2001.

[Handwritten signature]



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —