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COMPANIES FORM No. 395

Particulars of a mortgage or charge

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

395

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

2141

01837319

Name of company

* Elliott Property Associates Limited

Date of creation of the charge

25 June 2008

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

Legal Charge

Amount secured by the mortgage or charge

All monies 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 monies 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/of Nationwide House, Pipers Way, Swindon, Wiltshire

Postcode SN38 1NY

Presenter's name address and reference (if any)

Charles Russell LLP
Compass House, Lypiatt Road,
Cheltenham, Gloucestershire, GL50 2QJ

NB/1189/282

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room

FRIDAY



AJXVI0X0

A50

27/06/2008

368

COMPANIES HOUSE

Please see attached schedule

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



Date 25 June 2008

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

**A fee 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 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge Cheques and Postal Orders must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is Companies House, Crown Way, Cardiff CF14 3UZ

SCHEDULE OF PROPERTY CHARGED – LEGAL CHARGE

Company Name: Elliott Property Associates Limited

Company Number: 01837319

Property charged pursuant to a Legal Charge in favour of Nationwide dated 25 June 2008

In this Schedule "the **Property**" means

- Prep*
- 1 The freehold property known as 105 St Mary's Road Southampton SO14 0AN as registered under title number HP365543,
 - 2 The freehold property known as 105 St Mary's Road Southampton (first floor and airspace) as registered under title number HP332394, and
 - 3 The leasehold property known as First Floor 105 St Mary's Road Southampton SO14 0AN as registered under title number HP365544

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The Company with full title guarantee charges to Nationwide

- 4 By way of legal mortgage the Property together with all buildings, fixtures (including trade fixtures) and fixed plant and machinery from time to time on the 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,
- 5 By way of fixed charge
 - 5 1 the benefit of all guarantees, indemnities, rent deposits, agreements, contracts, undertakings and warranties relating to the Property and all other assets and rights of the Company charged by the Legal Charge, and
 - 5 2 any shares held by the Company in any company from time to time which has any rights in or connected to the Property,
- 6 By way of an assignment
 - 6 1 the goodwill of the business carried on by the Company at the Property, and
 - 6 2 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 secured further advances
- C The Legal Charge contains restrictions upon dealing in anyway 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), pledge, 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



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

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

**COMPANY NO. 1837319
CHARGE NO. 24**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 25 JUNE
2008 AND CREATED BY ELLIOT PROPERTY ASSOCIATES
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 27 JUNE 2008**

GIVEN AT COMPANIES HOUSE, CARDIFF THE 1 JULY 2008



Companies House
— for the record —



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**