

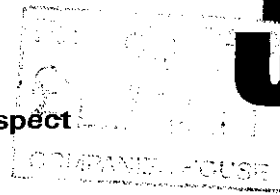


COMPANIES FORM No. 395

nw/tio/006312

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.

Please do not write in this margin

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

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

For official use

Company number

U8

2597710

Name of company

* DEAMAS DISPOSABLES LIMITED

*Insert full name of company

Date of creation of the charge

30 June 1999

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

Commercial Mortgage Deed

Amount secured by the mortgage or charge

All money, obligations, liabilities, costs, expenses and interest covenanted to be paid or otherwise secured by the Commercial Mortgage Deed

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

West Bromwich Building Society of 374 High Street, West
Bromwich, West Midlands

Postcode

B70 8LR

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

Needham & James
Solicitors
1 Waterloo Street
BIRMINGHAM
B2 5PPFor official use
Mortgage section

Post room



Time critical reference

Short particulars of all the property mortgaged or charged

- 1 All that freehold land on the east side of Crossgate Road, Old Forge Industrial Estate, Redditch, Worcestershire, registered with Title Absolute at HM Land Registry with Title No HW187455.

Continued ...

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 Needham + James

Date 8 July 1999

On behalf of ~~XXXXXX~~ (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 CF4 3UZ

Page 2

**Particulars of a mortgage or charge
(continued)**

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Continuation sheet No. 1
to Forms Nos 395 and 410 (Scot)

Company number

2597710

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

Name of company

*Delete if
inappropriate

DEAMAS DISPOSABLES

Limited*

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Amount due or owing on the mortgage or charge (continued)

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in black type, or
bold block lettering

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in black type, or
bold block lettering

Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

- 2 By way of first fixed charge:
- (a) all the goodwill of the Business (as defined in the Mortgage Deed);
 - (b) (insofar as the Company is able to charge such items) the full benefit of all the present and future licences consents permissions and agreements held in connection with the carrying-out of the Business or with the Development (as defined in the Mortgage Deed) of the property and the benefit of any compensation payable to the Company from time to time on account of the revocation or non-renewal of any such licence consent or permission;
 - (c) the full benefit of any shareholding issued or to be issued to the Company in any management company or similar association which exists to provide services to the property together with other nearby premises;
 - (d) (where the Company is a company incorporated under the Companies Act 1985 or the Industrial and Provident Societies Act 1965 or otherwise as appropriate to the jurisdiction of its domicile) the present and future uncalled share capital of the Company.
- 3 By way of fixed equitable charge all estates or interests in any land (except the Property) now or at any time vested in or charged to the Company or to which the Company is otherwise entitled and the benefit of all licences and other agreements entitling the Company to enter onto or use any land or buildings.
- 4
- (a) The Company as beneficial owner assigns to West Bromwich Building Society the exclusive rights to receive all payments (including any increased payments resulting from any rent review and any interest chargeable on such payments but excluding any VAT charged by the landlord) reserved as rent under any lease of the Property under which the Company is entitled as landlord to receive such payments but subject to the reimbursement of any insurance premium or service charge which is included in such payments but which is actually paid or incurred by the Company.
 - (b) The Company will at the request of the Society procure that all payments of rent are made directly to the Society into such account as the Society may from time to time specify and at the request of the Society serve on the tenant all such notices requests and mandates as are from time to time necessary to ensure that such payments are made directly to the Society.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02597710

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A COMMERCIAL MORTGAGE DEED DATED THE 30th JUNE 1999 AND CREATED BY DEAMAS DISPOSABLES LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO WEST BROMWICH BUILDING SOCIETY ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 9th JULY 1999.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13th JULY 1999.

A handwritten signature in black ink, appearing to be 'S. J. Jones'.



C O M P A N I E S H O U S E



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES