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CHFP025

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

*insert full name
of Company

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.

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

20 1 1

26313401719111

FROM DEED

Name of company

* A4E LIMITED

Date of creation of the charge

8 MAY 2008

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

Rent Deposit Deed dated 8 May 2008 made between (1) WH Smith Retail Holdings Limited (the "Landlord") and (2) A4E Limited (the "Company") (the "Rent Deposit Deed")

Amount secured by the mortgage or charge

Performance by the Company of its obligations under a lease dated 18 April 2008 made between (1) WH Smith Retail Holdings Limited and A4E Limited and relating to the premises at part ground and first and second floors of 30/32 Courtenay Street, Newton Abbot, Devon (the "Lease") and the Rent Deposit Deed

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

WH Smith Retail Holdings Limited of Greenbridge Road, Swindon, Wiltshire

Postcode SN3 3RX

Presentor's name address and
reference (if any)

Shoosmiths

Waterfront House

Waterfront Plaza

35 Station Street

NG2 3DQ NOTTINGHAM

MJK SS 095875.405

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room

SATURDAY



ABBZGZS2

A55

17/05/2008

442

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

The Rent Deposit and Deposit Balance (as defined in the Rent Deposit Deed) and all monies payable to the Landlord in the event of any default by the Company in performing its obligations under the Lease and the Rent Deposit Deed, being at the date hereof the sum of £6,991.25

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 Shoosmiths

Date 16 May 2008

On behalf of ~~XXXXXX~~ [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**.



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 2631340
CHARGE NO. 20**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 8
MAY 2008 AND CREATED BY A4E LTD FOR SECURING ALL
MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO
WH SMITH RETAIL HOLDINGS LIMITED UNDER THE TERMS OF
THE AFOREMENTIONED INSTRUMENT CREATING OR
EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO
CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 17
MAY 2008**

GIVEN AT COMPANIES HOUSE, CARDIFF THE 21 MAY 2008



Companies House
— for the record —



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