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CHFP025

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legibly, preferably
in black type, or
bold block lettering

* insert full name
of Company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

R.Bas £10
490826

395

A fee of £10 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

[7] [] [] [] []

2654100

Name of company

* Capitol Security Services Limited

Date of creation of the charge

29 January 2002

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

Rent Deposit Deed

Amount secured by the mortgage or charge

(a) The rents reserved by and the other sums (whether of interest, damages, costs, expenses, VAT, or otherwise) payable under a lease dated 29 January 2002 and made between Industrial Property Investment Fund (1) ("the Landlord") and Capitol Security Services Limited (2) ("the Tenant") of the premises known as Unit 15C Humber Avenue, Bilton Industrial Estate, Coventry ("the Lease") which have not been paid within relevant grace period under the Lease after the due date for payment;

(b) In the event of forfeiture or disclaimer of the Lease the rents and other sums which would have been payable under the Lease (had it not been forfeited or disclaimed) for the period from the date of forfeiture or disclaimer until the earlier of:-

(See continuation)

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

Industrial Property Investment Fund
Temple Court
11 Queen Victoria Street
London

Postcode EC4N 4TP

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

Macfarlanes
10 Norwich Street
London
EC4A 1BD

JAEH/568575

Time critical reference

For official Use
Mortgage Section

Post room



LD7
COMPANIES HOUSE

L4NQ67YD

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- 1 £4,800 plus VAT.
- 2 The amount from time to time held for the credit of the Tenant at such bank or other institution as the Landlord shall from time to time decide ("the Deposit Balance").
- 3 The amount from time to time standing to the credit of the Deposit Balance.
- 4 All interest credited to the Deposit Balance from time to time.

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Particulars as to commission allowance or discount (note 3)

Nil

Signed

Date 30.01.2002

On behalf of ~~[company]~~ ~~[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

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Particulars of a mortgage or charge (continued)

Continuation sheet No 1
to Form No 395 and 410 (Scot)

CHFP025

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Company Number

2654100

Name of Company

Capitol Security Services Limited

~~limited~~*

* delete if
inappropriate

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

(Continued from page 1)

(1) the date six months from the date of disclaimer or forfeiture;
and

(2) the date from which a full market rent is payable under a new
lease of the premises granted on terms substantially similar to those
contained in the Lease;

(c) In the event of any breach, failure, non-observance, omission or
non-performance of or in relation to the Tenants covenants or other
obligations under the Lease, such sums as would meet (or, if the amount
from time to time standing to the credit of the Deposit Account is
insufficient, would go towards meeting) the loss suffered by the
Landlord in respect of such breach;

(d) All legal costs and other fees and expenses properly incurred by
the Landlord in enforcing the terms of the Lease or the Rent Deposit
Deed;

together in each case with an amount equal to such value added tax or
any tax of a similar nature which may be substituted for it or levied in
addition to it as is or would have been properly chargeable thereon;

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

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CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02654100

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED THE 29th JANUARY 2002 AND CREATED BY CAPITOL SECURITY SERVICES LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO INDUSTRIAL PROPERTY INVESTMENT FUND 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 1st FEBRUARY 2002.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 6th FEBRUARY 2002.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House
— for the record —

R. Ram