

M

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.

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

Name of company

* ELLIS FAIRBANK PLC (the Company)

Date of creation of the charge

27 January 2005

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

Rent Deposit Deed dated 27 January 2005 made between the Company (1) and Sappi (UK) Limited (the Landlord) (2) (the Deed)

Amount secured by the mortgage or charge

All monies payable by the Company to Landlord in the event of any Default.

Default means any failure by the Company to pay (whether or not any formal demand has been made) the whole or any part of the rents reserved by the Underlease dated 27 January 2005 made between Sappi (UK) Limited (1) and Ellis Fairbank PLC (2) (the Underlease) or any money (including interest) payable pursuant to the Underlease or any expense incurred by the Landlord or due to the Landlord in consequence of any failure by the Company to observe and perform the covenants and obligations of and the conditions binding the Company contained in the Underlease

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

Sappi (UK) Limited (Company Registered Number 02456270) whose registered office is at Blackburn Mill, Feniscowles, Blackburn, Lancashire,

Postcode BB2 5HX

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

Walker Morris Solicitors
Kings Court
12 King Street
LEEDS
LS1 2HL

Ref: RJO/EFP.6-11

Time critical reference

For official Use
Mortgage Section

Post room



A48
COMPANIES HOUSE

0100
01/02/05

Short particulars of all the property mortgaged or charged

By way of first fixed charge the Company's interests in the Deposit Account and all money from time to time withdrawn from the Deposit Account in accordance with the terms of the Deed.

Deposit Account means a separate interest earning deposit account or accounts from time to time opened and maintained by the Mortgagee with the Mortgagee's bankers into which the initial deposit of £29,163.75 shall be paid.

Please do not write in this margin

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

T
95

Particulars as to commission allowance or discount (note 3)

Nil

Signed

Walter M.

Date 27 January 2005

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 CF14 3UZ

CHFP025

Particulars of a mortgage or charge (continued)

Please do not
write in this
binding margin

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

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

Company Number

02777292

Name of Company

ELLIS FAIRBANK PLC (the Company)

Limited*

* delete if
inappropriate

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

Please do not
write in this
binding margin

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

Please do not
write in this
binding margin

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

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

2. Short particulars of all the property mortgaged or charged (continued)

Please do not
write in this
binding margin

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

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02777292

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED THE 27th JANUARY 2005 AND CREATED BY ELLIS FAIRBANK PLC FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO SAPPI (UK) 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 1st FEBRUARY 2005.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 8th FEBRUARY 2005.

P. Debbie



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES