

## 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



02808390

Name of company

\* The Hospital of St. John and St. Elizabeth, a company limited by guarantee, registered office at Hospital of St John and St Elizabeth, 60 Grove End Road, London NW8 9NH (the "Chargor")

Date of creation of the charge

15 December 2006

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

Deed of Legal Mortgage given by the Chargor to the Chargee over the Property and Other Assets. (the "Legal Mortgage")

Amount secured by the mortgage or charge

The Debt on the terms set out in the Conditions.

"Conditions" means the separate document called the HSBC Bank plc Mortgage Deed Conditions (1999 edition) (filed at HM Land Registry under reference MD60717/01) which is incorporated in the Legal Mortgage.

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

HSBC Bank plc, whose address for service for entry on the register is Securities Processing Centre, PO Box 3924, 79 Hoyle Street, Sheffield (the "Chargee")

Postcode S1 9BD

Presentor's name address and reference (if any): Ref: 12024

CMS Cameron McKenna LLP  
Mitre House  
160 Aldersgate Street  
London  
EC1A 4DD

For official Use (06/2005)

Mortgage Section

Post room



LD3  
COMPANIES HOUSE

47  
18/12/2006

Time critical reference

CHFP025

Please do not write in this margin

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

\*insert full name of Company

Please return via  
CH London Counter

Short particulars of all the property mortgaged or charged

As a continuing security for the payment and discharge of the Debt (and each and every part of it) on the terms set out in the Conditions, the Chargor, with full title guarantee, charges by way of legal mortgage and (as appropriate) assigns and transfers to the Chargee the Property and Other Assets.

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)

N/A

Signed

CMS Cameron McKenna

Date

15 December 2006

On behalf of ~~XXXXXXXXXXXXXXXXXXXX~~ (chargee) †

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† 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

Name of company

\*insert full name  
of Company

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## Addendum 1/4

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

"The Property" means:

- (i) the freehold property known as the Car Park adjoining the Hospital of St. John and St. Elizabeth, Grove End Road, London NW8 registered at the Land Registry under the title number NGL 883783;
- (ii) the freehold property known as 20 and 60 Grove End Road, St John's Wood, London, registered at the Land Registry under title numbers NGL723959 and LN42797 respectively excluding the Chapel and its contents; and
- (iii) the leasehold property (pursuant to a lease dated 28th May 1991 between the Brampton Trust and the Chargor) known as Brampton House, part of the Hospital of St. John and St. Elizabeth, Grove End Road, London (NW8) registered at the Land Registry under title number NGL684836.

"Other Assets" means:

- (a) the benefit of all rights, licences, guarantees, rent deposits, contracts, deeds, undertakings and warranties relating to the Property;
- (b) any shares or membership rights mentioned in paragraph 3 of the Conditions;
- (c) any goodwill of any business from time to time carried on at the Property;
- (d) any rental and other money payable under any lease, licence, or other interest created in respect of the Property; and
- (e) any other payments whatever in respect of the Property, for example, payments from any insurance policy or any compensation money.

## Addendum 2/4

## 2. Amount due or owing on the mortgage or charge (continued)

"Debt" means all money and liabilities incurred or becoming due, from the Chargor to the Chargee under the following documents between the Chargor and the Chargee.

- (a) a £4,000,000 term loan agreement dated 28 August 2003 (as amended from time to time);
- (b) a £2,000,000 overdraft facility letter dated 28 August 2003 (as amended from time to time);
- (c) a £7,700,000 term loan (Redevelopment Loan) agreement dated 30 August 2005 (as amended from time to time); and
- (d) a £1,500,000 term loan (Standby Loan) agreement dated 30 August 2005 (as amended from time to time).

## Addendum 3/4

## 3. Names, addresses and description of the mortgages or persons entitled to the charge (continued)

## Addendum 4/4

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

Company number

02808390

Name of company

\*insert full name  
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9NH (the "Chargor")

FILE COPY



## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02808390

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED THE 15th DECEMBER 2006 AND CREATED BY THE HOSPITAL OF ST JOHN AND ST ELIZABETH FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO HSBC BANK PLC 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 18th DECEMBER 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29th DECEMBER 2006.

*Handwritten signature*



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES



*Companies House*

— for the record —