

Particulars of a mortgage or charge

395

Please do not
write in
this margin

Pursuant to section 395 of the Companies Act 1985

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

* insert full name
of company

To the Registrar of Companies
(Address overleaf—Note 5)

For official use

Company number

□□□□4

2870913

Name of company

* BIRMINGHAM BUSINESS PARK (~~JOINT VENTURE~~) LIMITED

Date of creation of the charge

7 March 1997

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

See continuation sheet attached

Amount secured by the charge

All the Covenantor's liabilities to the Bank under the Loan Agreement dated 7th March 1997 between (1) the Bank (2) the Covenantor

A
E - The co (coven)

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

PEARL ASSURANCE PUBLIC LIMITED COMPANY, THE PEARL CENTRE,
LYNCH WOOD, PETERBOROUGH

Postcode

PE2 6FY

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

Nabarro Nathanson
50 Stratton Street
London W1X 6NX

Tel: 0171 493 9933
DX: 77 London/Chancery
Ref: BA/ERA/A1209/62

Time critical reference

For Official Use
Mortgage Section

Post Room



Short particulars of all the property charged

See continuation sheet attached

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

Robert Watterson

Date

11/3/97

On behalf of ~~{company}~~ {chargee}†

† 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 situated 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 The address of the Registrar of Companies is:-
Companies House, Crown Way, Cardiff CF4 3UZ

**Particulars of a mortgage or charge
(continued)**Please do not
write in this
binding marginContinuation sheet No 1
to Form No 395 and 410 (Scot)Please complete
legibly, preferably
in black type, or
bold block lettering

Company number

2870913

Name of company

BIRMINGHAM BUSINESS PARK (JOINT VENTURE) LIMITED

~~Limited*~~*delete if
inappropriate

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

Legal Charge between (1) Birmingham Business Park (Joint Venture) Limited and Birmingham Business Park (Trustee) Limited (the Mortgagor) (2) Pearl Assurance Public Limited Company (the Bank) (3) Birmingham Business Park (Joint Venture) Limited (the Covenantor)

This image shows a completely blank white page. It is surrounded by a thick black border, which appears to be the edge of a scanner or a frame. There are no markings, text, or illustrations on the page itself.

**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

The full extent of the Mortgagor's interest in Units 3010 and 3020 Birmingham Business Park, Solihull, Parkway, as shown edged red on Plan A and more particularly shown edged red on Plan B attached to the Charge and forming part of the land in Title Number WM626482 or its proceeds of sale.

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

NB: Negative Pledge

The Covenantor will not without the Bank's prior written consent (such consent not to be unreasonably withheld):

- (1) create or permit to arise any other mortgage, charge or lien of its interest in the property and the Mortgagor requests the Chief Land Registrar to enter a restriction on the Register that except under an order of the Registrar no disposition by the proprietor of the land is to be registered without the consent of the Bank;
- (2) grant or accept a surrender of any lease or licence of the Property; or
- (3) dispose of, or part with, or share possession or occupation of the Property.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02870913

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 7th MARCH 1997 AND CREATED BY BIRMINGHAM BUSINESS PARK (JOINT VENTURE) LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY ("COVENANTOR") TO PEARL ASSURANCE PUBLIC LIMITED COMPANY UNDER THE LOAN AGREEMENT OF EVEN DATE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 12th MARCH 1997.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 14th MARCH 1997.

M. Cornelius

M. CORNELIUS

for the Registrar of Companies

14/3
SP



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