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in black type, or
bold block lettering

*insert full name
of company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies

For official use

Company number

[U] [2] [8]

2892663

Name of company

* WEBB KIRBY LIMITED

Date of creation of the charge

11TH OCTOBER 1996

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

LEGAL CHARGE

Amount secured by the mortgage or charge

The total of:

- a) The outstanding balance of the loan of One Hundred and Fifty Thousand Pounds (£150,000) and further advances due to Scottish & Newcastle plc together with interest and/or concessionary interest thereon
- b) Expenses
- c) Trade Payments and
- d) Any other liabilities (including liabilities as surety or guarantor) and indebtedness of Webb Kirby Limited to Scottish & Newcastle plc

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

Scottish & Newcastle plc whose registered office is at Abbey Brewery, Holyrood Road
Edinburgh EH8 8YS

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

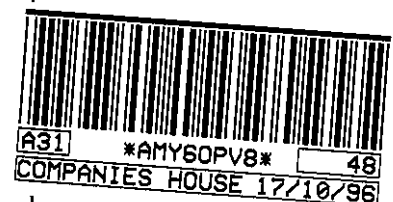
Trowers & Hamlins
10 Maltravers Street
London WC2R 3EF

JRA.PDP.09629.0834

Time critical reference

For official use
Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

- a) By way of Legal Mortgage all that freehold property known as Robbies 8 Queens Road Brighton East Sussex BN1 3WA registered at H M Land Registry under title number ESX155368
- b) By way of first fixed charge:
- i) the goodwill of the business carried on at the property identified in a)
- ii) the interest of the business in any policy of insurance against loss or forfeiture of the Justice's Licence and/or registration certificate relating to the property identified in a)
- c) By way of first floating charge all the remaining assets of Webb Kirby Limited in the property identified in a) both present and future not subject to a fixed charge hereunder

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

Particulars as to commission allowance or discount (note 3)

Signed Trouers + Hamiltons

Date 15th October 1996

On behalf of [company] [mortgagee/chargee] †

† delete as appropriate

- 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.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02892663

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 11th OCTOBER 1996 AND CREATED BY WEBB KIRBY LIMITED FOR SECURING £150,000 AND ALL OTHER MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO SCOTTISH & NEWCASTLE PLC INCLUDING TRADE PAYMENTS WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 17th OCTOBER 1996.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 21st OCTOBER 1996.

D. JENKINS

for the Registrar of Companies

Post *Shi*
21-10-96



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

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