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## COMPANIES FORM No. 395

### Particulars of a mortgage or charge

# 395

Pursuant to section 395 of the Companies Act 1985

CHA 116

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

\*insert full name  
of company

To the Registrar of Companies

For official use

Company number

151

2968415

Name of company

\* Sterling Capitol Properties Limited ("the Company")

Date of creation of the charge

25th day of June 1998

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

Legal Charge

Amount secured by the mortgage or charge

All the Company's liabilities to The Royal Bank of Scotland plc ("the Bank") of any kind and in any currency (whether present or future actual or contingent and whether incurred alone or jointly with another) together with the Bank's charges and commission, Interest and Expenses

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

The Royal Bank of Scotland plc  
36 St Andrew Square  
Edinburgh  
EH2 2AL

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

Garretts (Ref: LHW)  
1 City Square  
Leeds  
LS1 2AL  
DX 26444 Leeds Park Square  
lf-00017.lfd

Time critical reference

For official use  
Mortgage Section

Post room



1. By way of legal mortgage:-

all legal interests and otherwise by way of fixed charge the property shown edged in red on the plan annexed part of which comprises part of title number SYK362543 and part of title number SYK382100 and the remainder of which is the land comprised in a transfer of part of the property dated 8 April 1998 and made between Michael Krapp (1) and the Company (2) ("the 1998 transfer") (being part of the land within title number SYK108715) TOGETHER WITH the right for the Bank and its successors and assigns and tenants to the free and uninterrupted passage and the running of service water drainage through any drains, pipes, soakaways, channels, ducts, watercourses and other service or conducting media (hereinafter called "Service Media") which now are or at any time during a period of 80 years and the date of the Legal Charge be in under or over any part of the land remaining within title numbers SYK362543 and SYK382100 and/or any part of the land comprised within the 1998 Transfer and/or any other adjoining or neighbouring land owned by the Company as at the date of the Legal Charge (hereinafter called "the Retained Land"), with power at all reasonable times on giving to the owner or occupier for the time being of the relevant part or parts of the Retained Land reasonable notice (except in an emergency where no notice is required) to enter onto so much as is reasonably necessary of the Retained Land for the purpose of repairing, renewing, maintaining, inspecting, replacing and cleansing the Service Media and of laying any other further Service Media and apparatus in order to connect into the Service Media and/or to effect such drainage as mentioned above PROVIDED THAT the

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Particulars as to commission allowance or discount (note 3)

Signed Carretto

Date 29 June 1998

On behalf of [company] [mortgagee/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 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.

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# Particulars of a mortgage or charge (continued)

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

CHA 116

Please complete  
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bold block lettering

Company Number

2968415

Name of Company

Sterling Capitol Properties Limited ("the Company")

Limited\*

\* delete if  
inappropriate

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

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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

Company and its successors in title and assigns and other occupiers of any part or part of the Retained Land shall have the right to divert or vary the positions of any Service Media serving or affecting the Retained Land which are not from time to time owned by or the maintenance responsibility of a statutory supply authority or the Company on giving reasonable prior written notice to the Bank PROVIDED THAT the Company or its said successors in title and assigns first provide a full adequate replacement for such Service Media and that no temporary or permanent interruption of supply shall be caused by such diversion or variation ("the Property") (to the full extent of the Company's interest in the Property or its proceeds of sale.)

2. By way of fixed charge:-

- 1.2 All the plant machinery and fixtures and fittings of the Company now and in the future at the Property.
- 1.2 All the furniture, furnishings, equipment, tools and other chattels of the Company now and in the future at the Property and not regularly disposed of in the ordinary course of business.
- 1.2 The Goodwill and the proceeds of any insurances from time to time affecting the Property or the other assets charged.

Note:- The Legal Charge contains covenants by the Company to the Bank:-

- (a) not without the Bank's prior written consent to create or permit to arise any mortgage charge or lien on the Property the Charged Assets or the Goodwill;
- (b) not without the Bank's prior written consent to grant or accept a surrender of any lease or licence of Property the Charged Assets or the Goodwill; and
- (c) not without the Bank's prior written consent dispose of or part with a share possession or occupation of the Property the Charged Assets or the Goodwill.

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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. 02968415

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 25th JUNE 1998 AND CREATED BY STERLING CAPITOL PROPERTIES LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE ROYAL BANK OF SCOTLAND plc UNDER THE TERMS OF THIS LEGAL CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 30th JUNE 1998.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 2nd JULY 1998.

A handwritten signature in cursive script, appearing to read 'R. N. Owens'.

RICHARD NEIL OWENS

for the Registrar of Companies

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke.



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