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COMPANIES FORM No. 395

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

For official use

Company number

[1 9]

3054080

Name of company

* GRAINMARKET PROPERTIES LIMITED

Date of creation of the charge

26 June 1997

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

Debenture dated 26 June 1997

Amount secured by the mortgage or charge

All monies and liabilities now or at any time hereafter due owing or incurred to the Bank by the
Company in any way whatsoever.

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

Samuel Montagu & Co. Limited whose registered office is at
10 Lower Thames Street, in the City of London

Postcode EC3r 6AE

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

SAMUEL MONTAGU & CO. LTD
31 Hill Street London
W1X 7FD

SECS/FF73/SJA

For official Use
Mortgage Section

Post room



Time critical reference

Short particulars of all the property mortgaged or charged

Legal Mortgage on all freehold and leasehold land now vested in the Company together with all fixtures fittings and fixed plant and machinery now or at any time hereafter thereon; and

First Fixed Charge on

- i) all present and future right title and interest of the Company in or to any freehold or leasehold land or other immovable property wherever situated and all fixtures fittings and fixed plant and machinery now or at any time hereafter thereon;
- ii) benefit of all rights licences guarantees rent deposits contracts deeds undertakings and warranties relating to any land and/or to any trade or business from time to time carried on by the Company;
- iii) all chattels now or in the future belonging to the Company;
- iv) all book debts and other debts and monetary claims and any rents licences fees or other payments now or at any time hereafter due owing or incurred to the Company but not including such debts (if any) as the Bank may from time to time have agreed in writing with the Company shall not be subject to this fixed charge;
- v) any credit balance on any account of the Company with the Bank;
- vi) all goodwill and uncalled capital for the time being of the Company;
- vii) all stocks shares debentures bonds loan capital and other securities of any description of any other person and all rights to subscribe or convert other securities into or otherwise acquire any such securities now or at any time hereafter belonging to the Company together with all dividends interest and other income and all other rights of whatsoever kind;
- viii) all letters patent trademarks service marks designs utility models copyrights design rights applications for registration of any of the foregoing and the right to apply for them in any part of the world moral rights inventions confidential information know-how and rights of like nature arising or subsisting anywhere in the world in relation to all of the foregoing whether registered or unregistered now or at any time hereafter belonging to the Company;
- ix) all policies of life insurance or assurance and all rights and claims to which the Company is now or may at any time hereafter become entitled in relation to the proceeds thereof or of any other policies of insurance of any description;
- x) all rights and other property to which the Company is now or may at any time hereafter become entitled as a result of or in connection with any proceedings threatened or commenced under the Insolvency Act 1986 or any similar legislation in any jurisdiction;
- xi) the benefit of all agreements for the provision by the Company to any person of any loan or credit or other financial accommodation of any description now or at any time hereafter entered into by the Company;
- xii) the proceeds of sale of any property hereinbefore referred to; and

Floating Charge on all the undertaking of the Company and all its property whatsoever and wheresoever both present and future but so that the Company shall not except with the prior written consent of the Bank;

- a) create or purport to create or permit to subsist over all or any of the charged property any mortgage charge lien pledge or other security other than this Debenture;
- b) release exchange compound set off grant time or indulgence in respect of or in any other manner deal with all or any of the debts;
- c) part with sell or dispose of all or (except in the ordinary course of the Company's business and for the purpose of carrying on the same) any of the charged property for the time being charged only by way of floating charge hereunder.

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)

Per FIC
Samuel Montagu & Co. Ltd.

NIL

Private Bank
31 Hill Street
London W1X 7ED

Signed

Manager

Date 26 June 1997

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.

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. 03054080

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEBENTURE DATED THE 26th JUNE 1997 AND CREATED BY GRAINMARKET PROPERTIES LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO SAMUEL MONTAGU & CO LIMITED ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 11th JULY 1997.

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



A. J. WAKEHAM

for the Registrar of Companies



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

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