

Particulars of a mortgage or charge

395

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge.

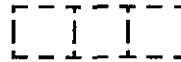


Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

For official use

Company number



03323049

Name of company

* The Malmaison Hotel (Leeds) Limited (the "Company")

Date of creation of the charge

2 June 2002

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

Debenture (the "Debenture")

Amount secured by the mortgage or charge

All or any monies and liabilities from time to time (and whether on or at any time after demand) due, owing or incurred in whatsoever manner to the Bank by the Company, whether actually or contingently, solely or jointly and whether as principal or surety and whether or not the Bank shall have been an original party to the relevant transaction, and including interest, discount, commission and other lawful charges or expenses which the Bank may in the course of its business charge or incur in respect of any of those matters or for keeping the Company's account, and so that interest shall be computed and compounded according to the usual Bank's rates and practice as well after as before any demand made or decree or judgement obtained under the Debenture (the "Debt").

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

The Governor and Company of the Bank of Scotland (the "Bank")
Corporate Banking
4th Floor, New Uberior House, 11 Earl Grey Street, Edinburgh,

Postcode EH3 9BN

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

Dickinson Dees
St Ann's Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB

DK/BAN/13/71

Time critical reference

For official Use
Mortgage Section

Post room



A05
COMPANIES HOUSE

0826
18/06/02

Short particulars of all the property mortgaged or charged

1. By way of a legal mortgage all freehold and leasehold property now vested in the Company whether or not title to the property is registered at HM Land Registry together with all present and future buildings, fixtures (including trade and tenant's fixtures) plant and machinery are at any time on the property.
2. By way of fixed charge:
 - 2.1 all future freehold and leasehold property belonging to the Company together with all buildings, fixtures (including trade and tenant's fixtures), plant and machinery which are at any time on the property;
 - 2.2 all present and future interests of the Company in or over land or the proceeds of sale of it and all present and future licences of the Company to enter upon or use land and the benefit of all other agreements relating to land to which it is or may become party or otherwise entitled and all fixtures including trade and tenant's fixtures, plant and machinery which are at any time on the property charged under the Debenture;

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)

Nil

Signed Dickinson Dees Date 17 June 2002

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

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(See Note 5)

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 Cheques and Postal Orders are to be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is:-

Companies House, Crown Way, Cardiff CF14 3UZ

† delete as appropriate

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

- 2.3 all the Company's goodwill and uncalled capital for the time being;
 - 2.4 all present and future stocks, shares and other securities owned (at law or in equity) by the Company and all rights and interests accruing or offered at any time in relation to them, all rights and interests in and claims under all policies of insurance and assurance held or to be held by or insuring to the benefit of the Company and the benefit of all rights and claims to which the Company is now or may be entitled under any contracts;
 - 2.5 all patents, patent applications, trademarks, trademark applications, trading names, brand names, service marks, copyrights, rights in the nature of copyright, moral rights, inventions, design rights, registered designs, or trade secrets and know-how, computer rights, programmes, systems, tapes, disks, software, all applications for registration of any of them and other intellectual property rights held or to be held by the Company or in which it may have an interest and the benefit of all present and future agreement relating to the use of or licencing or exploitation of any such rights (owned by the Company or others) and all present and future fees, royalties or similar income derived from or incidental to any of the foregoing in any part of the world;
 - 2.6 all present and future book and other debts and monetary claims of the Company whether payable now or in the future and the benefit of all present and future rights and claims of the Company against third parties relating to them and capable of being satisfied by the payment of money (save as detailed in paragraph 2.4 above);
 - 2.7 all present and future plant and machinery not otherwise charged as detailed in the preceding paragraphs, and all other present and future chattels of the Company (excluding any of the same for the time being forming part of the Company's stock in trade or work in progress); and
 - 2.8 all present and future bank accounts, cash at bank and credit balances of the Company with any bank or other person whatsoever and all rights relating or attaching to them (including the right to interest).
3. By way of floating charge all of the whole of the property (including uncalled capital) which is or may be from time to time comprised in the property and undertaking of the Company not effectively otherwise charged by the paragraphs detailed above including (without limitation) any immovable property of the company in Scotland and any such assets in Scotland falling within any of the types mentioned in paragraphs 2.1 to 2.8 above, **but so that the Company is prohibited from creating any fixed security or mortgage or any other floating charge over such assets having priority over or ranking pari passu with the floating charge held in this paragraph (otherwise than in favour of the Bank) and the Company will have no power without the consent of the Bank to part with or dispose of any part of those assets except by way of sale in the ordinary course of business.**
4. The Debenture prohibits the Company from:
- 4.1 creating any mortgage, charge, pledge or lien (other than a lien arising by operation of law in the ordinary course of its business) or encumbrance on any asset charged under the Debenture; or
 - 4.2 disposing of or parting with possession in any way (except on the determination of any lease, tenancy or licence) or sharing with occupation of any asset; or
 - 4.3 disposing of the equity of redemption of any such asset or any interest in any such asset.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 03323049

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEBENTURE DATED THE 2nd JUNE 2002 AND CREATED BY THE MALMAISON HOTEL (LEEDS) LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 18th JUNE 2002.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 20th JUNE 2002.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —