

# M

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in black type or  
bold block  
lettering

\* Insert full name  
of company

COMPANIES FORM No. 395

Cash £20 x 2  
AD43 694460.

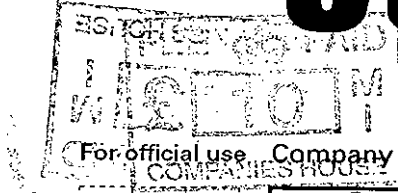
## Particulars of a mortgage or charge

# 395

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies

2



For official use Company number

305298

Name of company

3705298

\* HIGHGRADE PROPERTIES LIMITED

Date of creation of the charge

26TH MARCH 1999

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

DEBENTURE

Amount secured by the mortgage or charge

1. ALL MONIES due by the Company to KBC BANK NV under the Debenture.
2. All losses costs charges and expenses incurred by KBC BANK NV in relation to the Debenture and any security from time to time held by KBC BANK NV for any liabilities of the Company.
3. All losses costs charges and expenses however incurred by KBC BANK NV or the Receiver in connection with the exercise by the Debenture or statute with the exercise by KBC BANK NV or the Receiver of any powers conferred by the Debenture or statute.
4. All costs and expenses incurred by KBC BANK NV in connection with any claims or proceedings brought by the Company or taken by KBC BANK NV against the Company
5. Interest at the interest rate provided for in the Debenture

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

KBC BANK NV  
7TH FLOOR, EXCHANGE HOUSE  
PRIMROSE STREET  
LONDON

Postcode

EC2A 4TT

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

HOWARD KENNEDY  
19 Cavendish Square  
London W1A 2AW  
(DX 42748 - OXFORD  
CIRCUS NORTH)  
Ref: JB/KBC

For official use  
Mortgage section



Time critical reference

Short particulars of all the property mortgaged or charged

1. By way of Legal Mortgage the land and buildings at the junction of Dunstable Road and Dallow Road, Luton and land on the South side of of John Williams Close, New Cross, Lewisham, registered under Title Nos. BD189867 and TGL113348 ("the Property").

2. The proceeds of sale of the Property.

3. By way of Floating Charge all the Company's present and future undertaking and assets, whatever and wheresoever including (without limitation) all other property and assets not subject to a Fixed Charge under this Debenture.

4. By way of Fixed Charge, all the goodwill of the Company both in the business and in any other business of the Company and its uncalled capital now or at any time subsequently in existence and future calls (whether made by the Directors of the Company or by a Receiver appointed under this Debenture).

5. By way of Fixed charge all book debts now and in the future due or owing to the Company.

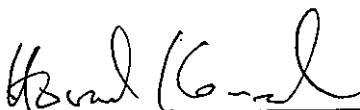
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Particulars as to commission allowance or discount (note 3)

NIL

Signed



Date 16th April 1999

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 Forms Nos 395 and 410 (Scot)

Please complete  
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bold block lettering

Company number

305298

\*Delete if  
inappropriate

Name of company

HIGHGRADE PROPERTIES LIMITED

Limited\*

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

6. By way of Fixed Charge, all the intellectual property, choices in action of any nature and claims now and in the future belonging to the Company.

7. By way of First Fixed Charge the share security.

8. By way of First Fixed Charge, all plant, machinery, fittings furniture and equipment now or in the future belonging to the Company.

9. By way of First Fixed Charge, all chattels now or in the future hired, leased or rented by the Company to any other person with, in each case, the benefit of the related hiring leasing rental maintenance replacement and/or renewal contract and any Guarantee Indemnity or other security for the performance of the obligations of any person under or in respect of any such Contracts.

10. By way of Fixed charge, all Rents.

11. The Debenure contains restrictions on the creation of further Charges without the consent of KBC BANK NV

Amount due or owing on the mortgage or charge (continued)

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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. 03705298

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEBENTURE DATED THE 26th MARCH 1999 AND CREATED BY HIGHGRADE PROPERTIES LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO KBC BANK NV ON ANY ACCOUNT WHATSOEVER UNDER THIS DEBENTURE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 16th APRIL 1999.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 20th APRIL 1999.



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES



**C O M P A N I E S   H O U S E**

HC026A

*Handwritten signature/initials*