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legibly, preferably
in black type, or
bold block lettering

*insert full name
of Company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

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

[12]

3729116

Name of company

* PRECIS (1730) LIMITED

Date of creation of the charge

8 December 1999

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

THIRD PARTY LEGAL CHARGE

Amount secured by the mortgage or charge

All the liabilities of Carisbrooke Swavesey General Partner Limited, Precis (1798) Limited, Precis (1799) Limited and JF Miller Properties Limited carrying on business as a limited partnership in the name of Carisbrooke Swavesey Limited Partnership constituted by a trust deed dated 25 November 1999 to The Royal Bank of Scotland plc ("the Bank") of any kind and in any currency (whether future or present, actual or contingent and whether incurred alone or jointly with another) including banking charges, commission, interest, costs and expenses.

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

The Royal Bank of Scotland plc
1st Floor
38 Mosley Street
Manchester

Postcode M60 2BE

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

Dibb Lupton Alsop
101 Barbirolli Square
Manchester
M2 3DL

HRS.WL.F5594

Time critical reference

For official Use
Mortgage Section



JMA
COMPANIES HOUSE

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0541
20/12/99

Short particulars of all the property mortgaged or charged

1. By way of legal mortgage all legal interests and otherwise by way of fixed charge the property known as Plot 6 Buckingham Business Park Swavesey Cambridgeshire as described in a transfer dated 8 December 1999 and made between Barwell Properties Limited (1) and Carisbrooke Swavesey General Partner Limited and Precis (1730) Limited (2) (to the full extent of the company's interest in the property or its proceeds of sale) ("the Property").

2. By way of fixed charge (to the full extent of the company's interest therein:-

2.1 All the plant, machinery and fixtures and fittings now or in future at the Property.

2.2 All furniture, furnishings, equipment, tools and other chattels now or in the future at the Property and not regularly disposed of in the ordinary course of business.

3. By way of fixed charge the present and future goodwill of any business (Cont'd...)

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

Particulars as to commission allowance or discount (note 3)

Nil

Signed

Deborah A. A. A.

Date

17/12/99

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

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

† 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.
- 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 CF4 3UZ

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**Particulars of a mortgage or charge
(continued)**

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

CHA 116

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bold block lettering

Company Number

3729116

Name of Company

PRECIS (1730) LIMITED

Limited*

* delete if
inappropriate

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

THIRD PARTY LEGAL CHARGE

**Please complete
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bold block lettering**

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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

3. continued

carried on at the Property and the proceeds of any insurance from time to time affecting the Property or the assets referred to in clause 2 above.

4. By way of absolute assignment all the company's right, title, interest and benefit in and to the rent and other sums present and future owing to the company by any person occupying the whole or any part of the Property under any leasehold interest or other occupational rights from time to time affecting the Property including any penalties, fines or interest relating to taxation on such rent but excluding all amounts payable in respect of insurance, insurance rents, service charges such taxation and such other sums and any other running costs.

NOTE: The charge contains covenants by the company with the Bank not without the Bank's prior written consent to:-

- (a) create or permit to arise any mortgage, charge or lien on the charged property nor to dispose of the charged property; and
- (b) grant or accept a surrender of any lease or licence or part with or share possession or occupation of the Property.

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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. 03729116

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A THIRD PARTY LEGAL CHARGE DATED THE 8th DECEMBER 1999 AND CREATED BY PRECIS (1730) LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM CARISBROOKE SWAVESEY GENERAL PARTNER LIMITED, PRECIS (1798) LIMITED, PRECIS (1799) LIMITED AND JF MILLER PROPERTIES LIMITED CARRYING ON BUSINESS AS A LIMITED PARTNERSHIP IN THE NAME OF CARISBROOKE SWAVESEY LIMITED PARTNERSHIP CONSTITUTED BY A TRUST DEED DATED 25th NOVEMBER 1999 TO THE ROYAL BANK OF SCOTLAND plc ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 20th DECEMBER 1999.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 23rd DECEMBER 1999.

P. Law



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



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