

043680/13

M

COMPANIES FORM No. 395

Particulars of a mortgage or charge

FEE PAID
£13.00
6
COMPANIES HOUSE

395

A fee of £13 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

CHFP025

Please do not write in this margin

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

*insert full name of Company

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

For official use

Company number

1111

3735819

Name of company

* Fulcrum Pharma Developments Limited (the "Tenant")

Date of creation of the charge

17 May 2007

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

Rent Deposit Deed dated 17 May 2007 between the Landlord (as defined below) and the Tenant in relation to a lease between the Landlord and the Tenant as varied or supplemented by any licences, agreements or deeds of Ground Floor, Building 1, Boundary Way, Hemel Hempstead dated 17 May 2007 (the "Lease").

Amount secured by the mortgage or charge

Payment to the Landlord of the Liabilities
Definitions
"Liabilities" means (i) rent, service charges, insurance premiums or other contribution to the cost of insurance of the Premises, outgoings, interest, value added tax and other payments payable to or recoverable by the Landlord, and/or in respect of which the Landlord is entitled to be indemnified by the Tenant under the Lease, whether or not reserved by way of rent, and whether or not formally demanded, (ii) claims, demands, damages, losses, costs and expenses (including without limitation liability for dilapidations) arising out of or incidental to breach by the Tenant of the covenants and conditions of the Lease, or of obligations in the Deed, (iii) if the Lease is forfeited or disclaimed, rent, service charges, value added tax and other monies which would have been payable if the Lease had remained in existence and losses arising in consequence of the forfeiture or disclaimer of the Lease, but excluding any sums or matters which would otherwise be Liabilities but which are unascertained or unquantified at the date the balance is paid in accordance with the Deed provided that sums or matters are not to be treated as unascertained or unquantified because the Tenant disputes the amount if the claim has been ascertained or quantified or estimated by the Landlord in good faith and in the reasonable and proper belief of correctness
"Premises" means the premises let by the Lease (see above)

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

RO Developments Limited
7 Wyllyotts Place, Potters Bar
Hertfordshire (the "Landlord")
Postcode EN6 2JD

Presentor's name address and reference (if any)

OLSWANG
90 High Holborn
London
WC1V 6XX

AYH/NJD/12193.116/2628796/1

Time critical reference

For official Use (06/2005)
Mortgage Section

Post room

SATURDAY



A21 02/06/2007 381
COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

The Tenant's interest in the monies standing to the credit of the Account including all interest accruing thereto in accordance with the terms of the Deed.

Definition

"Account" means the bank deposit account opened at a United Kingdom clearing bank operated in accordance with the Deed

Please do not write in this margin

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

+ 95

Particulars as to commission allowance or discount (note 3)

NIL

Signed

Olwyn

Date 24/5/07

On behalf of ~~XXXXXXXX~~ (mortgagee/~~XXXXXX~~) †

A fee 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 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge Cheques and Postal Orders must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is Companies House, Crown Way, Cardiff CF14 3UZ

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No 03735819

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT RENT DEPOSIT DEED DATED THE 17th MAY 2007 AND CREATED BY FULCRUM PHARMA DEVELOPMENTS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO RO DEVELOPMENTS LIMITED UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 2nd JUNE 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 6th JUNE 2007

PDW



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES