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* Insert full name
of company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

395

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

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

Name of company

* Longshot Hotels Limited

Date of creation of the charge

17th May 2002

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

Legal Charge

Amount secured by the mortgage or charge

All the Company's liabilities to National Westminster Bank Plc (the "Bank") of any kind and in any currency
(whether present or future actual or contingent or 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

National Westminster Bank Plc
135 Bishopsgate
London

Postcode EC2M 3UR

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

Devonshires Solicitors
Salisbury House
London Wall EC2M 5QY
DX 33856 Finsbury Square

Time critical reference

For official use
Mortgage section

Post room

LD4
COMPANIES HOUSE0423
24/05/02

Com 395-1/2

069693 / 110

For official use Company number

4055091

Short particulars of all the property mortgaged or charged

1. By way of Legal Mortgage...

Head Lease dated 16th April 1923 made between the Kings Most Excellent Majesty (1) Sir George Granville Leveson Gower (being one of the Crown Commissioners) (2) and The Strand Hotel Limited (3) as amended of 63-77 (odd) Brewer Street and 11, 13 and 15 Sherwood Street London W1 (the "Property") including all covenants and rights affecting or concerning the Property.

2. By way of Fixed Charge ...

- 2.1 the plant machinery and fixtures and fittings of the Company now and in the future at the Property
- 2.2 the furniture furnishings equipment and other chattels of the Company now and in the future at the Property and not readily disposed of in the ordinary course of business
- 2.3 the goodwill and the proceeds of any insurance from time to time affecting the Property

Note...

The Legal 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 Property or the goodwill nor to dispose of the charged Property or goodwill
- (b) grant or accept a surrender of any lease or licence or part with or share possession or occupation of the Property or the goodwill

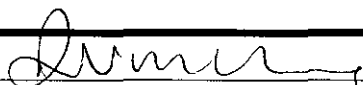
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A fee of £10 is
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mortgage or
charge.
(See Note 5)

Particulars as to commission allowance or discount (note 3)

Signed



Date

23/5/02

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

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.

*Delete as
appropriate

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04055091

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 17th MAY 2002 AND CREATED BY LONGSHOT HOTELS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO NATIONAL WESTMINSTER BANK PLC ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 24th MAY 2002.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29th MAY 2002.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —

Handwritten signature/initials