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in black type or
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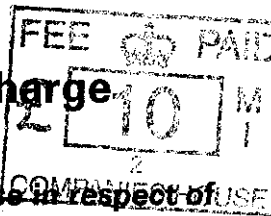
* Insert full name
of company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

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



395

07706610

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

For official use Company number



4151594

Name of company

* CLEARSTORM LIMITED ✓

Date of creation of the charge

30TH JANUARY 2004 ✓

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

LEGAL CHARGE

Amount secured by the mortgage or charge

ALL AND ANY MONIES AND LIABILITIES WHICH NOW ARE OR WHICH AT ANY TIME OR
TIMES HEREAFTER SHALL OR MAY FROM TIME TO TIME BE OR BECOME DUE OR OWING
(WHETHER BY WAY OF FURTHER ADVANCE OR OTHERWISE) OR INCURRED OR MAY BE
ACCRUING DUE TO IRISH NATIONWIDE BUILDING SOCIETY FROM THE COMPANY WHETHER
SOLELY OR JOINTLY AND IN ANY CAPACITY WHATSOEVER

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

IRISH NATIONWIDE BUILDING SOCIETY

1 LOWER O'CONNELL STREET
DUBLIN 1 ✓

Postcode

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

Howard Kennedy
19 Cavendish Square
London W1A 2AW
DX 42748 Oxford Circus
North

For official use
Mortgage section

Post room

A40
COMPANIES HOUSE

AN9J8870

0445
31/01/04

Time critical reference

Short particulars of all the property mortgaged or charged

FIRST LEGAL CHARGE OVER FREEHOLD PROPERTY KNOWN AS LAND AT HERCULES WHARF LONDON E14 OJW TOGETHER WITH ALL FIXTURES AND FITTINGS AND CHATTELS PERSONAL WHATSOEVER NOW OR AT ANY TIME HEREAFTER AFFIXED OR ATTACHED TO SUCH PREMISES OR ANY PART THEREOF OTHER THAN TRADE MACHINERY AS DEFINED BY SECTION 5 OF THE BILLS OF SALE ACT 1878 TOGETHER WITH ALSO WITH THE GOODWILL OF ANY TRADES OR BUSINESS NOW OR HEREAFTER CARRIED ON BY THE COMPANY AT THE PROPERTY; FIRST FIXED CHARGE ON ALL MONEY RECEIVED OR TO BE RECEIVED BY OR ON BEHALF OF THE COMPANY IN RESPECT OF ANY DEALING OR DISPOSITION WITH THE PROPERTY OR IN RESPECT OF ANY COMPENSATION OR OTHER PAYMENT RELATED THERETO; FIRST FIXED CHARGE OVER ALL CONTRACTS FOR THE DEVELOPMENT OR DEALING OF THE PROPERTY OR ANY CONTRACTS ANCILLARY THERETO; FIRST FIXED CHARGE OVER THE RIGHTS AND INTEREST OF THE COMPANY TO ANY PROCEEDS OF THE SALE OF THE WHOLE OR ANY PART OF THE PROPERTY RECEIVED OR RECEIVABLE BY OR ON BEHALF OF THE COMPANY; FIRST FIXED CHARGE OVER ALL RENT AND OTHER MONEY FROM TIME TO TIME OWING OR INCURRED TO THE COMPANY UNDER ANY OCCUPANCY AGREEMENTS IN RELATION TO THE PROPERTY; FIRST FLOATING CHARGE OVER ALL MOVEABLE PLANT MACHINERY IMPLEMENTS UTENSILS FURNITURE AND EQUIPMENT NOW OR FROM TIME TO TIME PLACED ON OR USED IN THE PROPERTY

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

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

Particulars as to commission allowance or discount (note 3)

Signed Howard Kennedy

Date 30TH JANUARY 2004

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.
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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FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04151594

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 30th JANUARY 2004 AND CREATED BY CLEARSTORM LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO IRISH NATIONWIDE BUILDING SOCIETY ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 31st JANUARY 2004.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 5th FEBRUARY 2004.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —