

# M

## COMPANIES FORM No. 395

### Particulars of a mortgage or charge

# 395

CHFP025

Please do not  
write in  
this margin

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

\*insert full name  
of Company

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

114501 / 10

04166268

Name of company

\* GB HOLIDAY PARKS LIMITED (the "Company")

Date of creation of the charge

30 April 2004

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

SUPPLEMENTAL DEED to a Composite Guarantee and Debenture dated 14 March 2001 (the "Deed")

Amount secured by the mortgage or charge

All indebtedness, liabilities and obligations which are as at 30 April 2004 or may at any time thereafter be due, owing or incurred in any manner whatsoever to the Security Beneficiaries by any Group Company (other than indebtedness, liabilities and obligations due owing or incurred to the Security Beneficiaries by any Group Company in respect of the Tranche A Facility and the Tranche B Facility (as defined in the Facilities Agreement) if and so long as it would not be lawful under Chapter IV, Part V of the Companies Act 1985 for such indebtedness, liabilities and obligations to be secured) whether actually or contingently, whether pursuant to the Guarantee or otherwise, whether solely or jointly with any other person, whether as principal or surety and whether or not the Security Beneficiary shall have been an original party to the transaction and in whatever currency denominated including all liabilities from time to time assumed or incurred by the Security Beneficiary at the request of any Group Company in connection with foreign.....

continued on continuation sheet 1, page 2

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

BARCLAYS BANK PLC, 54 Lombard Street, London EC3P 3AH (the "Security Trustee")

Postcode

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

DLA LLP  
3 Noble Street  
London EC2V 7EE  
KLH/ct/Banking

hugginsk\395s\GB Holiday Parks

Time critical reference

For official Use  
Mortgage Section

Post room



A04  
COMPANIES HOUSE

0825  
08/05/04

## 1. FIXED AND FLOATING CHARGES

1.1 With effect from the 30 April 2004, the Company, with full title guarantee and as a continuing security for the payment or discharge of the Secured Obligations, charged to the Security Trustee:

1.1.1 by way of first legal mortgage all the Newly Acquired Property together with all buildings, fixtures (excluding in the case of leasehold property landlord's fixtures but including other trade fixtures and excluding in the case of freehold property and leasehold property which is let or sub-let to a third party, tenant's and trade fixtures and fittings of such third party) and its fixed plant and machinery at any time thereon.

1.1.2 All references to the "Charged Property" in the Debenture shall be deemed to include the Newly Acquired Property charged under the Deed; and

1.1.3 All provisions in the Debenture relating to the "Charged Property" shall apply, mutatis mutandis, to the Newly Acquired Property.

continued on continuation sheet 1, page 4

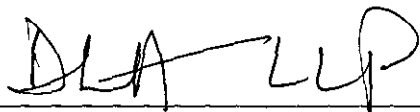
Please do not  
write in  
this margin

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

Particulars as to commission allowance or discount (note 3)

N/A

Signed



Date

7/5/04

On behalf of ~~XXXXX~~ [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 CF14 3UZ

CHFP025

# Particulars of a mortgage or charge (continued)

Please do not  
write in this  
binding margin

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

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

Company Number

04166268

Name of Company

GB HOLIDAY PARKS LIMITED (the "Company")

~~XXXXXX~~

\* delete if  
inappropriate

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

exchange transactions, acceptances, discounting or otherwise or under guarantees, bonds, indemnities documentary or other credits or any instruments whatsoever and including interest, fees, commission and other lawful charges or reasonable expenses which the Security Beneficiaries may in the course of their business charge in respect of any facilities or accommodation or service provided by the Security Beneficiaries for keeping any Group Company's account ("**Secured Obligations**")

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

**NOTE.**

**In this form:-**

"**Act**" means the Law of Property Act 1925;

"**Charged Property**" means the property referred to in Clause 4 of the Debenture and all other property of whatsoever nature from time to time charged by or pursuant to the Debenture;

"**Charging Companies**" means GB Holiday Parks (Holdings) Limited (CRN: 4166295), GB Holiday Parks Limited (CRN: 4166268) and Churchpoint (Leisure) Limited (CRN: 01223570);

"**Debenture**" means the composite guarantee and debenture dated 14 March 2001 between (1) the Charging Companies as defined therein and (2) the Security Trustee;

"**Event of Default**" means any of the events specified in Clause 25 (Default) of the Facilities Agreement;

"**Facilities Agreement**" means the facilities agreement dated 14th March 2001 between (1) the GB Holiday Parks (Holdings) Limited as Principal Borrower, (2) the Company and (3-7) Barclays Bank PLC (in its various capacities thereunder) as the same may be supplemented and/or amended and restated from time to time;

"**Group**" means the Principal Borrower and its Subsidiaries from time to time and "Group Company" means any of them and "Group Companies" means all of them;

"**Guarantee**" means the Guarantee contained in Clause 2 of the Debenture as extended by Schedule 3 thereto;

"**Intellectual Property**" means copyrights, patents and registered and unregistered designs (including applications and rights to apply therefor), inventions, trademarks and service marks whether registered or not (including all registrations thereof and applications and rights to apply therefor), confidential information and know-how and fees, royalties and other rights of every kind deriving from copyright, patents or inventions or other intellectual property throughout the world as at 3 April 2004 or at any time thereafter belonging to or created by or assigned to any Charging Company;

"**Newly Acquired Property**" means the property more particularly described in the Schedule hereto;

"**Permitted Security Interest**" means:

(i) a lien or right of set-off arising between Charging Companies or in the ordinary course of business solely by operation of law (or by contractual provisions having a substantially similar effect);

continued on continuation sheet 2, page 2

Please do not  
write in this  
binding margin

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

1.1.4 The Security Trustee shall hold the benefit of all security constituted by the Deed, and all its rights and claims under the Deed and such security as shall be vested in it, as security trustee for the Security Beneficiaries, as is hereby acknowledged by the parties to the Deed.

1.1.5 all other freehold and leasehold interests in the properties vested in it as at 30 April 2004 but title to which is not registered at HM Land Registry described in part II of the Schedule of the Debenture together with all buildings, fixtures (excluding in the case of leasehold property landlord's fixtures but including other trade fixtures and excluding in the case of freehold property and leasehold property which is let or let to a third party, tenant's and trade fixtures and fittings of such third party) and its fixed plant and machinery at any time thereon.

1.2 The Company charged to the Security Trustee (for the benefit of the Security Beneficiaries) by way of first fixed charge:

1.2.1 all present and future freehold and leasehold property of the Company not otherwise charged by way of legal charge pursuant to Clauses 4.1.1 or 4.1.2 of the Debenture together with all buildings, fixtures (excluding in the case of leasehold property landlord's fixtures but including trade fixtures and excluding in the case of freehold property and leasehold property which is let or let to a third party, tenant's and trade fixtures and fittings of such third party) and its fixed plant and machinery at any time thereon;

1.2.2 all estates and interests not before effectively charged as at 30 April 2004 or thereafter belonging to the Company in or over land wheresoever situate or the proceeds of sale of land and all licences as at 30 April 2004 or thereafter held by the Company to enter upon or use land and the benefit of all other agreements relating to land to which the Company is or may become a party or otherwise entitled and all trade and tenants' fixtures, plant and machinery owned by the Company as at 30 April 2004 or thereafter annexed to all freehold and leasehold property its estate or interest in which stands charged under the Deed;

1.2.3 all stocks, shares (including but not limited to shares in any subsidiary), debentures, loan capital, right to subscribe for, convert other securities into or otherwise acquire any stocks, shares, debentures or loan capital of any other body corporate as at 30 April 2004 or at any time thereafter belonging to the Company, together with all dividends (unless such dividends are or are to be paid in satisfaction of any of the Secured Obligations), interest and other income and all other rights of whatsoever kind deriving from or incidental to any of the foregoing;

1.2.4 the goodwill of the Company and its uncalled capital as at 30 April 2004 or at any time thereafter in existence and future calls (whether made by the directors of the Company or by a Receiver or a liquidator);

1.2.5 all Intellectual Property;

1.2.6 all plant, vehicles and machinery as at 30 April 2004 or at any time thereafter belonging to the Company (excluding however plant and machinery for the time being forming part of its stock in trade or work in progress);

1.2.7 all chattels as at 30 April 2004 or at any time thereafter hired, leased or rented by the Company to any other person together in each case subject to and with the benefit of the related hiring, leasing or rental contract and any guarantee, indemnity or other security for the performance of the obligations of any person under or in respect of such contract;

continued on continuation sheet 2, page 4

CHFP025

# Particulars of a mortgage or charge (continued)

Please do not  
write in this  
binding margin

Continuation sheet No 2  
to Form No 395 and 410 (Scot)

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

Company Number

04166268

Name of Company

GB HOLIDAY PARKS LIMITED (the "Company")

~~XXXXX~~

\* delete if  
inappropriate

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

(ii) any Security Interest arising under the Banking Documents (as more particularly defined in the Facilities Agreement);

(iii) any Security Interest created by the Subordinated Security Documents (as more particularly defined in the Facilities Agreement);

(iv) any Security Interest created by the Vendor Security Documents (as more particularly defined in the Facilities Agreement);

(v) any Security Interest over any asset arising in the ordinary course of business as a result of a title-retention or title transfer provision in the contract relating to the acquisition of that asset;

(vi) any Security Interest in favour of the lessees under finance leases within the definition of Permitted Borrowings (as more particularly defined in the Facilities Agreement) to the extent of the assets leased thereunder;

(vii) any Security Interest arising under retention of title arrangements in relation to the purchase of demonstration stock;

(viii) any Security Interest which the Agent (as more particularly defined in the Facilities Agreement) has at any time in writing agreed shall be a Permitted Security Interest;

**"Receivables"** means all present and future book debts, rentals, royalties, fees, amounts receivable under Hedging Arrangements (as more particularly defined in the Facilities Agreement), VAT and all other amounts recoverable or receivable by the Company from other persons due or owing to the Company and the benefit of all rights relating thereto including, without limitation, negotiable instruments, legal and equitable charges, reservations of property rights, rights of tracing and unpaid vendor's liens and similar associated rights;

**"Receiver"** means any receiver or receiver and manager or administrative receiver appointed by the Security Trustee under or by virtue of the Debenture whether alone or jointly with any other person and includes any substitute for any of them appointed from time to time;

**"Security Beneficiaries"** means the Term Banks, the Working Capital Bank, the Hedging Counterparty, the Agent (all as more particularly defined in the Facilities Agreement) and the Security Trustee;

**"Security Interest"** includes any mortgage, pledge, lien, charge, assignment by way of security, hypothecation, security interest, standard security, assignation in security, bond and floating charge or any other security agreement or arrangement entered into for the purpose and having the effect of providing security (excluding retention of title Clauses) whether relating to existing or future assets (including, without limitation the deposit of monies or property with a person with the primary intention of affording such person a right of set-off or lien);

**"Subsidiary"** means:

(i) a subsidiary as defined in Section 736 of the Act; and

(ii) for the purposes of Clause 22 (Financial Ratios) of the Facilities Agreement only a subsidiary undertaking as defined in Section 258 of the Act.

continued on continuation sheet 3, page 2



Please do not  
write in this  
binding margin

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

1.2.8 all Receivables;

1.2.9 the benefit of all contracts licences consents and authorisations (statutory or otherwise) ("Contracts") held in connection with its business or the use of any Charged Property specified in any other paragraph of Clause 4 of the Debenture and the right to recover and receive all compensation which may be payable to it in respect of them;

1.3 The Company charged to the Security Trustee (for the benefit of the Security Beneficiaries) by way of first floating charge all its undertaking and all its property and assets whatsoever and wheresoever situated both present and future, including (without prejudice to the generality of the foregoing) (i) heritable property and all other property and assets in Scotland and (ii) the proceeds of the collection of any Receivables, but excluding any property or assets from time to time or for the time being effectively charged by way of fixed charge under or pursuant to the Deed.

1.4 The security from time to time constituted by or pursuant to the Deed shall:

1.4.1 be in addition to and shall be independent of every bill, note, guarantee, mortgage or other security which the Security Trustee may at any time hold for any of the Secured Obligations and the Company declared that no prior security held by the Security Trustee and/or the Security Beneficiaries over the Charged Property or any part thereof shall merge into the security created by or pursuant to the Deed; and

1.4.2 remain in full force and effect as a continuing security until the earlier of (i) the Security Trustee confirming that the Secured Obligations have been discharged in full and (ii) the security constituted by the Deed having been released.

## **2. CRYSTALLISATION OF FLOATING CHARGE**

2.1 The Security Trustee may by notice in writing to the Company convert the floating charge created pursuant to Clause 4.3 of the Debenture into a fixed charge as regards all or any of the Company's assets charged under Clause 4.3 of the Debenture and specified in the notice if:

2.1.1 an Event of Default occurs which remains unremedied or unwaived; or

2.1.2 the Security Trustee (acting reasonably) considers those assets to be in danger of being seized, or sold under any form of distress, attachment, execution or other legal process.

2.2 The floating charge created by the Company under the Deed shall (in addition to the circumstances in which the same will occur under general law) automatically be converted into a fixed charge in relation to the assets of the Company:

2.2.1 on the convening of any meeting of the members of the Company to consider a resolution to wind up the Company; or

2.2.2 on the presentation of a petition (other than a petition determined by the Security Trustee to be frivolous or vexatious) to wind up the Company which is not discharged within 14 days; or

2.2.3 on the appointment of an administrator to the Company; or

2.2.4 if the Company fails to comply with its obligations under Clause 6 of the Debenture

continued on continuation sheet 3, page 4

CHFP025

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

Please do not  
write in this  
binding margin

Continuation sheet No 3  
to Form No 395 and 410 (Scot)

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

Company Number

04166268

Name of Company

GB HOLIDAY PARKS LIMITED (the "Company")

~~XXXX~~

\* delete if  
inappropriate

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

**SCHEDULE**

**The Newly Acquired Property**

All that freehold property known as Greenlake Caravan Park being all that land registered at HM  
LAnd Registry as Crimdon Caravan Park, Crimdon, County Durham with title absolute under  
title number DU260819.

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

Please do not  
write in this  
binding margin

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

PROVIDED ALWAYS that in such circumstances the floating charge shall be converted into a fixed charge in respect only of the assets of the Company which have been encumbered or that have been otherwise sold, discounted, factored, transferred, leased, lent or otherwise disposed of.

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

2.3 Service by the Security Trustee of a notice pursuant to Clause 5.1 of the Debenture in relation to any class of assets of the Company shall not be construed as a waiver or abandonment of the Security Trustee's rights to serve similar notices in respect of any other class of assets or of any other of the rights of the Security Trustee under the Deed.

### **3. NEGATIVE PLEDGE AND FURTHER SECURITY**

3.1 The Company has covenanted with the Security Trustee (for the benefit of the Security Beneficiaries) that during the continuance of the security it shall not without the consent in writing of the Security Trustee:

3.1.1 create, extend or permit to subsist any Security Interest (other than a Permitted Security Interest) upon any of the Charged Property to secure any liability, actual or contingent;

3.1.2 save as permitted or required under the Deed or under the Facilities Agreement, sell, discount, factor, transfer, lease, lend or otherwise dispose of, whether by means of one or a number of transactions related or not and whether at one time or over a period of time, the whole or, save in the normal course of trading, any part of the Charged Property.

3.2 Without prejudice to the generality of the covenant for further assurance deemed to be included in the Deed by virtue of section 76(1)(c) of the Act, the Company shall from time to time whensoever requested by the Security Trustee and at the Company's cost, execute in favour of the Security Trustee, or as the Security Trustee may reasonably direct, such further or other legal assignments, transfers, mortgages, legal or other charges or securities over the Charged Property as in each case it may be lawful for the Company to execute and which are not inconsistent with the provisions of the Deed or the Facilities Agreement for the purpose of more effectively providing the security stipulated in the Deed for the payment or discharge of the Secured Obligations. Without prejudice to the generality of the foregoing, such assignments, transfers, mortgages, legal or other charges or securities shall be in such form as the Security Trustee may reasonably require and may contain provisions such as are contained in the Deed and provisions to the like effect to the extent it is legally able to do so and/or such other provisions of whatsoever kind as the Security Trustee shall reasonably consider requisite for the perfection of the security constituted by or pursuant to the Deed.

FILE COPY



## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04166268

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A SUPPLEMENTAL DEED TO A COMPOSITE GUARANTEE AND DEBENTURE DATED 14 MARCH 2001 DATED THE 30th APRIL 2004 AND CREATED BY GB HOLIDAY PARKS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM ANY GROUP COMPANY TO THE SECURITY BENEFICIARIES 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 8th MAY 2004.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13th MAY 2004.

A handwritten signature in ink, appearing to be 'J. J.', located in the bottom left corner of the page.



*Companies House*

— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES