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

*insert full name
of Company

COMPANIES FORM No. 395

029335/13

Particulars of a mortgage or charge

395

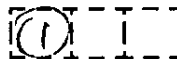
**A fee of £13 is payable to Companies House in respect
of each register entry for a mortgage or charge.**

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number



04214816

Name of company

* Duke Bars Limited

Date of creation of the charge

28 October 2008

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

Rent Deposit Deed dated 28 October 2008 and made between Pavot Property
Investment Company Limited (1) and Duke Bars Limited (2)

Amount secured by the mortgage or charge

The obligations of the Tenant to pay the rents reserved by the Lease and to
perform and observe the covenants and conditions on the part of the Tenant
contained in the Lease (all terms as defined in the Rent Deposit Deed)

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

Pavot Property Investment Company Limited (Company Registration Number
00678356) whose registered office is at Enterprise House 21 Buckle Street
London

Postcode E1 8NN

Presentor's name address and
reference (if any)

Teacher Stern LLP
37/41 Bedford Row
LONDON
WC1R 4JH

For official Use (06/2005)

Mortgage Section

Post room

THURSDAY



ALNSG4LF

A50

06/11/2008

110

COMPANIES HOUSE

Time critical reference
DN/PAV2/59

Short particulars of all the property mortgaged or charged

£23,750 00 paid into the Account by the Company pursuant to the terms of the Rent Deposit Deed and any interest credited to the Account and which has not been released to the Company

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**Please complete
legibly, preferably
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bold block
lettering**

Particulars as to commission allowance or discount (note 3)

Signed *Teacher Stern*

Date 3 November 2008

On behalf of ~~XXXXXX~~ [mortgagee/chargee] † Teacher Stern LLP

**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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 4214816
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 28
OCTOBER 2008 AND CREATED BY DUKE BARS LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO PAVOT PROPERTY INVESTMENT COMPANY
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 6 NOVEMBER 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 7 NOVEMBER
2008

plc H



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES