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## COMPANIES FORM No. 395

### 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.

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

3

138770139

04256470

Name of company

\* TYSER & CO LIMITED (the "Company")

Date of creation of the charge

5 OCTOBER 2007

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

DEBENTURE MADE BETWEEN (1) THE COMPANY AND (2) HSBC BANK PLC ("THE BANK") (the "Debenture")

Amount secured by the mortgage or charge

All money and liabilities whatever, whenever and however incurred whether now or in the future due, or becoming due, from the Company to the Bank ("the Debt")

This includes, but is not limited to,

- a) overdrafts, loans or other facilities and further advances of money,
- b) guarantees and indemnities to the Bank and any of the Company's other contingent liabilities,
- c) discount, commission and other lawful charges and expenses,
- d) interest in accordance with any agreement between the Company and the Bank and, if there is no agreement, interest on any money and liabilities due from the Company at an annual rate of 1% above the Bank's base rate from time to time computed and compounded monthly and/or according to the Bank's then current practice Interest as above applies before and after any demand or judgement,
- e) money agreed to be paid by the Company under Clause 25 of the Debenture

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

HSBC BANK plc of 60 Queen Victoria Street, London

Postcode EC4N 4TR

Presenter's name address and  
reference (if any)

Tracy Howell  
DLA Piper UK LLP  
3 Noble Street  
London  
EC2V 7EE

113920 120228 16128335

Time critical reference

For official Use (02/06)  
Mortgage Section

Post room

SATURDAY



A13

\*AR1Q6TRI\*

13/10/2007

677

COMPANIES HOUSE

**Security given over the Company's Assets**

I The Company, with full title guarantee, and as security for the payment and discharge of the Debt, charges -

(a) By way of legal mortgage, all freehold (including commonhold) and leasehold land now vested in the Company together with all buildings fixtures, fittings and fixed plant and machinery now or at any time afterwards on it. This includes (without limitation) the land described or referred to in Part I of the First Schedule of the Debenture subject only to the other mortgages or matters (if any) mentioned in Part 2 of the First Schedule of the Debenture

(b) By way of first fixed charge, the chattels (including all additions and improvements to, and replacements of, them from time to time), securities, intellectual property and/or other property mentioned in the Second Schedule of the Debenture

continued at Addendum 4/4

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)

NIL

Signed DLA Piper ULL LLP

Date 12 October 2007

On behalf of ~~XXXXXXXX~~ [mortgagee/chargee] †

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

**Notes**

† delete as  
appropriate

- 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**

**M395 Continuation**

Company number

04256470

Name of company

\*insert full name  
of Company

\* TYSER &amp; CO LIMITED (the "Company")

**Addendum 1/4****1** Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)**Addendum 2/4****2** Amount due or owing on the mortgage or charge (continued)**NOTE.****In this form:****"the Company"** shall include any person from time to time deriving title under the Company**"the Bank"** shall include its successors and transferees and in both cases to the extent of their respective rights and benefits (including, without limitation, any person in whom under the laws of such person's place of incorporation all or substantially all of the assets and liabilities of the Bank become vested)**"The First Schedule"** means**Part 1**

(Freehold and/or leasehold land)

**Registered Title**

All the property(ies) comprised in the following title(s) at H M Land Registry

**Title Number****Short description of the property****Unregistered Title**

All the property(ies) now vested in the Company and comprised in the Deed(s) referred to below

<b>Short description of the property</b>	<b>Date</b>	<b>Deed/Document</b>	<b>Parties</b>
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**Part 2**

(Prior mortgages or other matters relating to the property described above)

<b>Short description of the Property</b>	<b>Legal/Mortgage/Charge dated</b>	<b>Parties</b>
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**"The Second Schedule"** means

(Chattels and/or other property)

<b>Description</b>	<b>Serial/registration number(s)</b>	<b>Location</b>
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Name of company

\*insert full name  
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\* TYSER &amp; CO LIMITED (the "Company")

## Addendum 3/4

## 3 Names, addresses and descriptions of the mortgages or persons entitled to the charge (continued)

## Addendum 4/4

## 4 Short particulars of all the property mortgaged or charged (continued)

(c) By way of first fixed charge (except as already charged above) -

(i) All the present and future right, title and interest of the Company in or to any freehold (including commonhold) or leasehold land or other immovable property wherever situated and all fixtures, fittings and fixed plant and machinery now or at any time after the Debenture on it

(ii) All chattels now or at any time after the Debenture belonging to the Company This excludes any of them for the time being forming part of the stock in trade or work-in-progress of the Company or which are, for the time being, otherwise effectively charged by way of legal mortgage or fixed charge by the Debenture

(iii) The benefit of all rights, licences, guarantees, rent deposits, contracts, deeds, undertakings and warranties relating to any land or other property mentioned above and/or to any trade or business from time to time carried on by the Company

(iv) All book debts and other debts and monetary claims and any rents, licence fees or other payments due from any lessee, licensee or occupier of any immovable property wherever situated now or at any time after the Debenture due owing or incurred to the Company In addition, the full benefit of all guarantees and securities for them and all liens, reservations of title and other rights enabling the Company to enforce any such debts or claims (collectively called the "debts") This excludes such debts and claims (if any) as the Bank may from time to time have agreed in writing with the Company which shall not be subject to this fixed charge and also such debts and claims as are charged in accordance with paragraph (v) below

(v) Any credit balance on any account of the Company with the Bank

(vi) Any credit balance on any account of the Company with any bank (other than the Bank) or other person

(vii) All goodwill and uncalled capital for the time being of the Company

(viii) All stocks, shares, debentures, bonds, loan capital and other securities of any description of any other person (including, without limitation, any subsidiary or subsidiary undertaking of the Company) In addition,

(a) all rights to subscribe to or convert other securities into or otherwise acquire any such securities now or at any time afterwards belonging to the Company,

(b) all dividends, interest and other income and all other rights of whatsoever kind deriving from or incidental to, any of these (together with any securities mentioned in the Second Schedule of the Debenture, collectively called, the "securities")

(ix) All letters patent, trademarks, service marks, designs, utility models, copyrights, design rights, applications for registration of any of them and the right to apply for them in any part of the world In addition, moral rights, inventions, confidential information, know-how and rights of a similar nature arising or subsisting anywhere in the world in relation to all or any of the above (whether registered or unregistered) now or at any time afterwards belonging to the Company (together with any of the same mentioned in the Second Schedule of the Debenture, collectively called the "intellectual property")

(x) All policies of life insurance or assurance and all rights and claims to which the Company is now, or may at any time afterwards, become entitled in relation to the proceeds of them or of any other policies of insurance of any description (including, without limitation, the insurances mentioned to in Clause 8(a) of the Debenture)

(xi) All rights and other property to which the Company is now, or may at any time afterwards, become entitled as a result of, or in connection with, any proceedings threatened or commenced under the Insolvency Act 1986 or any similar legislation in any jurisdiction

(xii) The benefit of all agreements for the provision by the Company to any person of any loan or credit or other financial accommodation of any description (including, without limitation, any finance leases and hire or hire-purchase agreements) now, or at any time after the Debenture, entered into by the Company

(xiii) The proceeds of sale of any property mentioned above

(d) By way of floating charge, all the undertaking of the Company and all its property whatsoever and wheresoever both present and future This will not include any part of the same which is, for the time being, effectively charged by way of legal mortgage or fixed charge by the Debenture and recognised as effectively so charged under the laws of the jurisdiction in which the same is situated

The property referred to in paragraphs (a) (b) (c) and (d) above is collectively called the "charged property" The property referred to in paragraphs (a) (b) and (c) (together with any property for the time being effectively charged by way of fixed charge by the

Name of company

\*insert full name  
of Company

\* TYSER &amp; CO LIMITED (the "Company")

application of Clause 5 of the Debenture) is collectively called the "fixed charged property"

### Bank's ability to convert Floating Charge

2 The Bank may, by notice in writing to the Company, convert the floating charge created by Clause 4(d) of the Debenture into a fixed charge in respect of such of the property of the Company as may be specified in such notice. It may do so,

(i) on the occurrence of an event of default (as defined in a facilities agreement dated on or about the date of the Debenture made between (1) Hawkes Bay Holdings Limited and (2) the Bank ("Facilities Agreement") ("Event of Default") which has caused the Bank to give notice under clause 17 of the Facilities Agreement ("Declared Default"), or

(ii) if it appears to the Bank acting reasonably that such property is in danger of seizure, distress, diligence or any other form of legal process or that the same, and/or the security now created in respect of it, is otherwise in jeopardy

In either event, the ability of the Company to deal in any way with such property shall cease except to the extent that the Bank may otherwise agree in writing

### Restrictions on Company

3 The Company shall not, except with the prior written consent of the Bank or save as otherwise permitted under the Facilities Agreement -

(a) create, or attempt to create, or allow to subsist over all or any of the charged property, any mortgage, charge, lien, pledge or other security other than the Debenture and the mortgages or matters (if any) mentioned in Part 2 of the First Schedule of the Debenture, or

(b) allow any tangible property, forming part of the fixed charged property, to leave the possession of the Company (except for the purpose of necessary repair or maintenance) or to be used by any person other than the Company or for any purpose other than in connection with the business of the Company, or

(c) release, exchange, compound, set off, grant time or agree to any other arrangement in respect of, or in any other way deal with, all or any of the debts except as expressly allowed by the Debenture, or

(d) part with, hire, lend, sell, assign or dispose of all, or any part of (or any right, title or interest in), the fixed charged property or all, or (except by a sale or disposal in the ordinary course of the Company's business and for the purpose of carrying on the same) any part of, the remainder of the charged property

### Company's Obligations to the Bank

4 Until the Debenture is discharged the Company will, on being reasonably required to do so by the Bank, and at the cost and expense of the Company -

(a) Execute, sign, deliver and do all things necessary (including, without limitation, the assignment of all or any of the debts and the transfer of all or any of the securities, to the Bank or its nominee and the giving of any notices and effecting of any registrations) as (and in such form as) the Bank may reasonably require. This is to perfect a legal mortgage, assignment or other fixed security in favour of the Bank of all or such part as shall be specified in such notice of the fixed charged property or otherwise to improve, perfect or protect the security intended to be created by the Debenture or to facilitate the exercise of any powers, authorities and discretions conferred under or in accordance with the Debenture

(b) Endorse, or cause to be endorsed, on any documents constituting or evidencing title to the fixed charge property and give to third parties such notices of the security created by the Debenture as the Bank may reasonably require,

provided that where there is a conflict between any of the obligations set out in Clause 8 of the Debenture and the obligations set out in the Facilities Agreement, the obligations of the Facilities Agreement shall prevail

### Power of Attorney

5 (a) The Company irrevocably, and by way of security, appoints the Bank, any Receiver (as defined in clause 12(b) of the Debenture), and any Administrator (as defined in clause 12(b) of the Debenture) appointed by the Bank and each of their respective delegates, jointly and also individually to be the attorney and attorneys of the Company. Any attorney is authorised (following an Event of Default which is continuing) by the Company to do all things which the Company may be required to do under the Debenture. This includes (without limitation) that which the Bank, the Receiver or the Administrator (or any such delegate) may

(i) consider necessary or appropriate for, or in connection with, the improvement, perfection or protection of the security intended to be created by the Debenture, or

(ii) the exercise of any of the powers, authorities and discretions conferred under it

(b) The Company ratifies and confirms (and agrees to do so) whatever any such attorney shall do, or attempt to do, in the exercise of all or any of the powers, authorities and discretions mentioned in the Debenture or under the power of attorney. The power of

Company number

0425647Q

Name of company

\*insert full name  
of Company

\* TYSER & CO LIMITED (the "Company")

attorney is to secure the performance of obligations owed to the donees within the meaning of the Powers of Attorney Act 1971

FILE COPY



## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No 04256470

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT  
A DEBENTURE DATED THE 5th OCTOBER 2007 AND CREATED BY TYSER & CO.  
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY  
TO HSBC BANK PLC ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO  
CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 13th OCTOBER 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 17th OCTOBER 2007

P. C. O.



*Companies House*

— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES