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COMPANIES FORM No. 395

215585/13

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.

CHFP025

Please do not write in this margin

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

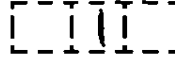
*insert full name of Company

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number



04410176

Name of company

* East Kent Spatial Development Company

Date of creation of the charge

28 October 2008

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

Legal Charge

Amount secured by the mortgage or charge

4
10
All monies obligations, liabilities whatsoever for principal, interest (including for the avoidance of doubt whether before or after judgment) or otherwise which may already be owing or may now or at any time in the future be due, owing or incurred by the Borrower to the South East England Development Agency ("the Lender")

a) whether

1) under a Funding Agreement dated 28 October 2008 made between (1) the Lender and (2) East Kent Spatial Development Company ("the Borrower") or any other facility, account, agreement or arrangement between the Borrower and the Lender;

1i) present or future, actual or contingent,
1ii) alone or jointly or severally with others,
1iv) as principal, surety or guaranty; and
1v) on any current or other account,

b) in whatever name or style,

c) including all Expenses and Interest (as defined in the Legal Charge dated 28 October 2008)

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

South East England Development Agency
~~SEEDA~~ Headquarters, Cross Lanes, Guildford, Surrey

Postcode GU1 1YA

Presentor's name address and reference (if any)

Shoosmiths
Russell House
Solent Business Park
Fareham
PO15 7AG

SYT/JZL/66763 184

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room

FRIDAY



AP9MJ4FW

A80

31/10/2008

203

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

- 1) By way of legal mortgage all that leasehold property known as the Canterbury Innovation Centre as demised by a lease dated 28 October 2008 and made between (1) University of Kent (2) East Kent Spatial Development Company and (3) South East England Development Agency ("the Property"),
- 2) by way of fixed charge the goodwill of any business carried on by the Borrower from the Property, and
- 3) by way of first assignment the Rental Sums (as defined in the Legal Charge dated 28 October 2008) together with the benefit of all rights and remedies of the Borrower relating to them

95

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)

Signed

B. Hoosmith

Date 30 October 2008

On behalf of ~~1000000 1000000~~ (chargee) † South East England Development Agency

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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 4410176
CHARGE NO. 1

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 28
OCTOBER 2008 AND CREATED BY EAST KENT SPATIAL
DEVELOPMENT COMPANY FOR SECURING ALL MONIES DUE
OR TO BECOME DUE FROM THE COMPANY TO SOUTH EAST
ENGLAND DEVELOPMENT AGENCY ON ANY ACCOUNT
WHATSOEVER 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 31 OCTOBER 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 3 NOVEMBER
2008



Companies House
— for the record —

P. Mell



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES