

# M

CHFP041

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

\* Insert full name  
of company

COMPANIES FORM No. 395

## Particulars of a mortgage or charge

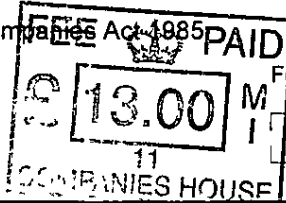
# 395

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

005777/182

Pursuant to section 395 of the Companies Act 1985

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



For official use

Company number

04434398

Name of company

\*Zanrex Limited (the "Chargor")

Date of creation of the charge

14 January 2008

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

2 Legal Charge (the "Charge")

Amount secured by the mortgage or charge

8/6 Please see continuation sheet 1 for the amount secured by the Charge and  
defined terms.

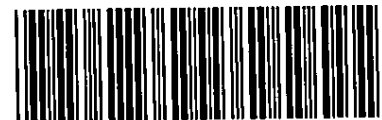
Names and addresses of the mortgagees or persons entitled to the charge

T Bank of Scotland plc, The Mound, Edinburgh ("BoS")

Presenter's name, address and  
reference (if any)

Dundas & Wilson LLP  
West Wing  
Bush House  
Aldwych  
London WC2B 4EZ  
BOS001.3775

For official use (02/2008)  
Mortgage Section

NON  
PART

PMO \*PGCZ0004\* 353  
19/1/2008  
COMPANIES HOUSE  
\*AFGIJWNP\* 43  
25/01/2008  
COMPANIES HOUSE  
A10 19/01/2008 477  
COMPANIES HOUSE

Time critical reference

Short particulars of all the property mortgaged or charged

Please see continuation sheet 1.

Please do not  
write in  
this margin

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

A fee 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)

Nil

Signed

*Dunbar & Wilson LLP*

Date

*18/1/08*

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

Particulars of a mortgage or charge  
Name of Company Zanrex Limited

Company Number 04434398

**Short particulars of all the property mortgaged or charged****1 CHARGES AND ASSIGNMENTS**

1 1 Pursuant to the Charge the Chargor with full title guarantee charges to BoS as security for the Secured Liabilities -

1 1 1 by way of legal mortgage the Property together with all present and future buildings and fixtures (including trade and tenant's fixtures) which are at any time on or attached to the Property,

1 1 2 by way of fixed charge any goodwill relating to the Property or the business or undertaking conducted at the Property,

1 1 3 by way of fixed charge all plant, machinery and other items attached to and forming part of the Property on or at any time after the date of the Charge,

1 1 4 by way of assignment the Rental Sums together with the benefit of all rights and remedies of the Chargor relating to them to hold to BoS absolutely subject to redemption upon repayment of the Secured Liabilities;

1 1 5 by way of fixed charge all rights and interests in and claims made under any insurance policy relating to any of the property charged under this Charge, and

1 1 6 if the Chargor is a company (which shall include industrial and provident society registered under the Industrial Provident Society Acts) by way of floating charge all unattached plant, machinery, chattels and goods now or at any time after the date of this Charge on or in or used in connection with the Property or the business or undertaking conducted at the Property

**2 DEFINITIONS**

2 1 In this Form 395, unless the context otherwise requires

**"Conditions"** means BoS's Commercial Charge Conditions (2007 Edition),

**"Secured Liabilities"** and **"Rental Sums"** have the same meanings as in the Conditions;

**"Property"** means the leasehold property known as 102 Mill Lane, London registered at H M Land Registry under Title Number UNREGISTERED

FILE COPY



## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No 04434398

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 14th JANUARY 2008 AND CREATED BY ZANREX LIMITED FOR SECURING ALL SUMS DUE, OR TO BECOME DUE 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 19th JANUARY 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 30th JANUARY 2008.

A handwritten signature in black ink, consisting of a stylized 'R' followed by a flourish.



*Companies House*

— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES