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CHFP041

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.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

04627313

Name of company

* The Simply Smart Group Limited

Date of creation of the charge

17th February 2006

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

26 Rent Deposit Deed dated 17th February 2006 between (1) C I Tower Investments Limited and (2) The Simply Smart Group Limited

Amount secured by the mortgage or charge

7 Any non-payment or delay in payment by the Tenant of rents or other monies due (whether or not formal demand has been made) under the terms of the lease of Part 4th Floor C I Tower dated 17th February 2006 between (1) C I Tower Investments and (2) The Simply Smart Group Limited ("the Lease"); or any expenses or liquidated damage suffered by or debt to C I Tower Investments from The Simply Smart Group Limited arising in any way from any breach by The Simply Smart Group Limited of any covenant contained in the Lease or the determination of the Lease before the end of the Term (as defined in the Lease) by forfeiture, disclaimer or otherwise than by agreement.

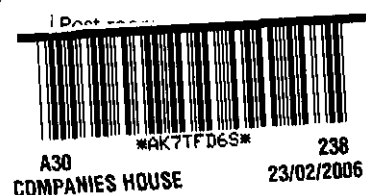
Names and addresses of the mortgagees or persons entitled to the charge

T C I Tower Investments Limited (Company Number 02471018) whose registered office 26 Floor Portland House Bressenden Place London

Postcode SW1E 5BG

Presentor's name, address and
reference (if any):Maples Teesdale
21 Lincoln's Inn Fields
London
WC2A 3DU
DX-192 London
Ref LC/CIT/6/4

Time critical reference

For official use (06/2005)
Mortgage Section

Short particulars of all the property mortgaged or charged

Twenty five thousand six hundred and seventy nine pounds and sixty three pence (£25, 679.63)

Please do not
write in
this margin

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

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payable to
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mortgage or
charge.
(See Note 5)

Particulars as to commission allowance or discount (note 3)

Signed

Maples Teesdale

Date 20/02/2006

On behalf of [company] (mortgagee/chargee)†

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 are to be made payable to **Companies House**.
6. The address of the Registrar of Companies is:- Companies House, Crown Way, Cardiff CF4 3UZ.

FILE COPY



**CERTIFICATE OF THE REGISTRATION
OF A MORTGAGE OR CHARGE**

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

COMPANY No. 04627313

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT RENT DEPOSIT DEED DATED THE 17th FEBRUARY 2006 AND CREATED BY THE SIMPLY SMART GROUP LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO C I TOWER INVESTMENTS 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 23rd FEBRUARY 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 27th FEBRUARY 2006.

P. C.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —