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CHFP041

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in black type or
bold block
lettering

* Insert full name
of company ✓

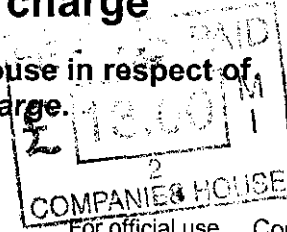
COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

600743/13

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

Name of company



04752535

*CAPITAL ACCUMULATION LIMITED

Date of creation of the charge

✓ 21 November 2006

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

20 Rent Deposit Deed

Amount secured by the mortgage or charge

07 The payment (whether or not any formal demand has been made) of the whole
or any part of the rents or other money payable under the Lease or to pay
any costs damages and expenses reasonably and properly incurred by or
payable to the Chargee pursuant to the Lease and the obligations of the
Company under the Lease or the Deed ("Company's Obligations")

"Lease": a lease of the premises known as First Floor, Standon House, 21
Mansell Street, London E1 dated 21 November 2006 made between Standon
Nominees Limited (1) and Capital Accumulation Limited (2)

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

✓ Standon Nominees Limited c/o 54-56 Euston Street, London

Postcode NW1 2ES

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

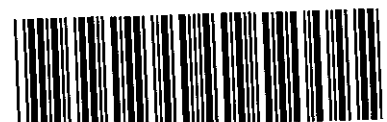
Gibson Dunn & Crutcher
LLP
DX 217 London/Chancery
Lane
Ref: Cameron Barlow

Time critical reference

For official use (02/2006)
Mortgage Section

Post room

FRIDAY



AHC5IKS2

A05

24/11/2006

373

COMPANIES HOUSE

COM395/1

Short particulars of all the property mortgaged or charged

The Company charges to the Chargee its interest in the Account and the Deposit Balance from time to time, and all money from time to time withdrawn from the Account, as security for the performance of the Company's Obligations subject to it being paid to the Company until the earliest to occur of:- + 95

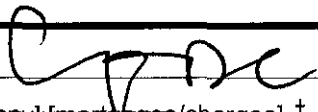
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1. where the Lease comes to an end by forfeiture, the date upon which the Company and any Chargee of the Company's interest in the Premises shall have lost, or irrevocably released, any rights that either of them might have to claim relief from forfeiture
2. the date of assignment of the Lease by the Company with the consent of the Chargee in accordance with the terms of the Lease
3. the date of expiry of the Lease
4. the date on which the Company delivers to the Chargee copies of audited profit and loss accounts of the Company for three consecutive years ended immediately prior to the date upon which the Company delivers the accounts to the Chargee which indicate that the profit of the Company arising from the ordinary trading activities of the Company exceeded during each such year three times the rent payable during each such year

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

Particulars as to commission allowance or discount (note 3)

Signed



Date

23/11/2006

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

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

CONTINUATION SHEET FORM 395

"Account": the separate designated interest earning deposit account at a UK clearing bank or recognised building society opened or to be opened by and in the name of the Chargee

"Deposit Balance": the amount from time to time standing to the credit of the Account including any accrued interest which has not been paid to the Company

"Premises": First Floor, Standon House, 21 Mansell Street, London E1

"Term": the term of the Lease

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FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04752535

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT RENT DEPOSIT DEED DATED THE 21st NOVEMBER 2006 AND CREATED BY CAPITAL ACCUMULATION LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO STANDON NOMINEES 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 24th NOVEMBER 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29th NOVEMBER 2006.

[Handwritten signature]



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES