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CHFP025

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legibly, preferably
in black type, or
bold block lettering

*insert full name
of Company

COMPANIES FORM No. 395

210767/13

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.

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

9111

04756637

Name of company

* GREENMEADOW SPRINGS 2 LIMITED (the "Borrower")

Date of creation of the charge

28 February 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

4 all or any money and liabilities which shall from time to time (and whether on or at any time after demand) be due, owing or incurred in whatsoever manner to the Bank of Scotland plc ("BoS") by the Borrower, whether actually or contingently, solely or jointly and whether as principal or surety (or guarantor or cautioner) including any money or liabilities of the Borrower to a third party which have been assigned or novated to or otherwise vested in BoS and including discount, commission and other lawful charges or expenses which BoS may in the court of its business charge or incur in respect of any of those matters or for keeping the Borrower's account, together with interest upon them and (1) any commission and other charges which BoS may from time to time charge to the Borrower in the ordinary course of BoS's business in respect of the Secured Liabilities or any service provided by BoS to the Borrower (11) any costs, charges, premiums, fees and expenses incurred from time to time by BoS or the administrative receiver, receiver and manager or other receiver appointed (See continuation sheet 1)

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

7 Bank of Scotland plc
The Mound
Edinburgh

Postcode EH1 1YZ

Presenter's name address and
reference (if any)

Eversheds LLP

1 Callaghan Square, Cardiff
CF10 5BT

2192150

2/PDV/TB S.DAM.

Time critical reference

For official Use (06/2005)
Mortgage Section

Post room

FRIDAY



AP4CTXTY

A22

07/03/2008

393

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

The Borrower with full title guarantee charges to BoS as security for the Second Liabilities:-

1.1 by way of legal mortgage the leasehold property known as Unit 8, Cae Gwyrdd, Greenmeadow Springs Business Park, Tongwynlais, Cardiff described in a lease dated 21 December 2007 between the Borrower and Greenmeadow Springs 1 Limited (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,

1.2 by way of fixed charge any goodwill relating to the Property or the business or undertakings conducted at the Property,

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 this Charge,

1.4 by way of assignment all rents, profits, income fees and other sums at any time payable by any lessees, underlessees, tenants or licenses of the Property to the Owner pursuant to the terms of any agreements for lease, leases, underleases, tenancies or licences to which all or any part of the

(See continuation sheet 2)

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

Everhards LLP

Date

6.3.2008

On behalf of ~~XXXXXXXXXXXX~~ [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 must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is Companies House, Crown Way, Cardiff CF14 3UZ

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**Particulars of a mortgage or charge
(continued)**Please do not
write in this
binding marginContinuation sheet No 1
to Form No 395 and 410 (Scot)Please complete
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Company Number

04756637

Name of Company

GREENMEADOW SPRINGS 2

Limited*

* delete if
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

by BoS pursuant to the Charge in respect of any and every person (whether the Borrower or otherwise) who has granted a Charge to BoS as security for the Secured Liabilities and also:

- (1) the Owner's successors and personal representatives, and
 - (11) any person to whom the Owner's interest in all or part of the Property has been transferred or otherwise disposed of without such interest first being released from the effect of the Charge (the "Owner") or of all or any part of the Property ("Receiver") under the BoS Charge conditions (2007 Edition) ("Conditions") and which are either repayable by the Borrower under these Conditions or are incurred in the exercise by BoS or the Receiver of their powers under these Conditions.
 - (111) any costs, charges and expenses incurred by BoS or the Receiver in connection with BoS or the Receiver doing anything to protect the mortgage or to obtain possession of or sell or deal (in any other way allowed by these Conditions) with the Property,
- together with Value Added Tax upon such sums where appropriate ("Expenses") relating to them (the "Secured Liabilities").

Amount due or owing on the mortgage or charge (continued)

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***Please complete
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**Particulars of a mortgage or charge
(continued)**Please do not
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to Form No 395 and 410 (Scot)Please complete
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Company Number

04756637

Name of Company

GREENMEADOW SPRINGS 2

Limited*

* delete if
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Property is subject but not any sums payable in respect of services provided to such lessees, underlessees, tenants or licensees or payable in respect of insurance premiums or reasonable professional fees or expenses (the "Rental Sums") together with the benefit of all rights and remedies of the Borrower relating to them to hold to BoS absolutely subject to redemption upon repayment of the Secured Liabilities;

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

1.6 if the Borrower is a company (which shall include an industrial and provident society registered under the Industrial and 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 The Borrower and the Owner each agree with BoS as follows

Not to create or attempt to create or allow to be created or to exist any charge (whether fixed or floating) or lien of any kind over the Property (except in favour of BoS) without the prior written consent of BoS.

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CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 4756637
CHARGE NO. 5**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 28
FEBRUARY 2008 AND CREATED BY GREENMEADOW SPRINGS
2 LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO BANK LEUMI (UK) PLC, BANK
OF SCOTLAND PLC ON ANY ACCOUNT WHATSOEVER WAS
REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE
COMPANIES ACT 1985 ON THE 7 MARCH 2008**

GIVEN AT COMPANIES HOUSE, CARDIFF THE 14 MARCH 2008



Companies House
— for the record —



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**