

# M

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

\*insert full name  
of Company

COMPANIES FORM No. 395

421550/26

## 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

[7111]

5154979

Name of company

\* Echo Buildings Limited (the "Company")

Date of creation of the charge

24 July 2008

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

Legal Mortgage (the "Legal Mortgage")

Amount secured by the mortgage or charge

All moneys due, owing or incurred by and other liabilities of the Company  
to the Bank the payment and discharge of which are the subject of  
covenants, undertakings and agreements contained in the Legal Mortgage,  
(the "Secured Obligations").

(All definitions are given at addendum 3 of the continuation sheet)

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

AIB Group (UK) p.l.c. whose registered office is at 4 Queen's Square,  
Belfast (the "Bank")

Postcode BT1 3DJ

Presenter's name address and  
reference (if any)

Dickinson Dees LLP  
St Ann's Wharf  
112 Quayside  
Newcastle upon Tyne  
NE99 1SB

AH7/ECH/5/62 (8890052)

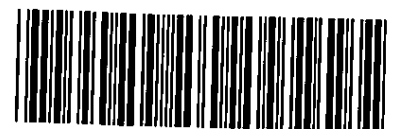
Time critical reference

For official Use (02/06)

Mortgage Section

| Post room

TUESDAY



\*AVYTV270\*

A23

12/08/2008

139

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

The Company hereby charges with full title guarantee to the Bank as security for the payment and discharge of the Secured Obligations:

1 By way of legal mortgage that freehold property known as The Echo Building, West Wear Street, Sunderland, SR1 1XD registered at the Land Registry under Title Number TY53840 (the "Mortgaged Property"),

2. By way of fixed charge

2 1 the Goodwill,

2 2 any share held by the Company in any tenants', residents' or occupiers' management company affecting the Mortgaged Property or any estate or building of which the property forms part,

3 By way of floating security all moveable plant, machinery, implements, utensils, furniture, equipment, stock in trade, work in progress and other chattels of the Company now and from time to time placed on or used in or

Contd/

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 *Dickson Dees LLP*

Date *11 August 2008*

On behalf of [company] ~~XXXXXXXXXXXX~~ †

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**

**M395 Continuation**

Company number

5154979

Name of company

\*insert full name  
of Company

\* Echo Buildings Limited (the "Company")

**Addendum 1/4**

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

**Addendum 2/4**

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

**Addendum 3/4**

**3 Names, addresses and descriptions of the mortgages or persons entitled to the charge (continued)**

In this form 395 the following words and expressions have the following meanings:

"Goodwill" the goodwill and connection of any business or businesses now or at any time during the continuance of the Legal Mortgage carried on by or for the account of the Company upon all or any part of the Mortgaged Property

**Addendum 4/4**

**4 Short particulars of all the property mortgaged or charged (continued)**

about the Mortgaged Property (which expression shall where the context so admits include all such items) such floating charge to crystallise (if it has not already done so) upon the earlier of

3.1. a demand made for payment under clause 2 of the Legal Mortgage without any necessity for such demand to refer specifically to such crystallisation), or

3.2. the date of service of any notice given by the Bank to the Company pursuant to clause 3(2) of the Legal Mortgage

N.B. The Company hereby covenants with the Bank not to create or permit to subsist any mortgage, charge or other encumbrance in favour of any other party or affecting the Mortgaged Property or any part or parts thereof without the prior written consent of the Bank.



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

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

**COMPANY NO. 5154979  
CHARGE NO. 7**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED 24  
JULY 2008 AND CREATED BY ECHO BUILDINGS LIMITED FOR  
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE  
COMPANY TO AIB GROUP (UK) PLC 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 12 AUGUST 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13 AUGUST 2008

*J. Seeth*



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES