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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.

CHFP025

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

[113]

5489807

Name of company

* Ashflame Linwood Limited (the "Borrower")

Date of creation of the charge

(18th July 2005) 13 July 2005

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

Standard Security (the "Charge") which was presented for registration in Scotland on 18 July 2005 and

Amount secured by the mortgage or charge

The payment and discharge of all sums of money at the Charge Date or in the future, including principal, interest and charges, due and that may become due to BoS in any manner of way by the Borrower either solely or jointly with any person or persons or corporation and whether as principal or surety.

("Charge Date" shall mean 13th July 2005)

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

The Governor and Company of the Bank of Scotland, of The Mound, Edinburgh, EH1 1YZ and its successors and assignees whomsoever ("BoS")

Postcode EH1 1YZ

Presentor's name address and reference (if any):

Tods Murray LLP
Edinburgh Quay
133 Fountainbridge
Edinburgh
EH3 9AG

JAF.IAW.B5249.1132

Time critical reference

For official Use (02/00)

Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

ALL and WHOLE the tenants' interest in the Lease between Linwood Property Developments Limited and Linwood Property Investments Limited dated 7 November 2003 as varied by Minute of Variation of Lease between Linwood Property Developments Limited and Linwood Property Investments Limited dated Twenty fifth November Two thousand and three, the tenant's interest in which lease as varied is registered in the Land Register of Scotland under Title Number REN114113 in respect of ALL and WHOLE the retail park now known as Phoenix Retail Park, Linwood Road, Paisley lying to generally to the north east of Linwood Road aforesaid and to the north west of Barskiven Road, Paisley, the heritable title to which is registered under Title Number REN100270.

Please do not write in this margin

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

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Particulars as to commission allowance or discount (note 3)

None.

Signed Joyce Ferrie for Todd Murray LLP Date 27 July 2005

On behalf of ~~[redacted]~~ [redacted] /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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COMPANIES FORM No. 398

398

Notice of registration in Scotland or Northern Ireland of a charge comprising property situate there

CHFP025

Please do not
write in
this margin

Pursuant to section 398(4) of the Companies Act 1985

To the Registrar of Companies
(Address overleaf)

Company number

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

5489807

Name of company

* insert full name
of company

* Ashflame Linwood Limited (the "Company")

| We, Tods Murray LLP,

of Edinburgh Quay, 133 Fountainbridge, Edinburgh, EH3 9AG

§ give date and
parties to charge

certify that the charges Standard Security by the Company in favour of the
Governor and Company of the Bank of Scotland dated 13 July 2005

of which a true copy is annexed to this form was presented for registration on 18 July 2005

† delete as
appropriate

in [Scotland] ~~[Northern Ireland]~~

Signed *Joyce Ferrie* for Tods Murray LLP

Date *27 July 2005*

Presentor's name address and
reference (if any):

Tods Murray LLP
Edinburgh Quay
133 Fountainbridge
Edinburgh
EH3 9AG
DX ED58 Edinburgh
JAF.IAW.B5249.1132

For official Use

Mortgage Section

Post room

Notes

The address for the Registrar of Companies is:-

Companies House
Crown Way
Cardiff
CF14 3UZ

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 05489807

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A STANDARD SECURITY WHICH WAS PRESENTED FOR REGISTRATION IN SCOTLAND ON THE 18 JULY 2005 AND DATED THE 13th JULY 2005 AND CREATED BY ASHFLAME LINWOOD LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND 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 27th JULY 2005.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 2nd AUGUST 2005.

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Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES