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COMPANIES FORM No. 395 303117/767

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

4

5697738

Name of company

* New Options (2) Limited (the "Chargor")

Date of creation of the charge

12 November 2007

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

Legal charge granted by the Chargor in favour of the Chargee (the "Charge").

Amount secured by the mortgage or charge

All moneys and liabilities which shall for the time being (and whether on or at any time after demand) be due owing or incurred to the Chargee by the Chargor whether actually or contingently and whether solely or jointly with any other person and whether as principal or surety including interest discount commission or other lawful charges and expenses which the Chargee may in the course of its business charge in respect of any of the matters aforesaid or for keeping the Chargor's account and so that interest shall be computed and compounded according to the usual mode of the Chargee as well after as before any demand made or judgment obtained under the Charge

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

Barclays Bank PLC (No. 01026167) whose registered office is at 1 Churchill Place, London (the "Chargee")

Postcode E14 5HP

Presentor's name address and reference (if any)

Pinsent Masons
3 Colmore Circus
Birmingham
B4 6BH
(21142338)

MD02/04002.07372/EMP

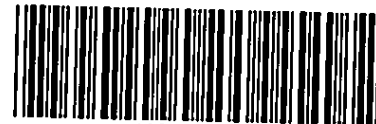
Time critical reference

For official Use (02/00)

Mortgage Section

Post room

WEDNESDAY



A33

A05HTUN6

14/11/2007

285

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

Pursuant to the Charge, the Chargor with full title guarantee thereby charged by way of legal mortgage all its freehold interest in the property known as Kinsale Hall Hotel, Holywell, Flintshire (T/N's WA771177 and WA792030) (the "Mortgaged Property")

Restrictions

Pursuant to the Charge, the Chargor thereby covenanted that if and so long as the title to the Mortgaged Property or any part thereof is not registered under the Land Registration Acts 1986 to 2002 no person shall during the continuance of the security created by the Charge be registered under the said Acts as proprietor of the Mortgaged Property or any part thereof without the consent in writing of the Chargee.

Particulars as to commission allowance or discount (note 3)

Nil

Signed Pinkert Mason

Date 12 November 2007

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

Please do not write in this margin

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

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**

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 05697738

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 12th NOVEMBER 2007 AND CREATED BY NEW OPTIONS (2) LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO BARCLAYS BANK PLC ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 14th NOVEMBER 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 20th NOVEMBER 2007

A handwritten signature in cursive script, appearing to read 'Fargher'.



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES