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CHFP041

COMPANIES FORM No. 395

0122701234

395

Particulars of a mortgage or charge

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

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write in
this margin

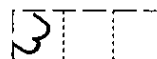
Please complete
legibly, preferably
in black type or
bold block
lettering

* 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



06287537

Name of company

*Sackville Properties (St Albans) Limited (the "Company")

Date of creation of the charge

30 July 2007

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

Legal Charge (the "Legal Charge")

Amount secured by the mortgage or charge

All the Company's liabilities to The Royal Bank of Scotland plc (the "Bank") of any kind and in any currency (whether present or future actual or contingent and whether incurred alone or jointly with another) together with the Bank's charges and commission, interest (as that term is defined in the Continuation Sheet) and Expenses (as that term is defined in the Continuation Sheet) (together the "Company's Obligations")

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

The Royal Bank of Scotland plc
36 St Andrew Square
Edinburgh

Postcode EH2 2YB

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

Osborne Clarke
Apex Plaza
Forbury Road
Reading RG1 1AX
Our Ref
LMM/0920009/3740958

Time critical reference

For official use (02/2006)
Mortgage Section

Post room

TUESDAY



A28
AFGEPRVV
07/08/2007
COMPANIES HOUSE
739

Short particulars of all the property mortgaged or charged

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this margin

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

A fee is
payable to
Companies House
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charge
(See Note 5)

† Delete as
appropriate

1 By way of legal mortgage of all legal interests and otherwise by way of fixed charge the Property (to the full extent of the Company's interest in the Property or its proceeds of sale)

2 By way of fixed charge -

2 1 All the fixtures and fittings of the Company from time to time attached to the Property

2 2 All the plant and machinery vehicles and computer equipment of the Company present and future at the Property not regularly disposed of in the ordinary course of business and all associated warranties and maintenance contracts

2 3 All the furniture furnishings equipment tools and other chattels of the Company now and in the future at the Property and not regularly disposed of in the ordinary course of business

2 4 The Goodwill all rents receivable from any lease granted out of the Property and the proceeds of any insurance from time to time affecting the Property or the Charged Assets

Note - The Legal Charge contains covenants by the Company with the Bank not without the Bank's prior written consent to

(a) create or permit to arise any mortgage charge or lien on the Property the Charged Assets or the Goodwill,

(b) grant or accept a surrender of any lease of the Property the Charged Assets or the Goodwill, and

(continued on continuation sheet)

Particulars as to commission allowance or discount (note 3)

Nil

Signed Osborne Clarke

Date 3rd August 2007

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

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 situated 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.

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Particulars of a mortgage or charge (continued)

Continuation sheet No 1
to Forms Nos 395 and 410 (Scot)

Company number

06287537

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

Name of company

Sackville Properties (St Albans)

Limited*

*Delete if
inappropriate

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

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

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lettering**

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Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

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

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lettering

(c) dispose of or part with or share possession or occupation of the Property the Charged Assets or the Goodwill.

3 The Legal Charge gives the Bank power to appoint a Receiver

4 Under the Legal Charge the Company agreed at its own cost at the Bank's request to execute any deed or document and take any action required by the Bank to perfect this security or further to secure the Company's Obligations on the Property the Charged Assets and the Goodwill

Definitions

Charged Assets: The assets charged by Clause 1 2 of the Legal Charge (as set out in Paragraphs 2 1 to 2 3 (inclusive) above)

Expenses: All expenses (on a full indemnity basis) incurred by the Bank or any Receiver at any time in connection with the Property the Charged Assets the Goodwill or the Company's Obligations or in taking or perfecting the Legal Charge or in preserving defending or enforcing the security created by the Legal Charge or in exercising any power under the Legal Charge or otherwise with Interest from the date they are incurred

Goodwill: The present and future goodwill of any business carried on at the Property by or on behalf of the Company

Interest: Interest at the rate(s) charged to the Company by the Bank from time to time

Property: Land lying south of Hatfield Road, St Albans, Hertfordshire, registered with Land Registry Title Number HD187540

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+
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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 06287537

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 30th JULY 2007 AND CREATED BY SACKVILLE PROPERTIES (ST ALBANS) LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE ROYAL BANK OF SCOTLAND plc ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 7th AUGUST 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13th AUGUST 2007



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —

P. Stacey