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CHFP041

Please do not
write in
this marginPlease complete
legibly, preferably
in black type or
bold block
lettering* Insert full name
of company

COMPANIES FORM No. 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.

395

Pursuant to section 395 of the Companies Act 1985

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

For official use Company number



06666372

Name of company

* Zero Investments Limited

Date of creation of the charge

13th February 2009

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

Deed of Rental Income

Amount secured by the mortgage or charge

4
x
16

ALL rents which shall mean the right title and interest of **ZERO INVESTMENTS LIMITED** in and to any income whether now or in the future arising in respect of any rental or other money payable under any lease licence agreement or other interest created in respect of the 17/18 **REGAL HOUSE, ROYAL CRESCENT, NEWBURY PARK, ILFORD, ESSEX, IG2 7RH** together with sums which (under any statute or law or contract and whether as of right or *ex gratia* or otherwise) may be or may become payable in respect of the Rents or any loss of the Rents and the benefit of any obligation security right or indemnity affecting or concerning the Rents and any other payments whatever in respect of Rents, for example, payments of interest from any insurance policy or any compensation money.

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

ABBAY NATIONAL PLC WHOSE REGISTERED OFFICE IS AT
2 TRITON SQUARE REGENTS PLACE LONDON

Postcode NW1 3AN

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

HAROLD BENJAMIN
~~HILL HOUSE, 67-71 LOWLANDS~~
~~ROAD HARROW~~
~~MIDDLESEX HA1 3EQ~~
DX 4243 HARROW
Ref. RO/ABB4/1009

Time critical reference

For official use (06/2005)

Mortgage Section

Post room

TUESDAY



A26

AY6OD7G2

17/02/2009

329

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

Rental Income from 17/18 REGAL HOUSE, ROYAL CRESCENT, NEWBURY PARK,
ILFORD, ESSEX, IG2 7RH

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legibly, preferably
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bold block
lettering

A fee is
payable to
Companies House
in respect of each
register entry for a
mortgage or
charge.
(See Note 5)

Particulars as to commission allowance or discount (note 3)

NIL

Signed Harriet Bayanin

Date 16th February 2009

On behalf of [company] XXXXXXXX [mortgagee/chargee]

Notes

†Delete as
appropriate

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 are to be made payable to **Companies House**.
6. The address of the Registrar of Companies is:- Companies House, Crown Way, Cardiff CF4 3UZ.



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 6666372
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEED OF RENTAL INCOME DATED
13 FEBRUARY 2009 AND CREATED BY ZERO INVESTMENTS
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO ABBEY NATIONAL 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 17 FEBRUARY
2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 18 FEBRUARY
2009



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES