

M

CHWP000

Please complete
in typescript, or
in bold black
capitals

LLP395

Particulars of a mortgage or charge in respect of a Limited Liability Partnership

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

For official use

LLP Number

OC312705



Full Name of Limited
Liability Partnership

ALPHA REAL CAPITAL LLP

Date of creation
of the charge

9 MAY 2008

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

RENT DEPOSIT DEED

Amount secured by the
mortgage or charge

'Lease' means the lease dated 9th May 2008 and made between Great Eagle Hotels (UK) Limited and Alpha Real Capital LLP

Money payable to Great Eagle Hotels (UK) Limited in the event of

- 1 Failure to pay the rents reserved by the Lease and any other sum payable thereunder
- 2 Breach of the tenants other covenants and obligations in the Lease by Alpha Real Capital LLP

Security to be until such time as the Lease is lawfully assigned or otherwise released in accordance with the Rent Deposit Deed

Signed

Wansbroughs

Date

28 May 2008

On behalf of ~~LLP~~ ~~mortgagee/chargee~~ (delete as appropriate)

You do not have to give any contact
information in the box opposite but if
you do, it will help Companies House



PMO 21105108 523
COMPANIES HOUSE

A15 29/05/2008 461
COMPANIES HOUSE

WANSBROUGHS SOLICITORS

NORTHGATE HOUSE, DEVIZES, WILTSHIRE, SN10 1JX

DX 42901 DEVIZES Tel 01380 723611

E-mail

When you have completed and signed the form please send it to the
Registrar of Companies at

Companies House, Crown Way, Cardiff, CF14 3UZ DX 33050 Cardiff

06/2005

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

GREAT EAGLE HOTELS (UK) LIMITED
THE LANGHAM HOTEL, PORTLAND PLACE, LONDON W1B 1JA

Short particulars of all the
property mortgaged
or charged

'Deposit' means the sum of £100,991 (one hundred thousand nine hundred and ninety one pounds) or one half of the annual rent first reserved from time to time payable under the Lease (whichever is greater) together with a sum equivalent to the rate of VAT currently charged on rent

'Deposit Account' means a separately identified interest bearing account opened at HSBC Bank plc in the name of Great Eagle Hotels (UK) Limited or such other U K clearing bank (being a member of CHAPS Clearing Company Limited) as may be designated by Great Eagle Hotels (UK) Limited from time to time

Alpha Real Capital LLP's interest in the Deposit Account and all money from time to time withdrawn from the Deposit Account in accordance with the Rent Deposit Deed until such time as the Deposit is repaid to Alpha Real Capital LLP

Particulars as to
commission allowance
or discount (*note 3*)

N/A

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 LLP398 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 LLP 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 Form LLP395 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**

* As applied to LLPs by Schedule 2 of the Limited Liability Partnerships Regulations 2001



FILE COPY

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

**Pursuant to section 401(2) of the Companies Act 1985 as applied to
Limited Liability Partnerships pursuant to Paragraph 4 and
Schedule 2 of the Limited Liability Partnerships Regulations 2000.**

LLP NO. OC312705

CHARGE NO. 1

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED THE
9 MAY 2008 AND CREATED BY ALPHA REAL CAPITAL LLP FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO GREAT EAGLE HOTELS (UK) LIMITED 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 AS APPLIED TO LIMITED LIABILITY PARTNERSHIPS
PURSUANT TO PARAGRAPH 4 AND SCHEDULE 2 OF THE
LIMITED LIABILITY PARTNERSHIPS REGULATIONS 2000 ON
THE 21 MAY 2008**

GIVEN AT COMPANIES HOUSE, CARDIFF THE 30 MAY 2008



Companies House
— for the record —



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**