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COMPANIES FORM No. 410(Scot)

Particulars of a charge created by a company registered in Scotland

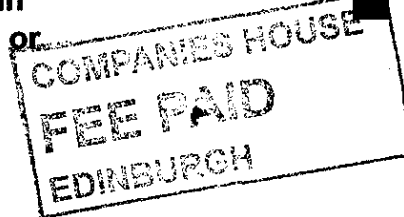
410

A fee of £10 is payable to Companies House in
respect of each register entry for a mortgage or
charge

CHFP025

Please do not
write in this
margin

Pursuant to section 410 of the Companies Act 1985



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

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

For official use

Company number

[31919]

SCO01846

Name of company

The Scottish Metropolitan Property Company Limited

* insert full name
of company

Date of creation of the charge (note 1)

23 June 2003

Description of the instrument (if any) creating or evidencing the charge (note 1)

Standard Security

Amount secured by the charge

Payment of the stock and interest thereon and all other moneys and obligations intended to be secured by way of fixed security in terms of (a) a Trust Deed (hereinafter referred to as the "Trust Deed") dated Twenty third January Nineteen hundred and ninety five between The Scottish Metropolitan Property Company Limited wherein they are named The Scottish Metropolitan plc and The Governor and Company of the Bank of Scotland, incorporated by Act of Parliament and having its Head Office at The Mound, Edinburgh as Trustee therein mentioned or such other party or parties as shall be the trustee or trustees for the time being under the Trust Deed (the said Bank and its successors and assignees as trustee under the Trust Deed being hereinafter called "the Bank") and (b) all deeds supplemental to or varying the Trust Deed or any subsequent deed executed in favour of the Bank as the trustee thereunder in pursuance thereof for the ends, uses and purposes set forth in the Trust Deed and any subsequent deed as aforesaid.

Names and addresses of the persons entitled to the charge

The Governor and Company of the Bank of Scotland
The Mound
Edinburgh

Presenter's name address telephone
number and reference (if any):

Maclay Murray & Spens
151 St Vincent Street,
Glasgow
G2 5NJ

For official use
Charges Section

Post room



SCT SHCFFMGH
COMPANIES HOUSE

1884
08/07/03

MSM/KSM/IGM/BAN/13/772/MXS(2)

Laserform International 12/99

Short particulars of all the property charged.

Please do not
write in
this margin

The tenant's interest in the lease of subjects known as Thirty two/forty six Houston Street, Glasgow being the subjects on the north side of Houston Street, Kinning Park, Glasgow registered in the Land Register for Scotland under Title Number GLA33572.

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

Statement, in the case of a floating charge, as to any restrictions on power to grant further securities and any ranking provision (note 2)

N/A

Particulars as to commission, allowance or discount paid (see section 413(3))

None

A fee of £10 is
payable to
Companies House
in respect of each
register entry for a
mortgage or
charge.
(See Note 5)

Signed  Date 7/7/3

On behalf of [company] [chargee] †

Notes

1. A description of the instrument e.g. "Standard Security" "Floating Charge" etc, should be given. For the date of creation of a charge see section 410(5) of the Act. (Examples - date of signing of an Instrument of Charge; date of recording/registration of a Standard Security; date of intimation of an Assignment.)

2. In the case of a floating charge a statement should be given of (1) the restrictions, if any, on the power of the company to grant further securities ranking in priority to, or pari passu with the floating charge; and/or (2) the provisions, if any, regulating the order in which the floating charge shall rank with any other subsisting or future floating charges or fixed securities over the property which is the subject of the floating charge or any part of it.

3. A certified copy of the instrument, if any, creating or evidencing the charge, together with this form with the prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of the creation of the charge. In the case of a charge created out of the United Kingdom comprising property situated outside the U.K., within 21 days after the date on which the copy of the instrument creating it could, in due course of post, and if despatched with due diligence, have been received in the U.K. Certified copies of any other documents relevant to the charge should also be delivered.

4. A certified copy must be signed by or on behalf of the person giving the certification and where this is a body corporate it must be signed by an officer of that body.

5. Cheques and Postal Orders are to be made payable to **Companies House**.

6. The address of the Registrar of Companies is:-

Companies House
37 Castle Terrace
Edinburgh EH1 2EB

† delete as
appropriate

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number 1846

I hereby certify that a charge created by

THE SCOTTISH METROPOLITAN PROPERTY COMPANY LIMITED

on 23 JUNE 2003

for securing

PAYMENT OF THE STOCK AND INTEREST THEREON AND ALL OTHER
MONEYS AND OBLIGATIONS AS DEFINED IN THE TRUST DEED

in favour of

THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND

was delivered pursuant to section 410 of the Companies Act, 1985,
on 8 JULY 2003

Given at Companies House, Edinburgh
10 JULY 2003



C O M P A N I E S H O U S E



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

N.B. Searchers may find it desirable to refer to the documents mentioned in column (2) for more detailed particulars

REGISTER of Charges, Alterations to Charges,

COMPANY: SC001846 CHARGE: 399

(1) Date of Registration	(2) Serial Number of Document on File	(3) Date of Creation of each Charge and Description thereof	(4) Date of the acquisition of the Property	(5) Amount secured by the Charge £	(6) Short Particulars of the Property Charged	(7) Names of the Persons entitled to the Charge
08/07/2003		23/ 6/03 STANDARD SECURITY		PAYMENT OF THE STOCK AND INTEREST THEREON AND ALL OTHER MONEYS AND OBLIGATIONS AS DEFINED IN THE TRUST DEED	32/46 HOUSTON STREET, GLASGOW--TITLE NUMBER GLA33572	THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND

Memoranda of Satisfaction and Appointments etc. of Receivers

N.B. Searchers may find it desirable to refer to the documents mentioned in column (2) for more detailed particulars

COMPANY: SC001846 CHARGE: 399

(8) In the case of a floating charge, a statement of the provisions, if any, prohibiting or restricting the creation by the company of any fixed security or any other floating charge having priority over, or ranking <i>pari passu</i> with the floating charge.	(9) In the case of a floating charge, a statement of the provisions if any regulating the order in which the floating charge shall rank with any other subsisting or future floating charges or fixed securities over the property the subject of the floating charge or any part of it.	(10) Amount or rate per cent of the Commission Allowance or discount	(11) Memoranda of Satisfaction	(12) Receiver		
				Name	Date of Appointment	Date of Ceasing to act