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COMPANIES FORM No 410(Scot)

Particulars of a charge created by a company registered in Scotland

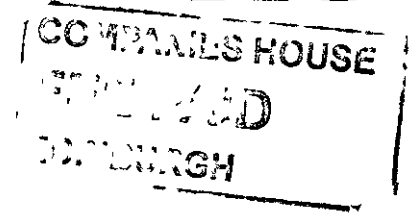
410

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

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

1313

SC206554

Name of company

* PPG METRO LIMITED (the "Chargor")

Date of creation of the charge (note 1)

18 APRIL 2008

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

LEGAL CHARGE (the "Charge")

Amount secured by the charge

All or any money and liabilities which shall from time to time (and whether on or at any time after demand) be due, owing or incurred in whatsoever manner to BoS by the Chargor, whether actually or contingently, solely or jointly and whether as principal or surety (or guarantor or cautioner) including any money or liabilities of the Chargor to a third party which have been assigned or novated to or otherwise vested in BoS and including discount, commission and other lawful charges or expenses which BoS may in the course of its business charge or incur in respect of any of those matters or for keeping the Chargor's account, together with interest upon them and expenses relating to them (the "Secured Liabilities")

Names and addresses of the persons entitled to the charge

BANK OF SCOTLAND PLC (CORPORATE DIVISION), The Mound, Edinburgh ("BoS")
EH1 1YZ

Presentor's name address telephone
number and reference (if any)
MacLay Murray & Spens LLP
One London Wall
London
EC2Y 5AB

020 7002 8500
ANH/BAN/13/3557

For official use (06/2005)

Charges Section

Post room



SZ9J7Z3S

SCT

22/04/2008

69

COMPANIES HOUSE

TUESDAY

Short particulars of all the property charged

Please do not
write in
this margin

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

The Chargor with full title guarantee charges to BoS as security for the Secured Liabilities by way of legal mortgage the Property together with all present and future buildings and fixtures (including trade and tenant's fixtures) which are at any time on or attached to the Property,
by way of fixed charge any goodwill relating to the Property or the business or undertaking conducted at the Property,
by way of fixed charge all plant, machinery and other items attached to and forming part of the Property on or at any time after the date of the Charge,
by way of assignment the Rental Sums together with the benefit of all rights and remedies of the Borrower relating to them to hold to BoS absolutely subject to redemption upon repayment of the Secured Liabilities,
by way of fixed charge all rights and interests in and claims made under any insurance policy relating to any of the property charged under the Charge, and
by way of floating charge all unattached plant, machinery, chattels and goods now or at any time after the date of the Charge on or in or used in connection with the Property or the business or undertaking conducted at the Property
Definitions "Property" means the freehold property known as Midland Bank House, 22, 24 and 26 Cross Street Manchester M2 7AQ registered at HM Land Registry under Title Number LA176142

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

If there is any charge which ranks in priority to the Charge over all or any part of the Property, and the person with the benefit of such charge does anything to enforce that charge against the Property, BoS or any receiver may repay the money owed under that charge, or arrange for such charge to be transferred to BoS or the receiver, and the costs of so doing shall be an expense

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

NIL

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

Signed

Albert L. Grant on behalf of Mary May + son Ltd

Date 21 APRIL 2008

On behalf of ~~XXXXXXXX~~ [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 par 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 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, 37 Castle Terrace, Edinburgh EH1 2EB DX 235 Edinburgh or LP 4 Edinburgh 2

† delete as
appropriate



FILE COPY

**CERTIFICATE OF THE REGISTRATION
OF A CHARGE**

COMPANY NO. 206554

CHARGE NO. 33

I HEREBY CERTIFY THAT A CHARGE CREATED BY PPG
METRO LIMITED

ON 18 APRIL 2008

FOR SECURING ALL SUMS DUE OR TO BECOME DUE

IN FAVOUR OF BANK OF SCOTLAND PLC

WAS DELIVERED PURSUANT TO SECTION 410 OF THE
COMPANIES ACT 1985 ON 22 APRIL 2008

GIVEN AT COMPANIES HOUSE, EDINBURGH 23 APRIL 2008



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES