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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.

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

[4] [2]

04119367

Name of company

\* THE CAPITAL PUB COMPANY LIMITED

Date of creation of the charge

17TH OCTOBER 2008

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

LEGAL MORTGAGE ("THE MORTGAGE") MADE BETWEEN (1) THE COMPANY AND (2) AIB  
GROUP (UK) P L C ("THE BANK")

Amount secured by the mortgage or charge

ALL LIABILITIES OF THE COMPANY PRESENT FUTURE ACTUAL AND/OR CONTINGENT TO  
THE BANK

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

AIB GROUP (UK) P.L C CORPORATE BANKING, 1ST FLOOR, 100 GRAY'S INN ROAD,  
LONDON

Postcode WC1X 8AL

Presentor's name address and  
reference (if any)

IBB Solicitors

Capital Court, 30 Windsor  
Street, Uxbridge, Middlesex,  
UB8 1AB

Time critical reference

For official Use (06/2005)

Mortgage Section

FRIDAY



\*APO9Y4FD\*

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31/10/2008

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COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

BY WAY OF LEGAL MORTGAGE THE FREEHOLD PROPERTY KNOWN AS LAND AT GARRATT LANE AND LAND ON THE NORTH SIDE OF PENWITH ROAD LONDON SW18 4EJ AND LAND ADJOINING THE NORTHERN CORNER OF 332 GARRATT LANE LONDON SW18 4EJ (AS THE SAME IS REGISTERED AT THE LAND REGISTRY UNDER TITLE NUMBERS SGL62070 AND TGL180942 ("THE MORTGAGED PROPERTY"))

THE COMPANY ALSO CHARGED BY WAY OF SPECIFIC CHARGE THE GOODWILL AND CONNECTION OF THE BUSINESS OR BUSINESSES FROM TIME TO TIME CARRIED ON BY OR FOR THE ACCOUNT OF THE COMPANY UPON ALL OR ANY PART OF THE MORTGAGED PROPERTY ("THE GOODWILL")

THE COMPANY ALSO CHARGED BY WAY OF FLOATING SECURITY ALL MOVEABLE PLANT, MACHINERY, IMPLEMENTS, FURNITURE, EQUIPMENT, STOCK-IN-TRADE, WORK-IN-PROGRESS AND OTHER CHATTELS OF THE COMPANY AT ANY TIME PLACED ON OR USED IN OR ABOUT THE MORTGAGED PROPERTY

THE COMPANY COVENANTS WITH THE BANK NOT TO CREATE OR PERMIT TO SUBSIST ANY MORTGAGE, CHARGE OR OTHER ENCUMBRANCE IN FAVOUR OF ANY THIRD PARTY OF OR AFFECTING THE MORTGAGED PROPERTY (INCLUDING THE GOODWILL AND THE PROPERTY CHARGED BY WAY OF FLOATING SECURITY) OR ANY PART THEREOF WITHOUT THE PRIOR CONSENT OF THE BANK

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

NIL

Signed

DBB SOLICITORS

Date 30TH OCTOBER 2008

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

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

† delete as appropriate

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 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 must be made payable to **Companies House**
- 6 The address of the Registrar of Companies is **Companies House, Crown Way, Cardiff CF14 3UZ**



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

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

COMPANY NO. 4119367  
CHARGE NO. 42

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED 17  
OCTOBER 2008 AND CREATED BY THE CAPITAL PUB  
COMPANY PLC FOR SECURING ALL MONIES DUE OR TO  
BECOME DUE FROM THE COMPANY TO AIB GROUP (UK) PLC  
ON ANY ACCOUNT WHATSOEVER WAS REGISTERED  
PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT  
1985 ON THE 31 OCTOBER 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 3 NOVEMBER  
2008



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES