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Companies Form No. 395

Particulars of a mortgage or charge

027989/261

395

Please do not write in
this margin

Pursuant to section 395 of the Companies Act 1985

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

To the Registrar of Companies

For official use

Company number

Name of company

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04119367

* insert full name
of company

* THE CAPITAL PUB COMPANY PLC
("the Company")

Date of creation of the charge

20th day of JANUARY 2006

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 and 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.

(Branch Address): BANKENIRE BELMONT ROAD

LUXBRIDGE

postcode UB8 1SA

Presentor's name address and
reference (if any)

133

2X 45105 LUXBRIDGE

N/A SCH

Time critical reference

For official Use
Mortgage Section

Post room

A15
COMPANIES HOUSE584
25/01/2006

Capital Court
30 Windsor Street
Uxbridge
Middlesex
UB8 1AB

Short particulars of all the property mortgaged or charged

By way of Legal Mortgage the freehold/leasehold property known as

THE BARLEIGH MAN HIGH ROAD CHISWICK L24 4PL

(as the same is registered at H.M. Land Registry under title number: *N5647757*)
("the Mortgaged Property").

Please do not
write in
this margin

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").

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

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 or parts thereof without the prior written consent of the Bank.

Particulars as to commission allowance or discount (note 3)

NIL

Signed

Date

23/1/07

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

+ 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 The address of the Registrar of Companies is:

Companies House,
Crown Way,
Maindy,
CARDIFF CF4 3UZ

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04119367

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED THE 20th JANUARY 2006 AND CREATED BY THE CAPITAL PUB COMPANY PLC FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO AIB GROUP (UK) P.L.C ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 25th JANUARY 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 27th JANUARY 2006.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —