

M

CHFP025

Please do not
write in
this margin

Please complete
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

1116

05018441

Name of company

* SEASON RESTAURANTS LIMITED ("the Tenant")

Date of creation of the charge

9 March 2007

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

A rent deposit deed dated 9 March 2007 (the "Rent Deposit Deed") and made between the Tenant and The Crown Estate Commissioners (the "Landlord")

Amount secured by the mortgage or charge

(a) all rent and other monies due and payable by the Tenant to the Landlord from time to time under a lease of the property known as 275/ 275A Regent Street London (the "Property") dated 12 April 2006 and made between the Landlord and BGL Realisations Limited whether or not reserved as rent and whether or not formally demanded

(b) the cost to the Landlord from time to time of remedying any breach by the Tenant of the obligations in the Lease to be observed and performed by the Tenant from time to time

together in each case with irrecoverable VAT (where applicable)

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

The Crown Estate Commissioners
16 New Burlington Place
London

Postcode W1S 2HX

Presentor's name address and
reference (if any):

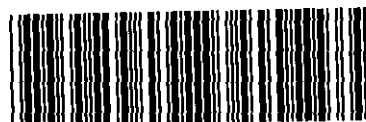
SJ Berwin LLP
10 Queen Street Place
London
EC4R 1BE

For official Use (06/2005)

Mortgage Section

Post room

THURSDAY



A06 *ATKXMNVO* 160
COMPANIES HOUSE

Time critical reference

Short particulars of all the property mortgaged or charged

The amount from time to time standing to the credit of an interest bearing deposit account in the name of the Landlord to be opened at Coutts & Co or such other bank as the Landlord shall from time to time select (the "Deposit Balance")

Note:

The Tenant agreed in the Rent Deposit Deed that the Deposit Balance will not be capable of being assigned dealt with mortgaged or charged by the Tenant

Please do not write in this margin

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

Particulars as to commission allowance or discount (note 3)

Nil

Signed S J Berwin LLP

Date 12/3/2007

On behalf of ~~XXXXXXXXXXXXXXXXXXXX~~ [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

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 05018441

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT RENT DEPOSIT DEED DATED THE 9th MARCH 2007 AND CREATED BY SEASON RESTAURANTS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE CROWN ESTATE COMMISSIONERS 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 ON THE 15th MARCH 2007.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 20th MARCH 2007.

Pangola



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES