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binding 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 £10 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 5)

For official use

Company number

2

4190496

Name of company

* **WOODEN BADGER LIMITED**

Date of creation of the charge

19 November 2001

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

Rent Deposit Deed ("the Deed")

Amount secured by the mortgage or charge

Any loss damage or expense suffered by the Chargee as a result of any breach by the Company of the Company's Obligations or of the Chargee making good any such breach or of the disclaimer of the Lease (as defined below) together with all professional costs and expenses and value added tax in connection with any of the foregoing ("Loss")

"Company's Obligations" the payment of all sums payable by the Company and the observance and performance of all obligations by the Company pursuant to the provisions of the Lease or the Deed.

"Lease" a Lease dated 19 November 2001 and made between the Chargee (1) and the Company (2) of premises known as The Cafe Bilton Road Kingsland Business Park Basingstoke including any renewal or extension thereof and any document which is supplemental to or collateral with or entered into pursuant to such Lease

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

O'Briens Irish Sandwich Bars (UK) Limited or 11/14 Bond Court Leeds LS1 2JZ

(registration no 3036822) ("the Chargee")

Postcode

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

*Reed Dunn Connell
20 T255
Bradford.*

Time critical reference

AJL 1/02/00 137046

For official Use
Mortgage Section

Post room



A08
COMPANIES HOUSE

0870
30/11/01

The Company will full title guarantee charges its interest in the Account (as defined below) from time to time by way of a first fixed Charge in favour of the Chargee as a continuing security for payment by

(1) the Company to the Chargee of any Loss

(2) the interest credited to the account which shall be accumulated and form part of the Account and shall stand charged to the Chargee in accordance with paragraph 1 above

The Company warrants to the Chargee that the Deposit (as defined below) is at the date of the Deed and will at all times be free from any Charge or incumbrance save as created under the Deed

"Account" the separate designated interest bearing account opened on behalf of the Chargee with National Westminster Bank Plc into which the Deposit is from time to time paid pursuant to the Deed and all monies (including interest and other accurals) from time to time standing to the credit of such account

"Deposit" an amount equal to the annual rent from time to time first reserved by the Lease which as at the date of the Deed meant the sum of Five thousand one hundred and seventy five pounds (£5,175)

Please do not write in this binding margin


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

Particulars as to commission allowance or discount (Note 3)

NIL

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 28/11/2001

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", "Debentures", "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 Cheques and Postal Orders are to 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. 04190496

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED THE 19th NOVEMBER 2001 AND CREATED BY WOODEN BADGER LTD FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO O'BRIENS IRISH SANDWICH BARS (UK) LIMITED UNDER THE TERMS OF THE DEED AND THE LEASE OF EVEN DATE DEFINED THEREIN BETWEEN THE COMPANY (AS TENANT) AND O'BRIENS IRISH SANDWICH BARS (UK) LIMITED (AS LANDLORD) IN RELATION TO PREMISES AT THE CAFE BILTON ROAD KINGSLAND BUSINESS PARK BASINGSTOKE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 30th NOVEMBER 2001.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 3rd DECEMBER 2001.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —