

**COMPANIES FORM No. 395****Particulars of a mortgage or charge****395****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 6)

For official use

Company number

[3111]

04320623 ✓

Name of company

\* Axial Properties (UK) Limited (the "Company") LTD

Date of creation of the charge

12 March 2004

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

A debenture dated 12 March 2004 (the "Debenture") made between the Company and The Governor and Company of the Bank of Scotland (the "Bank").

Amount secured by the mortgage or charge

All or any monies and liabilities which will from time to time (and whether on or at any time after demand) be due, owing or incurred in whatsoever manner to the Bank by the Company, whether actually or contingently, solely or jointly and whether as principal or surety and whether or not the Bank shall have been an original party to the relevant transaction, and including interest, discount, commission and other lawful charges or expenses which the Bank may in the course of the Company's business charge or incur in respect of any of those matters or for keeping the Company's account, and so that interest shall be computed and compounded according to the Bank's usual rates and practice as well after as before any demand made or decree obtained under or in relation to the Debenture (the "Company's Obligations").

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

Bank of Scotland, Business Banking, 2nd Floor Citymark, 150 Fountainbridge, Edinburgh  
The Governor and Company of the

Postcode EH3 9PE

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

Stephenson Harwood  
One St. Paul's Churchyard  
London  
EC4M 8SH

1382/42-03063/3105206

Time critical reference

For official Use  
Mortgage SectionNON  
PART

PMO  
COMPANIES HOUSE  
LD5  
COMPANIES HOUSE

\*PGG8000T\*  
\*LCCCXTQ1\*

0521  
26/3/04  
0323  
26/03/04

Short particulars of all the property mortgaged or charged

As a continuing security for discharge of the Company's Obligations and with full title guarantee the Company charges to the Bank:-

(i) by way of legal mortgage all estates or interests in the Property together with all present and future buildings, fixtures (including trade and tenant's fixtures), plant and machinery which are at any time on the Property; , (ii) by way of fixed charge:- ,

(a) all estates or interests in any freehold or leasehold property belonging to the Company now or at any time after the date of the Debenture (other than any property charged by (i) above) together with all buildings, fixtures (including trade and tenant's fixtures), plant and machinery which are at any time on the property

(b) all the Company's present and future interests in or over land or the proceeds of sale of it and all the Company's present and future licences to enter upon or use land and the benefit of all other agreements relating to land to which the Company are or may become party or otherwise entitled and all fixtures (including trade and tenant's fixtures) which are at any time on the property charged under the Debenture;

(c) all present and future plant and machinery not otherwise charged and all the Company's other present and future chattels (excluding any for the time being forming part of the Company's stock in trade or work in progress); Cont.


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

 Stephenson Harwood

Date 16 March 2004

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

A fee of £10 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 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

CHFP025

# Particulars of a mortgage or charge (continued)

Please do not  
write in this  
binding margin

Continuation sheet No \_\_\_\_\_  
to Form No 395 and 410 (Scot)

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

Company Number

04320623

Name of Company

Axial Properties (UK) Limited (the "Company")

Limited\*

\* delete if  
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Amount due or owing on the mortgage or charge (continued)

Please do not  
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Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

Please complete  
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bold block lettering

(d) all present and future stocks, shares and other securities owned (at law or in equity) by the Company and all rights and interests accruing or offered at any time in relation to them;

(e) all rights and interests in and claims under all policies of insurance and assurance held or to be held by the Company or inuring to the Company's benefit and the benefit of all rights and claims to which the Company are now or may be entitled under any contracts;

(f) all patents, patent applications, trade marks, trade mark applications, trading names, brand names, service marks, copyrights, rights in the nature of copyright, moral rights, inventions, design rights, registered designs, all trade secrets and know-how, computer rights, programmes, systems, tapes, disks, software, all applications for registration of any of them and other intellectual property rights held or to be held by the Company or in which they may have an interest and the benefit of all present and future agreements relating to the use of or licensing or exploitation of any such rights (owned by the Company or others) and all present and future fees, royalties or similar income derived from or incidental to any of the foregoing in any part of the world;

(g) all goodwill and uncalled capital for the time being;

(h) all present and future book and other debts and monetary claims whether payable now or in the future and the benefit of all present and future rights and claims against third parties relating to them and capable of being satisfied by the payment of money (save as charged under (e) above);

(i) all present and future bank accounts, cash at bank and credit balances with any bank or other person whatsoever and all rights relating or attaching to them (including the right to interest);

(iii) by way of floating charge all the Assets not otherwise effectively mortgaged, charged or assigned, (including, without limitation, any immovable property in Scotland and any Assets in Scotland falling within any of the types mentioned in (ii) above).

(iv) by way of assignment all right, title and interest in and to any interest rate hedging agreements entered into by any person; and

(v) by way of assignment all right, title and interest in and to any agreement to which the Company are a party except to the extent that it is subject to any fixed charge created under any other provision of the Debenture.

"Property" means the property known as 109 Beulah Road, Thornton Heath, Croydon, Surrey registered at HM Land Registry with title no SY46665

"Assets" mean the whole of the property (including uncalled capital) which is or may be from time to time comprised in the property and undertaking of the Company.

Note:

1. The Company may not, without the Bank's previous written consent:

- (i) create or attempt to create or permit to subsist any mortgage, charge, lien (other than a lien arising in the ordinary course of business by operation of law) or encumbrance on all or any of its Assets; or
- (ii) sell, transfer, assign, factor, lease or otherwise dispose of or part with possession in any way of all or any of your Assets (other than any Assets the subject of a floating charge (but not any fixed charge or mortgage) on arms length terms in the ordinary course of trading); or
- (iii) in any way dispose of the equity of redemption of any Asset or any interest in any Asset.

2. The Bank may appoint a receiver under the Debenture.

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## Particulars of a mortgage or charge (continued)

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Continuation sheet No \_\_\_\_\_  
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Axial Properties (UK) Limited (the "Company")

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Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

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## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04320623

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEBENTURE DATED THE 12th MARCH 2004 AND CREATED BY AXIAL PROPERTIES (UK) LTD FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 26th MARCH 2004.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 6th APRIL 2004.

P. a



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES



*Companies House*

— for the record —