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COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

Please do not write in this margin

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

* Insert full name of company

Pursuant to section 395 of the Companies Act 1985

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

For official use Company number

9

03277439

Name of company

*Marlborough Park Investments Limited (the "Chargor")

Date of creation of the charge

7 November 2008

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

Legal Charge (the "Charge")

Amount secured by the mortgage or charge

Please see continuation sheets 1 and 2 for the amount secured by the Charge and defined terms.

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

Bank of Scotland plc, The Mound, Edinburgh ("BoS")

Postcode EH1 1YZ

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

Dundas & Wilson LLP
West Wing
Bush House
Aldwych
London WC2B 4EZ
BOS010 0378

Time critical reference

For official use (02/2006)
Mortgage Section

Post room



A07

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12/11/2008

106

COMPANIES HOUSE

JM395/1

Short particulars of all the property mortgaged or charged

Please see continuation sheet 1.

Please do not
write in
this margin

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

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

† Delete as
appropriate

Particulars as to commission allowance or discount (note 3)

Nil

Signed Dunde & Wilson LLP / Michael Lee Date 11 November 2008

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

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 are to be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is - Companies House, Crown Way, Cardiff CF4 3UZ.

Particulars of a mortgage or charge

Company Number 03277439

Name of Company Marlborough Park Investments Limited

Short particulars of all the property mortgaged or charged

1 CHARGES AND ASSIGNMENTS

1 1 Pursuant to the Charge the Chargor with full title guarantee charges to BoS as security for the Secured Liabilities.-

1 1 1 by way of legal mortgage the Property together with all present and future buildings and fixtures (including trade and tenant's fixtures) which are at any time on or attached to the Property,

1 1 2 by way of fixed charge any goodwill relating to the Property or the business or undertaking conducted at the Property,

1 1 3 by way of fixed charge all plant, machinery and other items attached to and forming part of the Property on or at any time after the date of this Charge,

1 1 4 by way of assignment the Rental Sums together with the benefit of all rights and remedies of the Borrower relating to them to hold to BoS absolutely subject to redemption upon repayment of the Secured Liabilities,

1 1 5 by way of fixed charge all rights and interests in and claims made under any insurance policy relating to any of the property charged under this Charge, and

1 1 6 if the Borrower is a company (which shall include an industrial and provident society registered under the Industrial and Provident Society Acts) by way of floating charge all unattached plant, machinery, chattels and goods now or at any time after the date of this Charge on or in or used in connection with the Property or the business or undertaking conducted at the Property

2 DEFINITIONS

2 1 In this Form 395, unless the context otherwise requires

"Conditions" means BoS's Commercial Charge Conditions (2007 Edition),

"Secured Liabilities" and **"Rental Sums"** have the same meanings as in the Conditions,

Particulars of a mortgage or charge

Company Number 03277439

Name of Company Marlborough Park Investments Limited

Short particulars of all the property mortgaged or charged

"**Property**" means the freehold property known as Units 2-5, Windsor Industrial Estate, 424-432 (even numbers) Ware Road, Hertford, Hertfordshire registered at H. M Land Registry under Title Numbers HD120182

06



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 3277439
CHARGE NO. 9**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 7
NOVEMBER 2008 AND CREATED BY MARLBOROUGH PARK
INVESTMENTS LIMITED FOR SECURING ALL MONIES DUE OR
TO BECOME DUE FROM THE COMPANY TO BANK OF
SCOTLAND PLC 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 12 NOVEMBER
2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 12 NOVEMBER
2008

