

M

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.

CHFP025

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

2111

06691059

Name of company

* D P LEWINS LIMITED (the "Company")

Date of creation of the charge

27 July 2009

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

5
Debenture

Amount secured by the mortgage or charge

4
10
All or any money and liabilities which shall from time to time (and whether on or at any time after demand) be due, owing or incurred in whatsoever manner to International Motors Finance Limited and their successors and assignees ("IMF") by the Company, whether actually or contingently, solely or jointly and whether as principal or surety (or guarantor or cautioner), including any money and liabilities of the Company to a third party which have been assigned or novated to or otherwise vested in IMF and including interest, discount, commission and other lawful charges or expenses which IMF may in the course of its 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 usual IMF rates and practice (or otherwise agreed in writing) after as well as before any demand made or judgment or decree obtained under or in relation to the Debenture (the "Secured Liabilities").

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

International Motors Finance Limited whose registered office is at
Charterhall House, Charterhall Drive, Chester, Cheshire,

Postcode CH88 3AN

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

DWF LLP
5 St Paul's Square
Old Hall Street
Liverpool
L3 9AE

JCS/58500/3462

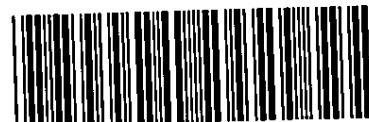
Time critical reference

For official Use (06/2005)

Mortgage Section

Post room

WEDNESDAY



PA06TBY7

PC3

29/07/2009

576

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

Under clause 2.1 of the Debenture the Company charged to IMF with full title guarantee as a continuing security for the payment or discharge of the Secured Liabilities:-

1. by way of legal mortgage all estates or interests in the freehold and leasehold property described in the Schedule to the Debenture 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;

2. by way of fixed charge:-

2.1 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 property charged in terms of Clause 2.1.1 of the Debenture as set out at point 1 above) together with all buildings, and fixtures (including trade and tenant's fixtures) which are at any time on or attached to the property;

2.2 all present and future interests of the Company in or over land or the proceeds of sale of it and all present and future licences of the Company to enter upon or use land;

See Continuation Sheet 1, page 4

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

Dwf LLP

Date

27 July 2009.

On behalf of ~~XXXXXX~~ [mortgagee/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

Name of company

*insert full name
of Company

* D P LEWINS LIMITED

Addendum 1/4

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

Addendum 2/4

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

Addendum 3/4

3. Names, addresses and descriptions of the mortgages or persons entitled to the charge (continued)

Addendum 4/4

4. Short particulars of all the property mortgaged or charged (continued)

2.3 the benefit of all other agreements relating to land to which the Company is or may become party or otherwise entitled;

2.4 all plant and machinery of the Company now or in the future attached to property which is charged by clause 2.1 of the Debenture as set out at points 1, 2.1, 2.2 and 2.3 above;

2.5 all present and future stocks, shares and other securities owned (at law or in equity) by the Company and all rights, money or property of a capital nature at any time accruing or offered in relation to them, whether by way of bonus, consolidation, conversion, exchange, option, preference, return of capital or otherwise;

2.6 all rights, money or property of an income nature at any time accruing or payable in relation to the stocks, shares and other securities charged by clause 2.1.2.5 of the Debenture as set out at point 2.5 above, whether by way of dividend, distribution, interest or otherwise;

2.7 all rights and interests in and claims under all insurance contracts or policies at any time held by or insuring to the benefit of the Company which relate to Fixed Charge Assets (including all money payable under such contracts and policies;

2.8 all rights and interests and claims under all other insurance or assurance contracts or policies now or in the future held by or insuring to the benefit of the Company (including all money payable under them);

2.9 all patents, utility models, registered and unregistered trade and service marks, rights in passing off, copyright, registered and unregistered rights in designs and database rights in each case now or in the future held by the Company (whether alone or jointly with others) anywhere in the world and including any extensions and renewals of, and any applications for such rights;

2.10 the benefit of all agreements and licences now or in the future entered into or enjoyed by the Company relating to the use or exploitation by or on behalf of the Company in any part of the world of any such rights as are referred to in clause 2.1.2.9 of the Debenture as set out at point 2.9 above but owned by others;

2.11 all the Company's rights held at any time in relation to trade secrets, confidential information and know how in any part of the world.

Name of company

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* D P LEWINS LIMITED

- 2.12 all present and future book debts of the Company;
- 2.13 all other present and future debts or monetary claims of the Company against third parties (excluding those charged under clause 2.1.2.7 or 2.1.2.8 of the Debenture as set out at points 2.7 and 2.8 above or arising on fluctuating accounts with other Group Companies);
- 2.14 the benefit of all warranties, instruments, guarantees, charges, pledges, and other security and all other rights and remedies available to the Company in respect of any Fixed Charge Assets;
- 2.15 all present and future bank accounts, cash at bank and credit balances of the Company (excluding those arising on fluctuating accounts) with any bank or other person whatsoever and all rights relating or attaching to them (including the right to interest); and
- 2.16 all rights, money or property accruing or payable to the Company now or in the future under or by virtue of a Fixed Charge Asset except to the extent that such rights, money or property are for the time being effectively charged by fixed charge under clause 2.1 of the Debenture set out at point 1 and 2.1 to 2.15 above.
3. by way of floating charge all the Assets not effectively otherwise mortgaged, charged or assigned by clause 2 of the Debenture, (including, without limitation, any immovable property of the Company in Scotland and any Assets in Scotland falling within any of the types mentioned in clause 2.1.2 of the Debenture as set out at points 2.1 to 2.16).
- 4 The Company with full title guarantee assigned to IMF as a continuing security for the payment or discharge of the Secured Liabilities (subject to the right of the Company to require the re-assignment of it upon payment or discharge in full of the Secured Liabilities):
- 4.1 all the right, title and interest of the Company in and to any interest rate hedging agreements now or in the future entered into with any person; and
- 4.2 (insofar as they are capable of being assigned by way of security) all the right, title and interest of the Company in and to any agreement to which the Company is a party except to the extent that it is subject to any fixed charge created under any other provisions of the Debenture;
5. To the extent that any such right, title and interest as is referred to in clause 2.2 of the Debenture as set out at point 4 above is not assignable or capable of assignment, the assignment of it purported to be effected by such clause shall operate as an assignment of any and all compensation, damages, income, profit or rent which the Company may derive from it or be awarded or entitled to in respect of it, in each case as a continuing security for the payment or discharge in full of the Secured Liabilities.
6. Any mortgage, fixed charge or other fixed security created by the Company in favour of IMF shall have priority over the floating charge created by the Debenture, except insofar as IMF shall declare otherwise whether at or after the time of creation of such fixed security.
7. IMF may at any time, by notice to the Company, immediately convert the floating charge created under clause 2.1.3 of the Debenture as set out at point 3 above into a fixed charge over any Assets specified in that notice and the floating charge will, without notice from IMF, automatically be converted with immediate effect into a fixed charge:-
- 7.1 in respect of any Assets which become subject to any step by any third party to take a fixed charge;
- 7.2 in respect of any Assets which become subject to any step by any third party to levy any distress, attachment, execution or other legal process against them;
- 7.3 in respect of all Assets charged under clause 2.1.3 of the Debenture if and when the Company ceases to carry on business or to be a going concern; and
- 7.4 in respect of all the Assets on the making of an order for the compulsory winding-up of the Company, on the convening of a meeting for the passing of a resolution for the voluntary winding-up of the Company or the taking of any steps (including, without limitation, the making of an application or the giving of any notice) by the Company or any other person for the appointment of an administrator in respect of the Company.
8. The Company will not without the prior written consent of IMF:-

Name of company

*insert full name
of Company

* D P LEWINS LIMITED

- 8.1 create or attempt to create or permit to subsist any right in security, mortgage, charge, lien (other than a lien arising in the ordinary course of business by operation of law) or any encumbrance, trust agreement, declaration of trust or trust arising by operation of law over all or any Assets (except in favour of IMF); or
- 8.2 sell, transfer, assign, factor, lease or otherwise dispose of or part with possession in any way of all or any of its Assets (other than in terms of a Permitted Disposal); or
- 8.3 in any way dispose of the equity of redemption of any such Asset or any interest in any such Asset.

9. Paragraph 14 of Schedule B1 to the Insolvency Act 1986 shall apply to the charges created by or pursuant to the Debenture.

10. The security created by the Debenture will be a continuing security for the Secured Liabilities notwithstanding any intermediate payment or settlement of all or any part of the Secured Liabilities or other matter or thing whatsoever and will be without prejudice and in addition to any other right, remedy or security of whatever sort which IMF may hold at any time for the Secured Liabilities or any other obligation whatsoever and will not be affected by any release, reassignment or discharge of such other right remedy or security.

11. Section 103 of the Law of Property Act 1925 (*Regulation of exercise of power of sale*) will not apply to the Debenture but the statutory power of sale will as between IMF and a purchaser from IMF arise on and be exercisable at any time after the execution of the Debenture provided that IMF will not exercise the power of sale until payment of all or any part of the Secured Liabilities has been demanded or a Receiver or administrator has been appointed but the proviso will not affect a purchaser or put him upon inquiry whether such demand or appointment has been validly made.

12. Section 93 of the Law of Property Act 1925 (*Restriction on Consolidation of Mortgages*) shall not apply to the Debenture.

13. No purchaser or other person dealing with IMF, any Receiver or any agent or delegate shall be obliged or concerned to enquire whether the right of IMF or any Receiver to exercise any of the powers conferred by or referred to in the Debenture has arisen or become exercisable, whether any of the Secured Liabilities remain outstanding or be concerned with notice to the contrary or whether an event has occurred to authorise IMF or any Receiver to act or as to the propriety or validity of the exercise or purported exercise of any such power.

14. The Company irrevocably and by way of security appoints IMF (whether or not a Receiver or administrator has been appointed) and also (as a separate appointment) any Receiver severally as the attorney and attorneys of the Company, for the Company and in its name and on its behalf and as its act and deed or otherwise, to execute and deliver and otherwise perfect any deed, assurance, agreement, instrument or act which may be required of the Company under the Debenture or may be required or deemed proper in the exercise of any rights or powers conferred on IMF or any Receiver under the Debenture or otherwise for any of the purposes of the Debenture.

In the Debenture:-

"Assets" means 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;

"Fixed Charge Asset" means an Asset for the time being comprised within a mortgage, fixed charge or assignment by way of security created by clauses 2.1, 2.2, 2.3 or (with effect from the date of its creation) any security created pursuant to clause 2.11 of the Debenture;

"Group" means the Company, any holding company of the Company and each of their Subsidiaries from time to time and **"Group Company"** shall be construed accordingly.

"Permitted Disposal" means:

(a) the disposal of stock subject only to the floating charge created by clause 2.1.3 of the Debenture on an arm's length basis in the ordinary course of trading;

(b) disposals of obsolete or redundant assets (other than Fixed Charge Assets, other Assets subject to a fixed charge or

Company number

06691059

Name of company

*insert full name
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* D P LEWINS LIMITED

security in favour of IMF and any other heritable or leased property in Scotland) which are no longer required for the business of any Group Company;

(c) disposals of assets (other than Fixed Charge Assets, other Assets subject to a fixed charge or security in favour of IMF and other heritable or leased property in Scotland) in exchange for replacement assets comparable or superior as to type, value and quality;



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 6691059
CHARGE NO. 2**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEBENTURE DATED 27 JULY 2009
AND CREATED BY D P LEWINS LIMITED FOR SECURING ALL
MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO
INTERNATIONAL MOTORS FINANCE LIMITED AND THEIR
SUCCESSORS AND ASSIGNEES ON ANY ACCOUNT
WHATSOEVER 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 29 JULY 2009**

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29 JULY 2009



Companies House
— for the record —



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**