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CHFP041

COMPANIES FORM No. 395

Particulars of a mortgage or charge

100437/26
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

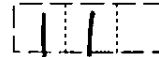
Please complete legibly, preferably in black type or bold block lettering

* 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



4389320

Name of company

*STRATFORD DEVELOPMENTS LIMITED ("the Company")

Date of creation of the charge

19 December 2008

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

Debenture

Amount secured by the mortgage or charge

All the Company's liabilities to Close Brothers Limited ("the Bank") of any kind and in any currency (whether past present or future actual or contingent and whether incurred alone or jointly with another) including banking charges, commission, interest, costs and expenses.

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

Close Brothers Limited, 10 Crown Place, London

Postcode EC2A 4FT

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

Vertex Law LLP
23 Kings Hill Avenue,
Kings Hill
West Malling
Kent ME19 4UA
DX 155770 West Malling 2

Time critical reference

For official use (02/2006)
Mortgage Section

Post room

WEDNESDAY



A05

AVQLR5X9

24/12/2008

279

COMPANIES HOUSE

M395/1

Short particulars of all the property mortgaged or charged

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

1. By way of a Legal Mortgage:-
 All that Land and Buildings at 19 Tring Road and land to the rear of 17 Tring Road, Northchurch, Berkhamstead HP4 3SY (registered at the Land Registry under title numbers HD457577 and HD343409("the Property") and the proceeds of sale lease or other disposition of the Property.

2. By way of legal mortgage all fixtures (including trade fixtures) and fixed plant and machinery owned by or charged to the Company and from time to time on or in the Property (together "the Legally Mortgaged Property") and/or the proceeds of sale of the Legally Mortgage Property;

3. By way of fixed equitable charge all estates or interests in any freehold and leasehold property (except the Legally Mortgaged Property) now and at any time during the continuance of this security belonging to or charged to the Company and all licences now or hereafter held by the Company to enter upon or use land and the benefit of all other agreements relating to the land to which the Company is or may become a party or otherwise entitled and all buildings, fixtures (including trade fixtures) and fixed plant and machinery owned by the Company and from time to time on or in any freehold or leasehold property an interest in which is charged hereunder (together "the Equitably Charged Property") and/or the proceeds of sale of the Equitably Charged Property;

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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)

[Empty box for commission allowance or discount]

Signed [Signature]

Date 19/12/2008

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

Notes

- 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.
- A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
- 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:
 - subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - 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.
- If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 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**.
- The address of the Registrar of Companies is:- Companies House, Crown Way, Cardiff CF4 3UZ.

**Particulars of a mortgage or charge
(continued)**

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Continuation sheet No to Forms Nos 395 and 410 (Scot)

Company number

4389320

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

Name of company

STRATFORD DEVELOPMENTS LIMITED

Limited*

*Delete if inappropriate

Show particulars of all the assets mortgaged or charged
Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

4. By way of fixed charge all balances standing to the credit of any current, deposit or other account of the Company with the Bank (including, inter alia, any account with the Bank designated a realisations accounts for the proceeds of disposal of any of the assets of the Company) or with other bankers, financial institutions or similar third parties ("the Credit Balances");

5. By way of fixed charge all stocks, shares and/or other securities in any other body corporate whether or not certified (together "the Securities") now or at any time during the continuance of this security belonging to the Company (including, without the prejudice to the generality of the foregoing, loan capital, indebtedness or liabilities on any account or in any manner owing to the Company) and all rights in respect of or incidental to the Securities;

6. By way of fixed charge the goodwill and the uncalled capital of the Company now or at any time hereafter in existence and future calls (whether made by the direction of the Company or a Receiver, an Administrator or a Liquidator) and the licences, patents, patent applications, trade names and rights in trademarks, copyrights, whether registered or not, rights of the nature of copyright, registered designs, know how, inventions, rights in confidential information, service marks and all other intellectual property rights now or at any time during the continuance of this security belonging to the Company (together the "Goodwill and Intellectual Property");

7. By way of fixed charge all plant, machinery, vehicles, computers and office and other equipment now or at any time during the continuance of this security belonging to the Company other than insofar as it is part of the Company's stock in trade (together "the Equipment") and

Sum of particulars of all property mortgaged or charged .
~~Amount due or owing on the mortgage or charge (continued)~~

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legibly, preferably
in black type, or
bold block
lettering.**

8. By way of floating charge its undertaking and all its other property, assets and rights whatsoever and wheresoever present and/or future, including those expressed as charged by way of fixed charge if, and to the extent that, such charge may fail (whether by virtue of the laws of England and Wales or the laws of any other jurisdiction in which the relevant property, assets or rights is located or to which it is subject) for any reason to operate as a fixed charge (hereinafter called "the Property charged by way of Floating Charge" and together with the Legally Mortgaged Property, the Equitable Charged Property, the Book and other Debts, the Credit Balances, the Securities, the Goodwill and Intellectual Property, the Equipment and all other property hereby mortgaged or charged collectively called "the Charged Property" which expression may be taken to refer to the real and/or the personal or incorporeal property hereby mortgaged or charged as the context may require or admit).

Note 1 The Debenture contains covenants by the Company with the Bank:-

(a) Not without the previous written consent of the Bank to create or permit to arise any mortgage charge or lien on any of the Company's property nor to dispose of any of the Company's property except that the property subject to the floating charge may be disposed of in the ordinary course of business.

(b) Not without the previous written consent of the Bank to grant or accept a surrender of any lease or licence of or part with or share possession or occupation of the Company's freehold and leasehold property or any part of it.

2. The Debenture gives the Bank power to appoint an Administrator.

Com 395cont-2/4

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

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

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

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

[Empty table area for recording property mortgaged or charged]



FILE COPY

**CERTIFICATE OF THE REGISTRATION
OF A MORTGAGE OR CHARGE**

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

COMPANY NO. 4389320

CHARGE NO. 11

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEBENTURE DATED 19
DECEMBER 2008 AND CREATED BY STRATFORD
DEVELOPMENTS LIMITED FOR SECURING ALL MONIES DUE
OR TO BECOME DUE FROM THE COMPANY TO CLOSE
BROTHERS LIMITED ON ANY ACCOUNT WHATSOEVER WAS
REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE
COMPANIES ACT 1985 ON THE 24 DECEMBER 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29 DECEMBER
2008

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Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES