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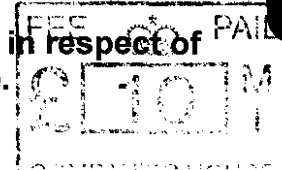
COMPANIES FORM No. 395 *C Hoare & Co £10 - 132857*

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

395

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge.



For official use: Company number

Z1

22473

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

* Insert full name of company

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

Name of company

* WYNNSTAY PROPERTIES PLC

Date of creation of the charge

16 JULY 1999

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

LEGAL CHARGE dated 16 JULY 1999 made between Wynnstay Properties Plc (1) and The United Bank of Kuwait PLC (2)

Amount secured by the mortgage or charge

All monies and liabilities which now are or may at any time or times hereafter be due owing or incurred by the Mortgagor to the Lender or for or in respect of which the Mortgagor may be liable to the Lender on any account or in any manner whatsoever and whether actually or contingently and whether as principal or surety and whether alone or jointly with any other party or parties and interest to the date of repayment (chargeable and payable in such manner and at such rate as has been specifically agreed in a Facility Letter dated 29 September 1993) as well after as before any demande made or judgment obtained or the liquidation or administration of the Mortgagor proper commission

Continued/ ..

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

THE UNITED BANK OF KUWAIT PLC

7 Baker Street, London

Postcode

W1M 1AB

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

Gouldens
22 Tudor Street
London EC4Y OJJ
DX 67 London/Chancery
Ref: AZ/775734

Time critical reference

For official use
Mortgage section

Post room



Short particulars of all the property mortgaged or charged

1. By way of Legal Mortgage:-

ALL THAT the freehold land and premises situate at and known as Unit 3 Eastern Road Aldershot and being registered at H M Land Registry with Title Absolute under title number HP312318

AND together also with all fixtures fittings plant machinery apparatus goods and materials (not being person chattels within the Bills of Sale Acts 1878 to 1882) now or subsequently affixed to or placed upon the said property and being the property of the Mortgagor but excluding tenants fixtures and fittings

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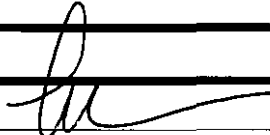
Please complete legibly, preferably in black type or bold block lettering

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

Particulars as to commission allowance or discount (note 3)

NIL

Signed



Date

19 JULY 1999

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", "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 CF4 3UZ.

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Particulars of a mortgage or charge (continued)

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

Company number

22473

Please complete
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in black type, or
bold block lettering

Name of company

WYNNSTAY PROPERTIES PLC

Limited*

*Delete if
inappropriate

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

(note 2)

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Continued..

banking legal and other costs charges and expenses of the Lender or any receiver on a full indemnity basis and also all losses and damages that may be sustained suffered or incurred by the Lender arising out of or in connection with any act matter or thing done or omitted to be done by the Mortgagor under the security or any document arrangement or agreement between the Mortgagor and the Lender or any disclaimer of any of the Mortgagor's contracts agreements or arrangements or any of the Mortgagor's liabilities or obligations to the Lender and also interest on the foregoing to the date of payment

Please complete
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in black type, or
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Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

please complete
legibly, preferably in
black type, or bold
black lettering

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2. By way of Security Assignment:-

ALL the Mortgagor's right title and interest in and to all rental income now or at any future time received or recoverable by the Mortgagor from each tenant of the aforementioned property including (but without limitation) all payments in respect of services and insurance contributions receivable by the Mortgagor and Value Added Tax and any income in respect of the said property whatsoever

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

FILE COPY



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

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

COMPANY No. 00022473

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 16th JULY 1999 AND CREATED BY WYNNSTAY PROPERTIES PUBLIC LIMITED COMPANY FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE UNITED BANK OF KUWAIT PLC ON ANY ACCOUNT WHATSOEVER UNDER A FACILITY LETTER DATED 29th SEPTEMBER 1993 WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 21st JULY 1999.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 26th JULY 1999.

Handwritten initials/signature



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



COMPANIES HOUSE