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CHFP004

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

* insert full name of Company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

A fee of £13 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

06023037

Name of company

1 Walker Street (Wellington) Limited

Date of creation of the charge

23rd April 2008

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

Legal charge

Amount secured by the mortgage or charge

all moneys obligations and liabilities whether actual or contingent now or hereafter due, owing or incurred to the Bank by the Mortgagor in whatever currency denominated whether on any banking or other account or otherwise in any manner whatsoever (whether alone or jointly and in whatever style name or form and whether as principal or surety) including, without limitation, all liabilities in connection with foreign exchange transactions, accepting, endorsing or discounting any notes or bills, or under bonds, guarantees, indemnities, documentary or other credits or any instruments whatsoever from time to time entered into by the Bank for or at the request of the Mortgagor and all amounts which may become payable or for which the Mortgagor may become liable under the Legal Charge and together with interest to date of payment, commission, fees and other charges and all legal and other costs, charges and expenses incurred by the Bank or any receiver in relation to the Mortgagor or the Mortgaged Property on a full indemnity basis and also all losses and damages that may be sustained, suffered or incurred by the Bank arising out of or in connection with any act, matter or thing done or omitted to be done by the Mortgagor under the Legal Charge or any document, arrangement or agreement between the Mortgagor and the Bank or any disclaimer of any of the Mortgagor's contracts, agreements or arrangements or any of the Mortgagor's liabilities or obligations to the Bank, and also interest on the foregoing to the date of payment

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

The Governor and Company of The Bank of Ireland
of 36 Queen Street, London
Postcode EC4R 1HJ

Presenter's name address and reference (if any)

Lawson Coppock & Hart
18 Tib Lane, Cross Street,
Manchester M2 4JA

Ref Z/B0020201

Time critical reference

For official Use (02/06)
Mortgage Section

Post room

THURSDAY



A47 *AME5RZCH* 01/05/2008 119
COMPANIES HOUSE

024547/13
395
Add +33

Short particulars of all the property mortgaged or charged

Firstly, 1 Walker Street Wellington Shropshire TF1 1BD (Land Registry Title Number SL75320) and all buildings structures fixtures (including trade fixtures) and fixed plant machinery and equipment from time to time thereon

Secondly, all the rights, title and interest of the Mortgagor to and in any proceeds of any present or future insurances of the above property

Thirdly, any present and future goodwill attached to the above property by reason of the carrying on of the business (if any) of the Mortgagor or a predecessor of the Mortgagor in that business

Fourthly, all movable plant, machinery, implements, utensils, furniture and equipment now or from time to time placed on or used in or about the above property

Please do not write in this margin

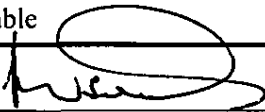
Please complete legibly, preferably in black type, or bold block lettering

Particulars as to commission allowance or discount (note 3)

Not applicable

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

Signed



Date 30/4/2008

On behalf of 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 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 CF14 3UZ



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

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

**COMPANY NO. 6023037
CHARGE NO. 2**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 23 APRIL
2008 AND CREATED BY 1 WALKER STREET (WELLINGTON)
LTD FOR SECURING ALL MONIES DUE OR TO BECOME DUE
FROM THE COMPANY TO THE GOVERNOR & COMPANY OF
THE BANK OF IRELAND 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 1 MAY 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 7 MAY 2008



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES