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COMPANIES FORM No. 395

395

CHFP041

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.

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



06209882

Name of company

0161 Lettings Limited

Date of creation of the charge

9 October 2007

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 certain or contingent) which are now or may at any time in the future be or become from time to time due or owing or incurred to the Lender by the Borrower and whether alone or jointly with any other person or company and in whatever style name or form and whether on any current loan or other account or otherwise in any amount whatsoever and all costs, charges and expenses owed to or properly incurred, directly or indirectly, by or on behalf of the Lender in relation to this or any other security held by or on behalf of the Lender or in relation to the enforcement of any such security and any losses or damage suffered or incurred by the Lender as a result of disclaimer by a liquidator of the obligations of the Borrower under any Facility Letter and all other monies due from the Borrower to the Lender

Definitions
"Borrower" means 0161 Lettings Limited
"Lender" means Tahoe Finance (Manchester) Limited
"Facility Letter" means any facility letter loan agreement or other document or documents under which the Lender has agreed to make available to the Borrower loan or other banking facilities as the same may be from time to time amended supplemented or replaced

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

Tahoe Finance (Manchester) Limited
 c/o Alexander & Co, 17 St Ann's Square, Manchester, Lancashire

Postcode M2 7PW

Presenter's name, address and reference (if any)
 Heatons LLP
 5th Floor
 37 Peter Street
 Manchester M2 5GB
 DX 14477 MANCHESTER 2

For official use (02/2006)
Mortgage Section

Post room

WEDNESDAY



A31

AUCONTOK

10/10/2007

732

COMPANIES HOUSE

Time critical reference
ADC/O16 002

Short particulars of all the property mortgaged or charged

The Borrower with full title guarantee and as security for the payment of all Secured Liabilities charges in favour of the Lender

(a) by way of legal mortgage the freehold property known as 21 Rotherby Road, Manchester M22 4GS registered at the Land Registry under title number GM702339 ("the Mortgaged Property") including all buildings and Fixtures on that property, the proceeds of sale of any part of that property, and the benefit of any covenants for title given or entered into by any predecessor in title of the Borrower in respect of that property or any moneys paid or payable in respect of those covenants

(b) by way of fixed charge all rents arising under any leases or tenancies of the Mortgaged Property presently existing or under any future lease or tenancy of the Mortgaged Property or any part thereof and all other (if any) income arising from the Mortgaged Property, and all benefits in respect of the Insurances and all claims and returns of premiums in respect of them and all other present and future contracts or policies of insurance (including life policies) in which the Borrower now or hereafter has an interest and all moneys from time to time payable thereunder including any refund of premiums

Definitions

"Borrower" means 0161 Lettings Limited

"Lender" means Tahoe Finance (Manchester) Limited

"Fixtures" means all fixtures and fittings (including trade fixtures and fittings) and fixed plant and machinery on the Mortgaged Property

"Insurances" means all contracts and policies of insurance relating to the Mortgaged Property taken out by or on behalf of the Borrower (or to the extent of its interest) in which the Borrower has an interest

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)

Particulars as to commission allowance or discount (note 3)

Signed Heatons LLP. Heatons LLP Date 9 October 2007

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 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

FILE COPY



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

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

COMPANY No 06209882

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 9th OCTOBER 2007 AND CREATED BY 0161 LETTINGS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO TAHOE FINANCE (MANCHESTER) LIMITED 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 10th OCTOBER 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 16th OCTOBER 2007.

Pingels



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —