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COMPANIES FORM No. 395

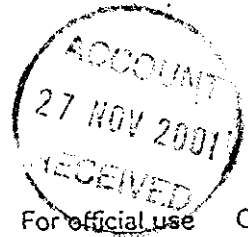
Pre paid a/c
£10 (00400101)

395

Particulars of a mortgage or charge

Please do not
write in
this margin

Pursuant to section 395 of the Companies Act 1985



For official use [] Company number

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

To the Registrar of Companies
(Address overleaf—Note 5)

Name of company

La Hacienda

Insert full name
of company

Date of creation of the charge

8/11/01

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

FIXED CHARGE AND FLOATING CHARGE

Amount secured by the charge

ALL PRESENT AND FUTURE MONETARY AND OTHER LIABILITIES AND OBLIGATIONS NOW OR AT ANY TIME OWED OR INCURRED BY THE COMPANY TO OR IN FAVOUR OF THE SECURITY HOLDER WHETHER (1) ACTUAL OR CONTINGENT (2) LIQUIDATED OR UNLIQUIDATED (3) ARISING IN OR BY CONTRACT TORT RESTITUTION ASSIGNMENT OR BREACH OF STATUTORY DUTY AND (4) WHETHER ARISING UNDER A DISCOUNTING AGREEMENT BETWEEN THE COMPANY AND THE SECURITY HOLDER OR OTHERWISE.

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

THE ROYAL BANK OF SCOTLAND COMMERCIAL SERVICES LIMITED
Smith House, Elmwood Avenue, Feltham, Middlesex
Postcode TW13 7QD

Presentor's name address and reference (if any): MO/MAB/46345

RBS Commercial Services Ltd.
Level 11, Colmore Centre
10 Newhall Street
Birmingham
B3 3EN

For Official Use
Mortgage Section

Post Room



BIR *3505P648* 0375
COMPANIES HOUSE 27/11/01

Time critical reference

Short particulars of all the property mortgaged or charged

(See Rider annexed)

Please do not
write in
this marginPlease complete
legibly, preferably
in black type, or
bold block lettering

AS Per the attached

Particulars as to commission allowance or discount (note 3)

Nil

Signed

Maw Koo

Date

27/11/01

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.

If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.

The address of the Registrar of Companies is:-

Companies House, Crown Way, Cardiff CF4 3UZ

Rider.

As security for the payment of the Secured Monies, the Company with full title guarantee now gives the following mortgages and charges in favour of the Security Holder, namely:

- 2.1.1 a fixed charge by way of legal mortgage on all freehold and leasehold property owned by the Company, including but not limited to land of which the Company is registered as proprietor at HM Land Registry (details of which (if any) are set out in the third Schedule to this deed);**
- 2.1.2 a fixed charge on all of the following assets, whether now or in future belonging to the Company:-**
- (i) the freehold and leasehold properties of the Company not effectively mortgaged under clause 2.1.1 including such as may hereafter be acquired;**
 - (ii) all fixtures and fittings (including trade fixtures and fittings) and fixed plant and machinery in, on or attached to the property subject to the legal mortgage under clause 2.1.1 and all spare parts, replacements, modifications and additions for or to the same;**
 - (iii) any other freehold and leasehold property which the Company shall own, together with all fixtures and fittings (including trade fixtures and fittings) and fixed plant and machinery in, on or attached to such property and all spare parts, replacements, modifications and additions for or to the same;**
 - (iv) all plant and machinery and other equipment listed in the Fifth Schedule and all spare parts, replacements, modifications and additions for or to the same;**
 - (v) all fixed plant and machinery, including all spare parts, replacements, modifications and additions for or to the same, not listed in the Fifth Schedule;**
 - (vi) all goodwill, unpaid and/or uncalled capital of the Company;**
 - (vii) all the Company's Intellectual Property;**
 - (viii) all the Company's Securities;**
 - (ix) all loan capital, indebtedness or liabilities on any account or in any manner owing to the Company from any Subsidiary of the Company or a member of the Company's Group;**
 - (x) all amounts realised by an administrator or liquidator of the Company, upon enforcement or execution of any order of the Court under Part IV of the insolvency Act 1986.**

2.1.3 a fixed charge on all or any of the following assets, whether now in existence or coming into existence in future:-

- (i) all documents of title to any item of property which at any time and for any purpose has been or may be deposited with the Security Holder;
- (ii) the assets mentioned in the title documents referred to in the immediately preceding sub-paragraph;
- (iii) all monies in the bank account specified in clauses 3.1.6 (i) and 3.1.7 and Remittances in respect of which instructions to the Company's bankers have been given under clause 3.1.6 (iii);
- (iv) all Remittances in respect of the Company's Other Debts and Non-Vesting Debts which in accordance with clause 3.1.6 (ii) shall be received by the person or at the address or post office box specified in that sub-clause;
- (v) all other Remittances in respect of Other Debts and Non-Vesting Debts received by the Company pending their being dealt with in accordance with the terms of this deed or any instructions given in accordance with it;
- (vi) any account in the name of the Company under the control of or operated in accordance with the directions of the Security Holder.

2.1.4 a fixed charge on the Company's Other Debts and Non-Vesting Debts, present and future.

2.1.5 a floating charge on such of the moneys present and future which the Company may receive in respect of the company's Other Debts and Non-Vesting Debts and which, until any direction from the Security Holder to the contrary, shall be paid into the bank account of the Company referred to in clause 3.1.8 and which upon such payment will be released from the fixed charge thereon.

2.1.6 a floating charge on the remainder of the undertaking, property rights and assets of the Company whatsoever and wheresoever, both present and future, not subject to the above charges.

FILE COPY



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

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

COMPANY No. 04290723

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A FIXED CHARGE AND FLOATING CHARGE DATED THE 8th NOVEMBER 2001 AND CREATED BY LA HACIENDA LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE ROYAL BANK OF SCOTLAND COMMERCIAL SERVICES LIMITED WHETHER ARISING UNDER A DISCOUNTING AGREEMENT OR OTHERWISE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 27th NOVEMBER 2001.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29th NOVEMBER 2001.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

A handwritten signature in black ink, appearing to be 'R. J. ...'.



Companies House
— for the record —