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COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

CHFP025

Please do not write in this margin

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

*insert full name of Company

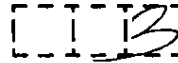
Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

570999/13



004433833

Name of company

* MDC Publising Limited

Date of creation of the charge

4 April 2008

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

Rent Deposit Deed dated 4 April 2008 and made between (1) SEPUT Nominee 75 Limited and SEPUT Nominee 76 Limited ("the Chargee" which expression includes its successors in title) and (2) MDC Publishing Limited ("the Company")

Amount secured by the mortgage or charge

All moneys obligations and liabilities now or later due or owing to the Chargee in consequence of any breach by the Company of its obligations contained in a lease of Unit 14 Acorn Industrial Estate, Crayford, Kent DA1 4AL and dated 28 October 1996 and made between Rich Investments Limited (1) and John Richard Smith and Joyce Pamela Smith (2) (the "Lease") or otherwise payable in relation to the Lease, together with interest as may be specified in the Lease, and all fees and other charges and all legal and other costs, charges and expenses, on a full and unqualified indemnity basis which may be incurred by the Landlord in enforcing the Rent Deposit Deed or its rights under the Lease (together the "Liabilities")

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

SEPUT Nominee 75 Limited and SEPUT Nominee 76 Limited both companies registered in Jersey whose address for service in the UK is Waterhouse Square 138-142 Holborn London (ref SEPUT)
Postcode EC1N 2TH

Presentor's name address and reference (if any)

Wragge & Co LLP
55 Colmore Row
Birmingham
B32AS

Time critical reference
1950321/SJT/PZW

For official Use (06/2005)
Mortgage Section | Post room

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COMPANIES HOUSE

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Short particulars of all the property mortgaged or charged

- (a) All moneys from time to time standing to the credit of the deposit account referred to in the Rent Deposit Deed or any replacement or substituted account (the "Deposit"),
- (b) The Charge created by the Rent Deposit Deed is a continuing security and is a first fixed charge,
- (c) Clause 4.1 of the Rent Deposit Deed provides that the Landlord may from time to time appropriate the Deposit in whole or in part in payment or discharge of those Liabilities which have not yet been paid or discharged by the Company,
- (d) Clause 2.3 of the Rent Deposit Deed provides that all interest arising on the Deposit shall be added to and become part of the Deposit

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)

NIL

Signed

Wragge & Co LLP

Date 08 April 2008

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

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

Notes

† delete as appropriate

- 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 must 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. 4433833
CHARGE NO. 3

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 4
APRIL 2008 AND CREATED BY MDC PUBLISHING LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO SEPUT NOMINEE 75 LIMITED AND NOMINEE 76
LIMITED 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 11 APRIL 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 21 APRIL 2008

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