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COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

A fee of £10 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

CHFP025

Please do not write in this margin

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

*insert full name of Company

[5][1][1]

7633 ✓

Name of company

* WILLIAM SINCLAIR HORTICULTURE LIMITED

Date of creation of the charge

27 JULY 2004

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

MORTGAGE DEED (1G MORTGAGE)

Amount secured by the mortgage or charge

1. The balance from time to time outstanding loaned by the Bank to the Company pursuant to the Business Loan Agreement signed on behalf of the Company a 16 April 2004 and a renewal of the Bank a 15 April 2004
2. Interest as set out in the Business Loan Agreement
3. Commission and other banking charges and legal and administration costs and charges incurred by the Bank in relation to the Mortgage and in carrying the security on a full and unqualified indemnity basis
4. Any fees charged by the Bank of the type specified by the Bank's officials, employees or agents in dealing with any matter relating to the Mortgage.

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

Lloyds TSB Bank Plc, 30-00-02
 25 GRESHAM STREET
 LONDON Postcode EC2U 7HN

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

Andrew & Co
St Swithin's Square
Lincoln
LN2 1HB

For official Use
Mortgage Section

Post room



A43
COMPANIES HOUSE

0648
27/07/04

Time critical reference

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

1. The Company's freehold property at Beavers Street which including buildings, fixed plant and machinery from time to time on the property and fixtures.

2. The benefit of all guarantees or covenants by any director or officer of any of the lessee's obligations under any lease or underlease of the Mortgaged Property

3. Any statements which the Mortgagor has or becomes entitled to or now or does in any company connected with the Mortgaged Property.

Particulars as to commission allowance or discount (note 3)

Nil

Signed Andrew Co Date 27 July 2004

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

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† delete as appropriate

Notes

- 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.
- A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
- 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;
 - subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - 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.
- Cheques and Postal Orders are to be made payable to **Companies House**.
- The address of the Registrar of Companies is:-
Companies House, Crown Way, Cardiff CF14 3UZ

FILE COPY



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

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

COMPANY No. 00007633

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A MORTGAGE DEED DATED THE 27th JULY 2004 AND CREATED BY WILLIAM SINCLAIR HORTICULTURE LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO LLOYDS TSB BANK PLC 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 27th JULY 2004.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29th JULY 2004.

P. Raw



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES