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CHFP041

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legibly, preferably
in black type or
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lettering

* Insert full name
of company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

A fee of £10 (£13 for forms delivered on or after 1 February 2005) 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

041934/13

02645556

Name of company

* OAK TAVERNS LIMITED

Date of creation of the charge

24 JUNE 2005

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

DEBENTURE

Amount secured by the mortgage or charge

All monies owing with interest thereon and all expenses with interest thereon

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

Coors Brewers Limited (Co Reg No 26018) whose registered office is at 137 High Street, Burton on Trent

Postcode DE14 1JZ

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

Gordons
14 Piccadilly
Bradford
West Yorkshire BD1 3LX
DX 11716 - BRADFORD
(Ref NJC/B1004/5666)

Time critical reference

For official use (02/00)
Mortgage Section

NON
PART



PMO
COMPANIES HOUSE
PJ6FR00K
A05
COMPANIES HOUSE
A26
COMPANIES HOUSE
A9G2Z6LR
0096
0482
01/07/05
0573
28/06/05

Short particulars of all the property mortgaged or charged

All that freehold property known as The Old Crown Inn, Chapel Lane, Ebley, Stroud, Gloucestershire registered at H M Land Registry under title number GR188748 including:

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See Continuation sheet attached

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

Date 30 June 2005

On behalf of [company] [mortgagee/chargee]

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 £10 (£13 for forms delivered on or after 1 February 2005) 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.

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Particulars of a mortgage or charge (continued)

Continuation sheet No
to Forms Nos 395 and 410 (Scot)

Company number

02645556

Please complete
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in black type, or
bold block lettering

Name of company

OAK TAVERNS LIMITED

Limited*

*Delete if
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

N/A

Amount due or owing on the mortgage or charge (continued)

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N/A

**Please complete
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in black type, or
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lettering.**

Please do not write Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)
in this margin

**Please complete
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black type, or bold
block lettering**

N/A

Short particulars of all the property mortgaged or charged (continued)

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in black type, or
bold block
lettering.

.... /

(i) by way of legal mortgage, all the freehold and leasehold property now belonging to or charged and/or the proceeds of sale thereof, together with all fixtures and fittings from time to time thereon

(ii) by way of fixed charge, all estates or interests in any freehold and leasehold property now and/or in the future belonging to or charged to the Company (other than the property charged by (i) above) and/or the proceeds of sale thereof, together with all fixtures and fittings from time to time thereon

(iii) by way of fixed charges, all the goodwill and uncalled capital of the Company both present and future

(iv) by way of fixed charge, all the present and future interest of the Company in the Licences and each of them

(v) by way of fixed charge, all stocks shares and other securities now and in the future belonging due or owing to the Company

(vi) by way of fixed charge, all the Insurances

(vii) by way of fixed charge, all intellectual property rights choses in action and claims now and in the future belonging to the Company

(viii) by way of fixed charge, all the interests over land not effectively otherwise charged, and all present and future easements and other rights at any time vested in or conferred on the Company in connection with or otherwise for the benefit of the Property

(ix) by way of fixed charge, all the Equipment and the Stock-in-Trade

(x) by way of floating charge, all the undertaking and other property and assets of the Company both present and future (and not otherwise subject to a fixed charge under this Debenture).

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02645556

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEBENTURE DATED THE 24th JUNE 2005 AND CREATED BY OAK TAVERNS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO COORS BREWERS LIMITED WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 28th JUNE 2005.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 5th JULY 2005.

[Handwritten signature]



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —