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in black type, or
bold block lettering

*insert full name
of company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

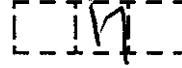
395

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies

For official use

Company number



66516

Name of company

* WESTHAM UNITED PLC

Date of creation of the charge

27 NOVEMBER 1997

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

LETTING AGREEMENT DATED 27 NOVEMBER 1997

Amount secured by the mortgage or charge

ALL SUMS DUE FROM THE TENANT TO THE LANDLORD UNDER THE TERMS OF THE
LETTING AGREEMENT DATED 27 NOVEMBER 1997

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

PENNANT INVESTMENTS LIMITED OF INTERNATIONAL HOUSE, 1 ST KATHARINE'S
WAY, LONDON E1 9TW

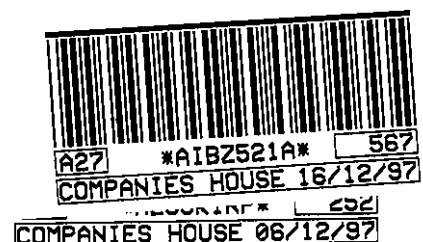
Presentor's name address and
reference (if any):

Penningtons
Bucklersbury House
83 Cannon Street
London
EC4N 8PE

STM/RAL/9350393

Time critical reference

For official use
Mortgage Section



A DEPOSIT OF THREE THOUSAND THREE HUNDRED AND SIXTY POUNDS (£3,360.00) IS CHARGED AS SECURITY FOR THE TENANT'S PERFORMANCE OF ITS COVENANTS UNDER THE LETTING AGREEMENT DATED 27 NOVEMBER 1997 MADE BETWEEN (1) PENNANT INVESTMENTS LIMITED AND (2) THE TENANT OF PREMISES KNOWN AS FLAT 2 IVORY HOUSE EAST SMITHFIELD LONDON E1 IN ACCORDANCE WITH THE DEPOSIT PROVISIONS SET OUT ON THE FIRST PAGE AND AT CLAUSE 2.37 OF THE LETTING AGREEMENT

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

Particulars as to commission allowance or discount (note 3)

Signed

Penningtons

Date 5 DECEMBER 1997

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.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 00066516

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LETTING AGREEMENT DATED THE 27th NOVEMBER 1997 AND CREATED BY WEST HAM UNITED PLC FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO PENNANT INVESTMENTS LIMITED UNDER THE TERMS OF THE LETTING AGREEMENT WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 16th DECEMBER 1997.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 17th DECEMBER 1997.

A handwritten signature in ink, appearing to read 'G. J. Jones', written over a faint, circular embossed seal.

for the Registrar of Companies



C O M P A N I E S H O U S E