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Particulars of a mortgage or charge

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write in
this margin

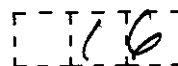
Pursuant to section 395 of the Companies Act 1985

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

*Insert full name
of company

To the Registrar of Companies

For official use Company number



00066516

Name of company

* WEST HAM UNITED PLC ("The Tenant")

Date of creation of the charge

22 NOVEMBER 1996

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

TENANCY AGREEMENT DATED 22 NOVEMBER 1996

Amount secured by the mortgage or charge

ALL SUMS DUE FROM THE TENANT TO THE LANDLORD UNDER
THE TERMS OF THE TENANCY AGREEMENT DATED 22 NOVEMBER
1996

A -

to the Company

to

to the Tenant, Agreement dated 22.11.96.

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

PENNANT INVESTMENTS LIMITED OF
INTERNATIONAL HOUSE 1 ST KATHARINE'S WAY
LONDON

Postcode E1 9TW

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

Penningtons
Bucklersbury House
83 Cannon Street
London
EC4N 8PE

Ref MPS

Time critical reference

For official use
Mortgage section

Post room



A26 *A7GLKR0T* 291
COMPANIES HOUSE 27/11/96

Short particulars of all the property mortgaged or charged

A DEPOSIT OF £3,360.00 IS CHARGED AS SECURITY FOR THE TENANT'S PERFORMANCE OF ITS COVENANTS UNDER THE TENANCY AGREEMENT DATED 22 NOVEMBER 1996 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 CLAUSE 2.37 OF THE TENANCY AGREEMENT

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)

NOT APPLICABLE

Signed

Penningtons

Date 25 NOVEMBER 1996

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 TENANCY AGREEMENT DATED THE 22nd NOVEMBER 1996 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 TENANCY AGREEMENT DATED 22nd NOVEMBER 1996 WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 27th NOVEMBER 1996.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 2nd DECEMBER 1996.

PHIL DAVIES
for the Registrar of Companies

PS
2.12



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

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