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COMPANIES FORM No. 403a

Declaration of satisfaction in full or in part of mortgage or charge

Pursuant to section 403(1) of the Companies Act 1985.

403a

154

CHFP055

Please do not write in this margin

To the Registrar of Companies

For official use

Company Number

Name of company

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420575

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

* MEPC plc

*insert full name of company

I, Dewi Brychan John Price

of 103 Wigmore Street, London W1H 9AB

† delete as appropriate

[a director][the secretary][the administrator][the administrative receiver]† of the above company, do solemnly and sincerely declare that the debt for which the charge described below was given has been paid or satisfied in [full][part]†

insert a description of the instrument(s) creating or evidencing the charge, e.g. 'Mortgage', 'Charge', 'Debenture' etc.

Date and Description of charge #

21/10/97 Second Legal Charge ✓

Date of Registration Ø 23 October 1997 ✓

Name and Address of [chargee][trustee for the debenture holders]

MEPC Capital Corp II ✓

Ø the date of registration may be confirmed from the certificate

Short particulars of property charged §

All that F/H property being land and buildings at Aldermans House, Aldermans Walk ✓

§ insert brief details of property

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

Declared at

Declarant to sign below

103 Wigmore Street
London
W1H 9AB

D J Price

Day Month Year
on 2 8 0 7 2 0 0 0

before me

[Signature]

A Commissioner for Oaths or Notary Public or Justice of the Peace or Solicitor having the powers conferred on a Commissioner for Oaths.

M. M. LEMER LL.B.
SOLICITOR

EMPOWERED TO ADMINISTER OATHS

18 QUEEN STREET

MAYFAIR

LONDON W1X 8JN

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

Miss J Cole
Company Secretarial Assistant
MEPC plc
103 Wigmore Street
London W1H 9AB

For official use
Mortgage Section

Post room



BLUEPRINT
Company Secretary