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CHFP025

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

*insert full name
of Company

COMPANIES FORM No. 395

219249/52

Particulars of a mortgage or charge

A fee of £13 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

[5][1][1][1]

00741598

Name of company

* IBM United Kingdom Limited

Date of creation of the charge

24 May 2007

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

Deed of Rent Deposit ("the Deed")

Amount secured by the mortgage or charge

All Loss (as defined in the Deed) and any other sums incurred by the
chargee as a result of any breach non-performance and non-observance of
any of the tenant's obligations in the lease of Gladstone House, Adelaide
Road, 90 Putney Bridge Road, London SW18 1HR

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

Zurich Assurance Ltd of UK Life Centre, Station Road, Swindon, Wiltshire

Postcode SN1 1EL

Presentor's name address and
reference (if any)

Lawrence Graham LLP
4 More London Riverside
London SE1 2AU

DX 132076 London Bridge 4

DNB/AX1032/8 5715024

Time critical reference

For official Use (02/00)
Mortgage Section

Post room

WEDNESDAY



A41

A3431PZ9

30/05/2007

COMPANIES HOUSE

241

5281367

Short particulars of all the property mortgaged or charged

The Deposit (as defined in the Deed, being the sum of £87,000) and also the Company's interest in the Account (as defined in the Deed, in which the deposit monies are held)

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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 Lawrence Abraham LLP Date 25 May 2007

On behalf of ~~XXXXXX XXXXXX~~ (chargee) †

A fee is payable to Companies House in respect of each register entry for a mortgage or charge (See Note 5)

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 situated 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 £13 is payable to Companies House in respect of each register entry for a mortgage or charge Cheques and Postal Orders must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is Companies House, Crown Way, Cardiff CF14 3UZ

† delete as appropriate

CHFP025

**Particulars of a mortgage or charge
(continued)**Please do not
write in this
binding marginContinuation sheet No _____
to Form No 395 and 410 (Scot)*Please complete
legibly, preferably
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bold block lettering*

Company Number

00741598

Name of Company

IBM United Kingdom Limited

Limited*

* delete if
inappropriate

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

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Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

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

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

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in black type, or
bold block lettering*

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No 00741598

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEED OF RENT DEPOSIT DATED THE 24th MAY 2007 AND CREATED BY IBM UNITED KINGDOM LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO ZURICH ASSURANCE LTD 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 30th MAY 2007.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 5th JUNE 2007

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Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES