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COMPANIES FORM No. 403a

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

403a

CHFP025

Please do not
write in
this margin

Pursuant to section 403(1) 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
(Address overleaf)

For official use

Company number

151

1612740

Name of company

* LEOWELL LIMITED (THE COMPANY)

I, MARK STEINBERG

of 11 WADHAM GARDENS, LONDON, NW3 3DN

† Delete as
appropriate

[a director] ~~XXXXXX~~ 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, eg
'Mortgage',
'Charge',
'Debenture' etc.

Date and Description of charge ‡ 24/06/1999 MORTGAGE

Date of Registration § 01/07/1999

Name and address of [chargee] ~~XXXXXX~~ BRADFORD & BINGLEY
BUILDING SOCIETY OF PO BOX 88, CROSSFLATS, BINGLEY, WEST YORKSHIRE.

§ The date of
registration may
be confirmed
from the
certificate

Short particulars of property charged ø SEE SCHEDULE ATTACHED

ø 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 10 UPPER BERKELEY
STREET, LONDON

Declarant to sign below

Day Month Year

on 16 09 2003

before me DAVID SAUNDERS

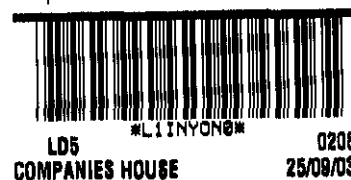
A Commissioner for Oaths or Notary Public or Justice of
the Peace or Solicitor having the powers conferred on a
Commissioner for Oaths

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

Denton Wilde Sapte
1 Fleet Place
London
EC4M 7WS
AM/AMB/49922.00005
6382217/Cont. 6382219

For official use
Mortgage section

Post room



Schedule to Form 403a (6382217)

Short particulars of property charged

- 1.1 All estates or interests in the freehold and other immoveable property comprising the freehold land and buildings known as 10, 11 and 12 Ely Place Camden, London registered at HM Land Registry under title number LN243418 and the proceeds of sale thereof and all buildings and trade and other fixtures on any such property belonging to or charged to the Company (not excluding tenants fixtures) ("the Legally Mortgaged Property").
- 1.2 By way of first ranking fixed charge all plant, machinery, vehicles computers and office and other equipment owned by the Company both present and future situated o the Legally Mortgaged Property.
- 1.3 By way of first ranking fixed charge:
 - (a) all rights and interest of the Company in, and claims under, the policies of insurance now or hereafter held by, or incurring to the benefit of, the Company in respect of the Legally Mortgaged Property; and
 - (b) the benefit of all or any leases, tenancies and licences relating to the Legally Mortgaged Property.
- 1.4 The rental income and licence fees derived from the Legally Mortgaged Property and all right, title and interest to, and in, the same and the right to make demand for and receive the same and the benefit of all securities and guarantees now or at any time held by the Company in relation to thereto.
- 1.4.1 All credit balances, deposits and cash of the Company held by the Lender from time to time including, without limitation, any sums paid to the Lender by the Company and held by the Lender from time to time pursuant to the provisions of clause 20.3 of the Loan Agreement or clause 7.4 of the Mortgage.