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COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge.

CHFP025

Please do not write in this margin

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

*insert full name of Company

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

For official use

Company number

114

2067231

Name of company

* LESIURE LINK ELECTRONIC ENTERTAINMENT LIMITED

Date of creation of the charge

14 MARCH 2001

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

RENT DEPOSIT DEED

Amount secured by the mortgage or charge

£16,300 plus VAT of £2,852.50 being the "Deposit Balance" defined in the Rent Deposit Deed as the sum from time to time standing to the credit of the Account and the "Account" is defined as an interest-bearing account opened with the Landlord's bank ("the Bank") held by the Mortgagee as security for the payment or reimbursement to the Mortgagee for sums incurred by the Mortgagee as Landlord under the Lease of 24 April 1996 between Ironhart Limited (1) the Greenalls Group Plc (2) ("the Lease") due to

5.1.1 any failure by the Tenant during the Term to pay, within seven days after the due date, any of the rents or other sums payable under the Lease or any mesne profits which have been notified to the Tenant and for which the Tenant is liable in respect of the Property;

5.1.2 any default by the Tenant in complying with any covenant or condition contained in the Lease relating to any other matter; or

5.1.3 forfeiture or disclaimer of the Lease or the Tenant ceasing to exist ("the Secured Liabilities").

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

ALLIED DUNGAR ASSURANCE PLC
(CRN 865292) ALLIED DUNGAR CENTRE, STATION
ROAD, SWINDON Postcode SN1 1EL

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

Eversheds
115 Colmore Row
Birmingham
B3 3AL

P/LBMG/24/Warrington

Time critical reference

For official Use
Mortgage Section

Post room



A08
COMPANIES HOUSE

0196
24/03/01

COMPANIES HOUSE

20/03/01

Short particulars of all the property mortgaged or charged

A charge to the Landlord over the Deposit Balance given by the Company as Tenant under the Lease with full title guarantee as security for the Secured Liabilities.

On the date of the Rent Deposit Deed the Tenant paid to the Landlord £16,300 plus VAT of £2,385.50 which was paid into the Deposit Account.

The Rent Deposit Deed contains an acknowledgement by the Landlord that:

(A) the Deposit Balance is and remains beneficially the property of the Tenant, subject to the charge created by the Rent Deposit Deed and the Bank has been notified in writing of this fact; and

(B) it will not make any withdrawals from the Deposit Account except on the terms of this Deed.

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)

N/A

Signed

Genws

Date

19th March 2001

On behalf of [company] [xxxxxxxxxxxxxxxx]

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

† 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.
- 5 Cheques and Postal Orders are to be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is:-

Companies House, Crown Way, Cardiff CF14 3UZ

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02067231

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED THE 14th MARCH 2001 AND CREATED BY LEISURE LINK ELECTRONIC ENTERTAINMENT LIMITED FOR SECURING £16,300 PLUS VAT OF £2,852,50 DUE OR TO BECOME DUE FROM THE COMPANY TO ALLIED DUNBAR ASSURANCE PLC UNDER THE LEASE OF 24 APRIL 1996 WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 24th MARCH 2001.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 28th MARCH 2001.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —