COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

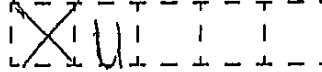Pursuant to section 395 of the Companies Act 1985

M45

To the Registrar of Companies

For official use

Company Number

2518625

Name of Company

* DELFONT MACKINTOSH THEATRES LIMITED

Date of creation of the charge

16 April 1992

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

Mortgage Debenture

Amount secured by the mortgage or charge

All liabilities of the Company present and future actual and/or contingent to National Westminster Bank PLC

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

National Westminster Bank PLC		
41 Lothbury		
London	Postcode	EC2P 2BP

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

National Westminster Bank PLC
Legal Services - Securities Dept.
King's Cross House
200 Pentonville Road
London   N1 9HL
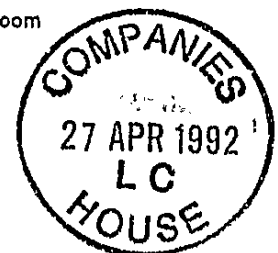
Presentor's Reference and/or telephone number
071-239 8205

For official use
Mortgage Section

REGISTERED

27 APR 1992

Post room

COMPANIES 27 APR 1992 L C HOUSE

27/4

CIF

Time critical reference

28 APR 1992

Short particulars of all the property mortgaged or charged

Please do not
write in this
binding margin

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

(a) A specific equitable charge over the company's estate or interest in all freehold or leasehold properties for the time being belonging to or charged to the Company other than the property hereinafter described and the proceeds of sale thereof.

(b) A specific charge over all stocks shares or other securities in any subsidiary companies or any other company for the time being.

(c) A specific charge over all Book and other Debts for the time being but so that the Company shall pay into the Company's account with the Bank all moneys which it may receive in respect of such debts and shall not without the prior consent in writing of the Bank sell factor discount or otherwise charge or assign the same in favour of any other person or purport to do so and the Company shall if called upon so to do by the Bank from time to time execute legal assignments of such book debts and other debts to the Bank.

(d) A specific charge over its goodwill and the benefit of any licences.

(e) A floating charge over the undertaking and all other property and assets present and future but so that the Company shall not without the Bank's consent create any mortgage or charge ranking in priority to or pari passu with this charge.

(f) A charge by way of legal mortgage over the undermentioned property if any and the proceeds of the sale thereof:

Freehold property known as The Strand Theatre, Aldwych,
London, WC2, title number 266548.

Particulars as to commission allowance or discount

Nil

Per pro
National Westminster Bank PLC
Legal Services - Securities Dept.
King's Cross House
200 Pentonville Road, London   N1 9HL

Please see notes below.

Signed _____

On behalf of mortgagee _____ Authorised Signatory

Date _____ 27 APR 1992 _____

Notes

(a) A description of the instrument, eg 'Trust Deed', 'Mortgage', 'Debenture', etc. as the case may be, should be given.

(b) The rate of interest payable under the terms of the Debentures should not be entered.

FILE COPY

CERTIFICATE OF THE REGISTRATION

OF A MORTGAGE OR CHARGE

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

I hereby certify that a mortgage or charge dated the 16th APRIL 1992
and created by DELFONT MACKINTOSH THEATRES LIMITED

for securing all moneys now due, or hereafter to become due, or from time
to time accruing due from the company to NATIONAL WESTMINSTER BANK PLC

on any account whatsoever

was registered pursuant to Chapter I Part XII of the Companies Act
1985, on the 27th APRIL 1992

Given under my hand at the Companies Registration Office,

Cardiff the 30th APRIL 1992

No. 2518625

c/c
30·4·92
an

an authorised officer

C.69a