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COMPANIES FORM No. 403a

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

403a

CHA 116

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

To the Registrar of Companies

For official use Company number

1110

2585754

Name of company

* COUSIN OF PUBMASTER LIMITED

* Insert full name
of company

I, ANTHONY CROSS

of GREENBANK, HARTLEPOOL TS24 7QS

† 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, eg
'Mortgage',
'Charge',
'Debenture' etc.

Date and Description of charge † SUPPLEMENTAL DEED DATED 1 MARCH 1994

Date of Registration † 15 MARCH 1994 (~~Charge No. 11~~)

Name and address of [chargee] [~~trustee for the debenture holders~~] THE BRENT WALKER GROUP
PLC AND THE WILLIAM HILL GROUP LIMITED, BOTH AT 19 RUPERT STREET, LONDON
W1V 7FS

§ The date of
registration may
be confirmed
from the
certificate

Short particulars of property charged † SEE ATTACHED SCHEDULE

§ 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 CHURCH SQUARE,

Declarant to sign below

CHAMBERS

HARTLEPOOL

the 7th day of OCTOBER

one thousand nine hundred and 98

before me [Signature] D.B. SWAN.

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

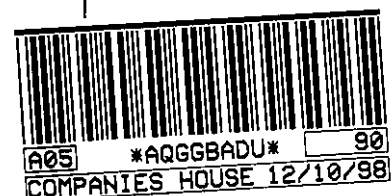
Presentor's name, address and
reference (if any):

Clifford Chance
200 Aldersgate Street
London EC1A 4JJ
PJXH/B4217/122/JZB

No. 217855

For official use
Mortgage section

Post room



SCHEDULE

1. All that freehold property situate at, and known as, the Ship Inn, Greyfriars Way, Great Yarmouth, Norfolk as the same is comprised in a Conveyance dated 6th January, 1994 to the Company:
2. All that leasehold property situate at, and known as, the Smock Public House, 69 Maidenhall Approach, Ipswich, Suffolk as the same is comprised in a Lease dated 21st March, 1962 and made between (1) The Mayor Alderman and Burgesses of the Borough of Ipswich and (2) Ind Coope (East Anglia) Limited; and
3. All fixtures (including trade fixtures) and fixed plant and machinery belonging to the Company for the time being and from time to time on or in the property referred to at 1 or 2 above.