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

*insert full name
of company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

A fee of £10 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

For official use

Company number

	13
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2591237

Name of company

NTL GROUP LIMITED

Date of creation of the charge

21 FEBRUARY 2002

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

RENT DEPOSIT DEED

Amount secured by the mortgage or charge

The amount required to compensate the Mortgagee for non-payment, delay in payment or damage suffered by or debt due to the Mortgagee and all losses which the Mortgagee may incur by reason of or consequent upon any of the following events:

(1) any failure by the Company during the term of the Lease dated 21 February 2002 between Leeds City Council (1) NTL Group Limited (2) ('the Lease') (and (where applicable) includes any period of holding over or extension or continuance of that term whether by statute or common law) to pay, within 14 days after the due date, any of the rents or other sums payable under the Lease or any meson profits which the Company may be liable in respect of the premises and

(2) any default by the Company in complying with any covenant obligation or condition contained in the Lease relating to any other matter; and

(3) Forfeiture or disclaimer of the Lease or the Company ceasing to exist.

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

LEEDS CITY COUNCIL

CIVIC HALL LEEDS

Postcode: LS1 1UR

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

Ford & Warren Solicitors
Westgate Point
Westgate
Leeds LS1 2AX

Time critical reference

For official Use

Mortgage Section

Post room



HLE
COMPANIES HOUSE

0299
08/03/02

FORD & WARREN
Solicitors



Short particulars of all the property mortgaged or charged

Means the sum of £4,000 together with all other money received by the mortgagee under the terms of the rent deposit deed together with any accrued interest on any such Moines from time to time.

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)

Nil

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

Signed

Tord + Werten

Date

7/3/2002

†delete as appropriate

On behalf of chargee

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, e.g. "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. 02591237

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED THE 21st FEBRUARY 2002 AND CREATED BY NTL GROUP LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO LEEDS CITY COUNCIL 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 8th MARCH 2002.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 14th MARCH 2002.

A handwritten signature in black ink, appearing to be 'JG'.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —