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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

[2] [8] [8]

2850597

Name of company

*Mercury Taverns plc

* Insert full name
of company

I, Anthony Cross

of 38 The Lane, Spinkhill, Sheffield, South Yorkshire, S21 3YF

† 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) †

Date and Description of charge ‡ Guarantee and Debenture dated 11 June 1998

Date of Registration § 13 October 1998

Name and address of [~~chargee~~] [trustee for the debenture holders] HSBC Investment Bank plc
Vintners Place, 68 Upper Thames Street, London EC4V 3BJ

† Insert a
description of the
instrument(s)
creating or
evidencing the
charge, eg
'Mortgage',
'Charge',
'Debenture' etc.

§ 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 200 ALDERSGATE ST, ECU

Declarant to sign below

the Fifth day of July

one thousand nine hundred and NINETY-NINE

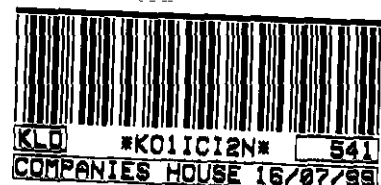
before me [Signature] Ben Wainwright

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

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

Clifford Chance
200 Aldersgate Street
London
EC1A 4JJ

For official use
Mortgage section



Schedule

Property as specified on Parts V and VI (inclusive) of the schedule attached to Form 395 dated 24 June 1998.