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

COMPANIES FORM No. 403a

Company number

03295063

CHFP025

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

* Insert full name

of company

t. Delete as appropriate

‡ 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

ø Insert brief details of property

To the Registrar of Companies (Address overleaf)

Name of company

I.

*West Bromwich Albion Football Club Limited

MARK JENKINS

THORNHILL ROAD, SUTTON COLDFIELD, B74 3EW

[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) (t

For official use

Date and Description of charge \$\frac{1}{2} 18/12/1996 Debenture

Date of Registration § 20/12/1996

The Co-Operative Bank plc, PO Box 101, 1 Balloon Street, Manchester, M60 4EP

Short particulars of property charged ø See attached Schedule

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 THE HAWTHORNS, WET SROUNCH Declarant to sign below

Day Month Year 110 210101

before me fund HA

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

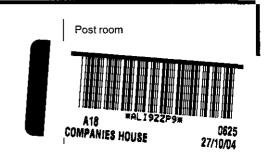
Presentor's name, address and reference (if any):

Pinsents 3 Colmore Circus Birmingham B4 6BH

Our ref: AZB/62821907000/RNS

DX 703167 Birmingham 12 #2534018

For official use Mortgage section



Schedule to Form 403a

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West Bromwich Albion Football Club Limited

(Company number 03295063)

Legal mortgage over the company's F/H and L/H property (including the property comprised in T/NOS WM573980 and WM598956 known as The Hawthorns Football Ground) and the proceeds of sale thereof together with all buildings, structures and fixtures (including trade and tenants' fixtures) from time to time on or in any such property. Fixed and floating charges over the undertaking and all property and assets present and future including goodwill, bookdebts, uncalled capital, buildings, fixtures, fixed plant and machinery.