

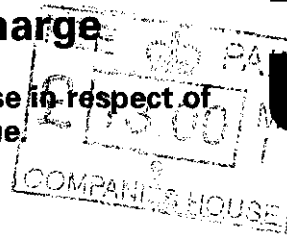


CHFP041

COMPANIES FORM No. 395

048143/13

395

Particulars of a mortgage or charge**A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.**Please do not
write in
this margin*Please complete
legibly, preferably
in black type or
bold block
lettering** Insert full name
of company

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

For official use Company number

12

3609752

Name of company

* Yoomedia plc

Date of creation of the charge

22 September 2006

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

Rent deposit deed supplemental to a lease of 3rd, 4th and 5th floors
155-157 Great Portland Street (Lease) dated 22 September 2006 and made
between Mount Eden Land Limited (Landlord) and Yoomedia plc (Tenant)

Amount secured by the mortgage or charge

The due payment to the landlord of the yearly rent, insurance rent and
service charge payable under the Lease in the manner therein contained
and the observance and performance of the covenants on the part of the
Tenant and the conditions contained in the Lease

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

Mount Eden Land Limited of PO Box 287 4th Floor West Wing Trafalgar Court
Admiral Park St Peter Port Guernsey Channel Islands

Postcode GY1 3RL

Presentor's name, address and
reference (if any):Speechly Bircham
6 St Andrew Street
London
EC4A 3LX
DX 54 Chancery Lane
ref: LGM/SLM/314089

Time critical reference

For official use (06/2005)

Mortgage Section

Post room

A25
COMPANIES HOUSE

A4HS0J28

716
23/09/2006

Short particulars of all the property mortgaged or charged

Monies from time to time standing to the credit of a designated deposit account opened by the Landlord with his bankers or other financial institution in accordance with the provisions of a Rent Deposit Deed dated 22 September 2006 and made between (1) the Landlord and (2) the Tenant wherein is held the Rent Deposit (as that term is defined in the said Rent Deposit Deed)

Please do not write in this margin

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

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

Particulars as to commission allowance or discount (note 3)

See Note 5

Signed

Date 22 September 2006

On behalf of [company] [mortgagee/chargee]

Notes

† Delete as appropriate

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, eg "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. A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. 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 CF4 3UZ.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 03609752

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT RENT DEPOSIT DEED DATED THE 22nd SEPTEMBER 2006 AND CREATED BY YOOMEDIA PLC FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO MOUNT EDEN LAND LIMITED 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 23rd SEPTEMBER 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29th SEPTEMBER 2006 .



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES