CHFP025

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

*insert full name of Company

COMPANIES FORM No. 395

064039 21 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.

Pursuant to section 395 of the Companies Act 1985

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

Name of company

For official use

Company number

03982706

Date of creation of the charge

Jagex Limited

4 November 2008

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

Rent Deposit Deed dated 4 November between (1) Quintain (No 49) Limited (the "Landlord") and (2) Jagex Limited (the "Rent Deposit Deed")

Amount secured by the mortgage or charge

An amount equal to £23,573 plus value added tax of £4,125 (total £27,698 27) (the "Rent Deposit")

2

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

Quintain (No 49) Limited (Registered Number 03954451) 16 Grosvenor Street London

Postcode W1K 4QF

Presenter's name address and reference (if any)

Mayer Brown International LLP 11 Pilgrim Street London EC4V 6RW

21523/03110424

Time critical reference

For official Use (02/06) Mortgage Section





A19

11/11/2008 **COMPANIES HOUSE** 98

Short particulars of all the property mortgaged or charged

The Rent Deposit and the amount from time to time standing to the credit of a designated deposit account with the Landlord's bankers (the "Deposit Account") (which shall include all interest earned from time to time on the amount standing to the credit of the Deposit Account after the deduction of tax payable on such interest but credited not more frequently than once every three months) as security for the performance of the obligations of the Company under a Lease of Premises known as Part Ground Floor Unit 140 Cambridge Science Park Hilton Road dated 13 July 2007 and made between (1) Quintain (No 49) Limited and (2) Jagex Limited

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

495

Particulars as to commission allowance or discount (note 3)

Signed Migr Bran International LLP

Date 7 November 2008

to Companies House in respect of each register entry for a mortgage or charge (See Note 5)

A fee is payable

† delete as appropriate

Notes

- 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.
- A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage", or "Legal charge", etc, as the case may be, should be given
- 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.
- If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet
- A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge Cheques and Postal Orders must be made payable to **Companies House**
- The address of the Registrar of Companies is Companies House, Crown Way, Cardiff CF14 3UZ

M395 Conti	nuation
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Company number

03982706	
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Name of company

*insert full name of Company

Jagex Limited

Addendum 1/4

1 Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Addendum 2/4

2 Amount due or owing on the mortgage or charge (continued)

Addendum 3/4

3 Names, addresses and descriptions of the mortgages or persons entitled to the charge (continued)

Addendum 4/4

4 Short particulars of all the property mortgaged or charged (continued)



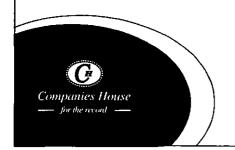
CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 3982706 CHARGE NO. 3

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 4 NOVEMBER 2008 AND CREATED BY JAGEX LIMITED FOR SECURING £27,698.27 DUE OR TO BECOME DUE FROM THE COMPANY TO QUINTAIN (NO 49) LIMITED WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 11 NOVEMBER 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 11 NOVEMBER 2008



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