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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

064039 £13

395

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)

For official use

Company number

[3][1][1][1]

03982706

Name of company

* Jagex Limited

Date of creation of the charge

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")

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

TUESDAY



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A19

11/11/2008

98

COMPANIES HOUSE

- 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

495

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)

Signed Meyer Brown International LLP

Date 7 November 2008

On behalf of ~~XXXXXX XXXXXX~~ [chargee] †

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

† delete as appropriate

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, 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 must be made payable to **Companies House**
- 6 The address of the Registrar of Companies is Companies House, Crown Way, Cardiff CF14 3UZ

Company number

03982706

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**



Companies House
— for the record —

P. Neel



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**