COMPANIES FORM No. 403a

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

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

† 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

a Insert brief details of property

To the Registrar of Compar	nies
(Address overleaf)	

1, Richard Luch

For official use Company number 04524346

Name of company

*LONDON & REGIONAL (EMPIRE) LIMITED

solemnly and sincerely declare that the debt for which the charge described below was given has been paid or satisfied in (full) (CONT) †

Date and Description of charge DEBENTURE, DATED 19/03/2004

Date of Registration § 01/04/2004

ANGLO IRISH BANK CORPORATION PLC, 10 OLD JEWRY, LONDON

SEE ATTACHED SCHEDULE Short particulars of property charged ø

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

Year

Declarant to sign below

Month Day

0101

before me

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):

Herbert Smith LLP Exchange House Primrose Street London EC2A 2HS

For official use Mortgage section 01/08/2006 COMPANIES HOUSE

LONDON & REGIONAL (EMPIRE) LIMITED

(Company No. 04524346)

SHORT PARTICULARS OF CHARGE:

F/H PROPERTY EQUINOX NIGHTCLUB AND EMPIRE CINEMA LEICESTER SQUARE LONDON T/N 167959 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 SEE THE MORTGAGE CHARGE DOCUMENT FOR FULL DETAILS