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COMPANIES FORM No. 395

**395**Please do not  
write in  
this margin**Particulars of a mortgage or charge**

Pursuant to section 395 of the Companies Act 1985

Please complete  
legibly, preferably  
in black type or  
bold block  
lettering\*Insert full name  
of company

To the Registrar of Companies

For official use Company number

[ ]

53703

Name of company

\* THE READING FOOTBALL CLUB PLC

Date of creation of the charge

7th September, 1990

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

DEBENTURE

Amount secured by the mortgage or charge

All monies and liabilities now or at any time or times hereafter due  
or owing or incurred by the Company to Roger Guy Smees.

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

ROGER GUY SNEES, HURST GROVE, HURST, READING, BERKSHIRE.

Postcode

RG10 0SQ

Presentor's name, address and  
reference (if any):PITMANS,  
47, CASTLE STREET,  
READING,  
BERKSHIRE. RG1 7SR

REF: ARP/RB

Time critical reference

For official use  
Mortgage section

Post room

**REGISTERED**

12 SEP 1990

COMPLETED  
12 SEP 1990

Short particulars of all the property mortgaged or charged

See Schedule attached for details of property charged and restrictions accepted by the Company.

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)

NONE

Signed

*Arthur D. Dicks*

Date 10th Sept. 1990

On behalf of [company] [mortgagee/chargee]\*

\*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.

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FORM 395 - THE READING FOOTBALL CLUB - COMPANY 53703

SCHEDULE

A. Details of Property Charged

1. By way of legal mortgage:-

- (a) Freehold land on the south side of Norfolk Road, Reading.
- (b) Freehold land on the north side of Tilehurst Road, Reading.
- (c) Freehold land to the north of and adjoining 203 Tilehurst Road, Reading.
- (d) Freehold land situate in Suffolk Road, Reading.
- (e) Freehold land on the west of Suffolk Road, Reading.
- (f) Freehold land situate in the Tilehurst Road, Reading.

2. By way of equitable charge all the freehold and leasehold property now or in the future acquired by the Company.

3. By way of specific charge all stocks, shares and/or securities now and in the future belonging to the Company in any of its subsidiary companies or any other company and all dividends and other rights in relation thereto.

4. By way of specific charge the goodwill and the benefit of any licences.

5. By way of floating charge all the undertaking and all property, assets and rights whatsoever and wheresoever present and/or future of the Company including any property listed above in the event of such charges failing as fixed charges.

B. Restrictions

Notice is hereby given that the Company has agreed with Roger Guy Smee ("the Chargee") that save to the extent that the Chargee may otherwise consent or agree neither the Company nor any of its subsidiaries will:-

1. With reference to the book debts and other debts hereby charged, sell factor, discount or otherwise charge or assign the same in favour of any other persons.

2. With reference to the property charged by way of floating charge:-

(a) create any mortgage or charge ranking in priority or pari passu with that charge.

(b) sell the whole or except in the ordinary course of business any part of the Company's undertaking.

*Adrian*  
12 SEP 1990  
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## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

I hereby certify that a mortgage or charge dated the 7th SEPTEMBER 1990  
and created by THE READING FOOTBALL CLUB PLC for securing all moneys due  
or to become due from the Company to ROGER GUY SMEE

was registered pursuant to Chapter I Part XII of the Companies Act  
1985, on the 12th SEPTEMBER 1990

Given under my hand at the Companies Registration Office,  
Cardiff the 19th SEPTEMBER 1990

No. 53703

M. A. SMITH  
an authorised officer

Certificate and instrument received by

Post .....

Date 19/9 JK .....

C.69