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CHFP010

Please do not write in
this margin

COMPANIES FORM No 403a

403a

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

Pursuant to section 403(1) of the Companies Act 1985

Please complete
legibly, preferably in
black type, or bold
block letteringTo the Registrar of Companies
(address overleaf)

For official use

Company Number

Name of company

1 17

610095

* Insert full name of
company

* WATERSTONE'S BOOKSELLERS LIMITED

I, ELAINE MARRINER

of 48 HEMSDALE, PINKNEYS GREEN, MAIDENHEAD, BERKSHIRE, SL6 6SL

† delete as
appropriate~~[the director]~~ [the secretary] ~~[the administrator]~~ ~~[the administrative receiver]~~† of the above company, do
solemnly and sincerely declare that the debt for which the charge described below was given has
been paid or satisfied in [full] ~~[part]~~†# insert a
description of the
instrument(s)
creating or
evidencing the
charge, eg
'Mortgage',
'Charge',
Debenture' etc

Date and description of charge # SECURITY AGREEMENT DATED 15 MAY 2002

Date of registration ☒ 31 May 2002Name and address of [chargee] ~~[trustee for the debenture holders]~~†

THE ROYAL BANK OF SCOTLAND PLC, 135 BISHOPSGATE, LONDON, EC2M 3UR

Ø the date of
registration may
be confirmed
from the
certificate

Short particulars of property charged \$ SEE CONTINUATION SHEET ATTACHED HERETO

\$ insert brief details
of propertyAnd 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

Declarant to sign below

Maidenhead
Berkshire

on

Day Month Year

14 02 2003

before me

A Commissioner for Oaths or Notary Public or Justice of the Peace or a Solicitor
having the powers conferred on a Commissioner for OathsPresenter's name, address
and reference (if any)Elaine Marriner
HMV Group plc
Shelley house
2-4 York Road
Maidenhead
Berks
SL6 1SR
Tel 01628 818300

For official use (02/06)

Mortgage Section

Post room

THURSDAY



A42

A05EJXEN

21/02/2008

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COMPANIES HOUSE

DAVID JACKSON
NOTARY PUBLIC
23 QUEEN STREET
MAIDENHEAD
BERKSHIRE
SL6 1NB

TEL 00 44 771 201 0501

david.jackson@heathbuckeridge.com

Company: Waterstone's Booksellers Limited

Registered Number: 610095

Continuation Sheet 1

SHORT PARTICULARS OF PROPERTY CHARGED

Mortgage over the Company's premises situate at 8 Royal Avenue and 16-20 Berry Street, Belfast together with all buildings, machinery etc upon the aforesaid premises, the benefit of all title covenants, the proceeds of sale, a fixed charge over all estates or interest in any freehold or leasehold property, an assignment of all contracts or policies of insurance and floating charge over all assets not effectively mortgaged, charged or assigned by way of fixed mortgage, charge or assignment