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COMPANIES FORM No. 395

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

Pursuant to section 395 of the Companies Act 1985

M330C

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

To the Registrar of Companies

For official use

Company number

☒

1467 092

Name of company

* GAMES WORKSHOP LIMITED

* insert full name
of company

Date of creation of the charge

4th May 1988

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

Rent Deposit Deed between Games Workshop Limited (1)
and The Metropolitan Railway Surplus Lands Company Ltd (2)

Amount secured by the mortgage or charge

£6,250 has been deposited by the Company with The Metropolitan Railway Surplus Lands Company Limited, the Company's landlords, of Brook House, 113 Park Lane, London W1Y 4AY as security for the due performance and observance by the Company of the lessees' covenants and the conditions contained in a lease dated 3rd May 1988 of the premises known as 292 and 294 High Street, Beckenham, Kent made between the Company and the Company's landlords.

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

The Metropolitan Railway Surplus Lands Company Limited,
Brook House, 113 Park Lane, London
W1Y 4AY

Postcode

Presentor's name address and
reference (if any):

Beachcrofts
100 Fetter Lane
London
EC4A 1BN

Ref. MIS/RP/17013

Time critical reference

For official Use
Mortgage Section

REGISTERED
- 6 MAY 1988

Post room

COMPANIES REGISTRATION
- 6 MAY 1988
OFFICE 76

Short particulars of all the property mortgaged or charged

£6,250 deposited by the Company with its landlords as security as aforesaid together with all interest and other monies paid or credited to the relevant bank account to be opened to receive the relevant rent deposit or paid by the Company to its landlords pursuant to the Rent Deposit Deed. The sum of £6,250 is equal to six months principal rent currently payable under the said lease. There is provision in the Rent Deposit Deed for the Company to maintain such deposit in a sum equal to the principal rent (which is subject to review) payable from time to time under the provisions of the said lease for the period of six months next ensuing.

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

Beachcroft

Date 4th May 1988

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 situated 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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**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 4th May 1988
and created by GAMES WORKSHOP LIMITED for securing all moneys due or to
become due from the Company to The Metropolitan Railway Surplus Lands
Company Limited under the terms of a Lease dated 3rd May 1988

was registered pursuant to Chapter I Part XII of the Companies Act
1985, on the 6th May 1988

Given under my hand at the Companies Registration Office,
Cardiff the 18 MAY 1988

No. 1467092

E Church.
E. CHURCH

an authorised officer

Certificate and instrument received by

.....P.O.S.T.....

.....A.P.....

Date20.12.88.....

C.69