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COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

Pursuant to section 395 of the Companies Act 1985

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

To the Registrar of Companies

For official use Company number

[15] m269c
[181]

1467092 Y

Name of company

* GAMES WORKSHOP LIMITED

* insert full name
of company

Date of creation of the charge

20th December 1991

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

Legal Charge

Amount secured by the mortgage or charge

All monies and liabilities which shall for the time being (and whether on or at any time after demand) be due owing or incurred to the Bank by the Company whether actually or contingently and whether solely or jointly with any other person and whether as principal or surety including interest discount commission or other lawful charges and expenses which the Bank may in the course of its business charge in respect of any of the matters aforesaid for keeping the Company's account and so that interest shall be computed and compounded according to the usual mode of the Bank as well after as before any demand made or judgment obtained thereunder and will on such demand also retire all bills or notes which may for the time being be under discount with the Bank and to which the Company is a party whether as drawer acceptor maker or indorser without any deduction whatsoever

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

Governor and Company of The Bank of Scotland

The Mound Edinburgh

Postcode EH1 1YZ

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

Browne Jacobson
44 Castle Gate
Nottingham NG1 6EA

Ref: L15/SMT

Time critical reference

Form F135 (No. 395)
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July 1985

Page 1

For official Use
Mortgage Section

REGISTERED

24 DEC 1991

Post room



Short particulars of all the property mortgaged or charged

The freehold property known as or being
Land and buildings on the West of Chewton Street Hilltop
Eastwood Nottingham registered under title number H.T 49816

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write in
this margin

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

Particulars as to commission allowance or discount (note 3)

Nil

Signed

Brian P. C. B. J. M.

Date

23 December 1991

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.

FILE COPY



**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 20th DECEMBER 1991
and created by GAMES WORKSHOP LIMITED

for securing all moneys now due, or hereafter to become due, or from time
to time accruing due from the company to THE GOVERNOR AND COMPANY OF THE
BANK OF SCOTLAND

on any account whatsoever

was registered pursuant to Chapter I Part XII of the Companies Act
1985, on the 24th DECEMBER 1991

Given under my hand at the Companies Registration Office,
Cardiff the 10th JANUARY 1992

No. 1467092

R. N. Owens
RICHARD NEIL OWENS

an authorised officer

C.69a

POST
13-1-92

HC021B