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

* insert full name
of company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

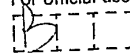
395

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies

For official use

Company number



01467092

Name of company

* GAMES WORKSHOP LIMITED

Date of creation of the charge

21st December 1988

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

Deed of Deposit

Amount secured by the mortgage or charge

All sums in respect of rent service charges or any other payments due from Games Workshop Limited under an Underlease dated 21st December 1988 made between Ravensft Properties Limited and Games Workshop Limited (2) of the premises at 13 Broadweir, Bristol.

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

Ravenseft Properties Limited
Landsec House, 21 New Fetter Lane
London

Postcode

EC4P 4PY

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

Nabarro Nathanson
50 Stratton Street
London
W1X 5FL
Ref: 2A/RMH/R1-6517

For official Use
Mortgage Section

REGISTERED

3 JAN 1989

Post room



Time critical reference

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Short particulars of all the property mortgaged or charged

TWELVE THOUSAND FIVE HUNDRED POUNDS (£12,500.00)

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

Particulars as to commission allowance or discount (note 3)

N/A

Signed *Nahana Nathanson*

Date 30th December 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 393a) 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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**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 21st December 1988
and created by GAMES WORKSHOP LIMITED for securing all moneys due or to
become due from the Company to Ravenscroft Properties Limited under the
terms of the Charge

was registered pursuant to Chapter I Part XII of the Companies Act
1985, on the 3rd January 1989

Given under my hand at Companies Registration Office,
Cardiff the

16 JAN 1989

P. T. Harrington

No. 1467092

P. T. HARRINGTON
an authorised officer

Certificate and instrument received by

..... *L/C*

Date .. *25/1* .. *CR* ..

C.69

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