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*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

[- I 8 I -]

2892803

Name of company

* Landmark Information Group Limited (the "Company")

Date of creation of the charge

18th May 1998

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

Debenture

Amount secured by the mortgage or charge

See annexure 1

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

3i plc (registered number 397156) whose registered office is at 91
Waterloo Road, London SE1 8XP acting for itself and as trustee on behalf
of the Lenders (as defined below) under the Restructuring Agreement (as
defined below) (the "Security Trustee").

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

Addleshaw Booth & Co
Sovereign House, PO Box 8,
Sovereign Street, Leeds,
LS1 1HQ

Ref: DAH/Landmark

Time critical reference

For official use

Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

See annexure 2

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Particulars as to commission allowance or discount (note 3)

Nil

Signed

Addleshaw Booth & Co.

Date 21st May 1998

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.

Annexure 1

All moneys and liabilities (whether present or future actual or contingent) now or at any time or times hereafter due or owing or incurred by the Company (whether as principal or surety) to the Security Trustee or any of the Lenders pursuant to the Restructuring Agreement (other than dividend on any shares).

"Restructuring Agreement" mean the restructuring agreement of dated 18th May 1998 made between the Company (1) 3i plc (2) 3i Group plc, Robert Stephen Holdings Limited and GLE Development Capital Limited (3), Eagle Star Insurance Company Limited (4), Robert Fairchild (5), James Cadoux-Hudson and Christopher Roper (6) and Sitecheck Limited and Envirocheck Limited (7) as the same may be varied or amended from time to time.

"Lenders" means 3i Group plc, Robert Stephen Holdings Limited, GLE Development Capital Limited (as manager of The Second London Enterprise Venture Fund) and Eagle Star Insurance Company Limited and any person who is designated a Lender under the Restructuring Agreement so long as it remains a party to the Restructuring Agreement.

Annexure 2

- 1 By way of fixed charge all estates and interests in any freehold and leasehold property of the Company both present and future (excluding the legally charged property) together with all buildings and fixtures (including trade and other fixtures) and fixed plant and machinery of the Company from time to time thereon and therein and the proceeds of sale thereof.
- 2 By way of fixed charge all stocks shares bonds loan capital and other securities both present and future belonging to the Company (including stocks or shares acquired pursuant to scrip dividends) and all rights relating thereto other than the right to be paid any dividend.
- 3 By way of fixed charge all book debts and other debts both present and future due or owing to the Company.
- 4 By way of fixed charge all the goodwill and uncalled capital of the Company both present and future.
- 5 By way of fixed charge all intellectual property rights and all licences and ancillary rights and benefits (other than royalties and other sums payable in respect thereof) both present and future of the Company.
- 6 By way of floating charge the undertaking and all other property, assets and rights of the Company both present and future not otherwise effectively charged by way of fixed charge pursuant to the Debenture.

The charges created by the Debenture shall be a continuing security and shall unless otherwise agreed in writing by the Security Trustee be first charges.

The Company shall not without the previous written consent of the Security Trustee:

- (a) sell, give or share possession of, grant or agree to grant any lease or tenancy of, or accept or agree to accept a surrender or any variation or addition to the terms of any lease or tenancy of, or otherwise dispose of the fixed charged property or any part thereof;
- (b) sell, assign or otherwise dispose of the whole or any substantial part of the floating charged property except in the ordinary course of business;
- (c) create or attempt to create any fixed mortgage charge or other security upon any part of the fixed charged property which would rank in priority to or pari passu with the fixed charges hereby created;
- (d) allow any lien to arise on or affect any part of the charged property except in the case of a lien arising by operation of law in the ordinary course of business.

"book debts" means all debts due to the Company (including without limitation rents, dividends and royalties or other sums payable in respect of intellectual property rights) whether or not the sum is such as would in the ordinary course of business be entered in the books relating to such business and shall extend to and be deemed to include:

- (1) the benefit of all rights securities and guarantees of any nature whatsoever enjoyed or held by the Company in relation thereto and all moneys becoming payable to the Company in respect of debts due to or claims (including insurance claims) by the Company and any contributions due to the Company's assets pursuant to any court declaration under sections 212-215 of the Insolvency Act 1986 notwithstanding that the amount thereof shall not have been quantified at the time when the moneys hereby secured shall have become payable; and
- (2) all moneys becoming payable to the Company in respect of book debts under or by virtue of any policy of insurance taken out by the Company against the non-payment of book debts.

the **"charged property"** means all the property assets and rights charged under the Debenture.

the **"fixed charged property"** means together all the property assets and rights charged under paragraphs 1 to 5 above.

the **"floating charged property"** shall mean all the property assets and rights charged under paragraph 6 above.

"intellectual property rights" shall mean all rights in patents patent applications inventions trade marks trade mark applications service marks trade names registered designs copyrights know how confidential information trade secrets and any other intellectual property rights.

the **"legally charged property"** means any freehold or leasehold property of the Company which from time to time is and continues to be charged by way of legal mortgage in favour of the Security Trustee.

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CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02892803

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEBENTURE DATED THE 18th MAY 1998 AND CREATED BY LANDMARK INFORMATION GROUP LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO 3i PLC ACTING FOR ITSELF AND AS TRUSTEE ON BEHALF OF THE LENDERS (AS DEFINED) UNDER THE RESTRUCTURING AGREEMENT (AS DEFINED) (THE "SECURITY TRUSTEE") PURSUANT TO THE RESTRUCTURING AGREEMENT (OTHER THAN DIVIDEND ON ANY SHARES) WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 22nd MAY 1998.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 26th MAY 1998.

A handwritten signature in dark ink, appearing to read 'R. N. Owens'.

RICHARD NEIL OWENS

for the Registrar of Companies



C O M P A N I E S H O U S E

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