

M

CHFP041

Please do not
write in
this margin

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

A fee of £13 is payable to Companies House in respect of
each register entry for a mortgage or charge.

395

07/048/13

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

For official use Company number

17

04614811

Name of company

*Norilsk Nickel Europe Ltd

Date of creation of the charge

24 July 2009

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

Rent Deposit Deed supplemental to a lease dated 24 July 2009 of 2nd Floor 40
Queen Street, London between Cockspur Property (General Partner) Ltd and Cockspur
Property (Nominee No.1) Ltd (1) and Norilsk Nickel Europe Ltd (2) (the "Lease")

Amount secured by the mortgage or charge

The payment and discharge of the obligation of Norilsk Nickel Europe
Limited (the "Tenant") to pay the rent reserved by the Lease and to
perform and observe the covenants and conditions on the part of the
Tenant contained in the Lease and also any loss which Cockspur Property
(General Partner) Limited and Cockspur Property (Nominee No.1) Limited
(the "Landlord") may incur occasioned in or incidental to any
consequence upon forfeiture or disclaimer of the Lease

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

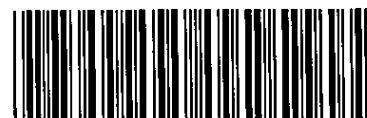
See Continuation Sheet

Postcode

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

Speechly Bircham LLP
6 New Street Square
London
EC4A 3LX
DX 54 Chancery Lane

For official use (02/20
Mortgage Section



P9SED00H

PMO

28/7/09
COMPANIES HOUSE

88

A40

05/08/2009

17

COMPANIES HOUSE

Time critical reference

AMK/ALE/332332

Short particulars of all the property mortgaged or charged

Monies time to time standing to the credit of a deposit account held by the Landlord (or the Landlord's agent) in accordance with the provisions of the Rent Deposit Deed dated 24 July 2009 and made between (1) the Landlord and (2) the Tenant

Please do not write in this margin

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

A fee is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

+ Delete as appropriate

Particulars as to commission allowance or discount (note 3)

Signed

Sporkley Birham LLP

Date

3/8/9

On behalf of [company] [~~mortgagee/chargee~~] +

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.
5. A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders are to be made payable to **Companies House**.
6. The address of the Registrar of Companies is:- Companies House, Crown Way, Cardiff CF4 3UZ.

Please do not
write in this
margin

Particulars of a mortgage or charge (continued)

Continuation sheet No
to Forms Nos 395 and 410 (Scot)

Company number

04614811

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

Name of company

Norilsk Nickel Europe Limited

limited*

*Delete if
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Amount due or owing on the mortgage or charge (continued)

Please do not
write in this
margin

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

Please do not write
in this margin

Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

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

Cockspur Property (General Partner) Limited (company registration number 4711216) and Cockspur Property (Nominee No 1) Limited (company registration number 4702400) both having their registered office at One Bow Churchyard, London, EC4M 9HH

Short particulars of all the property mortgaged or charged (continued)

Please do not
write in this
margin

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



FILE COPY

**CERTIFICATE OF THE REGISTRATION
OF A MORTGAGE OR CHARGE**

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

**COMPANY NO. 4614811
CHARGE NO. 17**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 24
JULY 2009 AND CREATED BY NORILSK NICKEL EUROPE
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO COCKSPUR PROPERTY
(GENERAL PARTNER) LIMITED AND COCKSPUR PROPERTY
(NOMINEE NO 1) LIMITED UNDER THE TERMS OF THE
AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING
THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1
PART XII OF THE COMPANIES ACT 1985 ON THE 28 JULY 2009**

GIVEN AT COMPANIES HOUSE, CARDIFF THE 11 AUGUST 2009



Companies House
— for the record —



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**