

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.

Pursuant to section 395 of the Companies Act 1985

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

Name of company

* NORWICH CITY FOOTBALL CLUB PLC (the "Chargor")

Date of creation of the charge

27 June 2006

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

DEED OF RENTAL ASSIGNMENT (the "Deed")

Amount secured by the mortgage or charge

All moneys, obligations and liabilities which at the date of the Deed or at any time thereafter may be or become due or owing or incurred by the Chargor to the Governor and Company of the Bank of Scotland (the "Bank") on any account (whether solely or jointly with any other person and whether as principal or surety and whether present or future, actual or contingent) together with interest and other bank charges until demand at the interest rate from time to time under the facility letter entered into between the Bank and the Chargor dated 31 March 2006 (the "Facility Letter") and from and after demand until full discharge (as well after as before judgment) at the Default Rate (as defined in the Facility Letter) and such interest shall be compounded monthly in the event of it not being punctually paid but without prejudice to the right of the Bank to require payment of such interest (such costs, charges, and expenses shall for the avoidance of doubt include all amounts which the Bank may require from time

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

The Governor and Company of the Bank of Scotland, with its head office at The Mound, Edinburgh

Postcode EH1 1YZ

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

Mills & Reeve Solicitors
Francis House
112 Hills Road
Cambridge
CB2 1PH

ckif/2002821-0131

Time critical reference

For official Use (06/2005)
Mortgage Section

Post room



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CHFP025

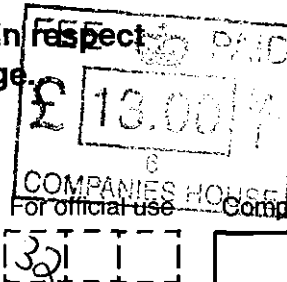
Please do not write in this margin

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

*insert full name of Company

149602/26

395



Company number

154044

Short particulars of all the property mortgaged or charged

The Chargor assigns with full title guarantee all rents due under any lease, tenancy or other agreement, and all licence fees, mesne profits, and other sums of whatever nature due to the Chargor from any tenant, licensee or other occupier or person having rights over the whole or any part or parts of part of the first floor, Jarrold Stand, Carrow Road, Norwich (the "Property") from time to time including without limitation the yearly rent referred to in Schedule 2 of the Deed but excluding such sums (whether reserved as rent or not) paid in respect of contribution to or reimbursement of costs and expenses properly incurred by the Chargor in connection with the insurance or management of or the provision of services to the Property or the tenants, licensees, occupiers or users thereof.

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

Particulars as to commission allowance or discount (note 3)

Signed Hills & Leese

Date 6 July 2006

On behalf of ~~XXXXXXXXXXXX~~ [chargee] †

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

† 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.
- 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 must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF14 3UZ

Company number

154044

Name of company

*insert full name
of Company

* NORWICH CITY FOOTBALL CLUB PLC (the "Chargor")

Addendum 1/4

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

Addendum 2/4

2. Amount due or owing on the mortgage or charge (continued)
to time to compensate it for its internal management and administrative costs and expenses incurred in connection with the enforcement of this security and the recovery of the liabilities secured by it).

Addendum 3/4

3. Names, addresses and description of the mortgages or persons entitled to the charge (continued)

Addendum 4/4

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

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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. 00154044

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEED OF RENTAL ASSIGNMENT DATED THE 27th JUNE 2006 AND CREATED BY NORWICH CITY FOOTBALL CLUB PLC FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND ON ANY ACCOUNT WHATSOEVER 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 8th JULY 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 12th JULY 2006.

P LB



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES