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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.

Pursuant to section 395 of the Companies Act 1985

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

Name of company

* Chubb Group Limited

Date of creation of the charge

16 September 2005

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

Rent Deposit Deed

Amount secured by the mortgage or charge

£68,750 (Sixty eight thousand seven hundred and fifty pounds)

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

Steamboat Management Limited
Apollo House, 56 New Bond Street,
London

Postcode W1S 1RG

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

Jeffrey Green Russell
Apollo House
56 New Bond Street
London
W1S 1RG

AWC10934.00010

Time critical reference

For official Use (02/00)
Mortgage Section

Post room



A06
COMPANIES HOUSE

33
03/10/2005

088439/13

395

COMPANIES HOUSE

For official use

Company number

5111

00585729

Rent, service charges, insurance premiums or other contribution to the cost of insurance of the premises at 32 St James Square, London, SW1 ("the Premises") interest, value added tax and other payments payable to or recoverable by Steamboat Management Limited ("the Landlord"), pursuant to a lease of the Premises dated 26 July 1984 made between Reunion Properties Company Limited (1) and Goddard Kay Rogers and Associates Limited (2) ("the Lease"); claims, demands, damages, losses, costs and expenses incurred or suffered by the Landlord arising out of the breach by the Chartered Institute of Public Relations ("the New Tenant") as assignee or by Chubb Group Limited ("the Assignor Tenant") under privity of contract of the covenants and conditions on the part of the tenant in the Lease or by the Assignor Tenant of its obligations in the Rent Deposit Deed dated 16 September 2005 made between the Landlord and the Assignor Tenant ("the Deed"); and loss of mesne profits and other losses arising in consequence of forfeiture or disclaimer of the Lease; whether actual or contingent and whether or not ascertained at the termination of the Deed.

SEE ATTACHED FAX

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legibly, preferably
in black type, or
bold block
lettering

Particulars as to commission allowance or discount (note 3)

Signed Jeffrey Green Russell Date 30/09/2005
On behalf of ~~XXXXXX~~ [mortgagee/chargee] † Steamboat Management Limited

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



Apollo House
56 New Bond Street London W1S 1RG
Fax: +44 (0) 20 7339 7001 Web: jgrweb.com DX: 44627 MAYPAIR
Tel: +44 (0) 20 7339 7000

FAO Steve Russell
Companies House
Cardiff
DX 33050

Direct Email: awc@jgrlaw.co.uk
Direct Fax No: 020 7307 0272
Direct Dial 020 7339 7024

3 October 2005

By DX and Fax: 02920 380827
Our Ref: AWC/10934.00010

Dear Steve,

Forms 395 Relating to Chubb Group Limited (Company Number 00585729) and The Chartered Institute of Public Relations (Company Number RC000801)

Further to our telephone conversation, please amend the short particulars of the charges relating to the above companies to read:

"The Deposit and Deposit Account with payment of the Liabilities. Charged with full title guarantee."

If require any further information, please do not hesitate to contact Anna Wells-Cole of this office on 020 7339 7024.

Many thanks,

Yours sincerely

Jeffrey Green Russell

JEFFREY GREEN RUSSELL

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 00585729

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT RENT DEPOSIT DEED DATED THE 16th SEPTEMBER 2005 AND CREATED BY CHUBB GROUP LIMITED FOR SECURING £68,750 DUE OR TO BECOME DUE FROM THE COMPANY TO STEAMBOAT MANAGEMENT LIMITED WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 3rd OCTOBER 2005.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 5th OCTOBER 2005.

PDM



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES