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Laserform International Limited 12/99

DEED OF RELEASE

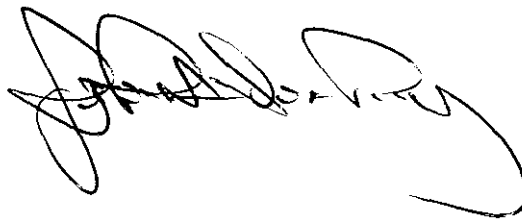
COUNTY AND DISTRICT : Chiltern : Leicester
TITLE NUMBER(S) : BM171862 and BM2130
PROPERTY : The Grange Garage, High Street, Chalfont St. Peter
and Brimrod, High Street, Chalfont St. Peter
DATED : 23rd December 1999

THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND as Security Trustee of PO Box 5, The Mound, Edinburgh, EH1 1YZ (the "Chargee") hereby admits that the charges contained in a Debenture ("the Debenture") dated 19 October 1999 and made between the Chargee (1) and Forecourt Properties Limited (Company No. 1723832) ("the Company") (2) of which it is proprietor are discharged as to the above mentioned Property or any property placed on or used in or about the same.

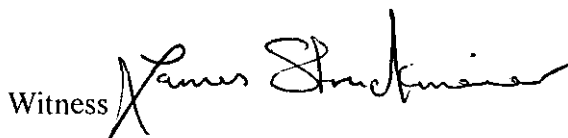
Save as referred to above nothing herein contained shall prejudice or affect the security of the Chargee under the Debenture in respect of the remaining property undertaking and assets comprised therein or the obligations of the Company or the rights of the Chargee thereunder and for the avoidance of doubt subject to this release the Debenture will remain in full force and effect

In witness whereof this Deed has been executed and delivered as a deed on the above date

EXECUTED as a Deed by)
)
for and on behalf of the)
Governor and Company of the)
Bank of Scotland)
in the presence of:-)



Witness



Bank Official