

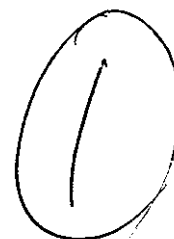
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COMPANIES FORM No. 395

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985



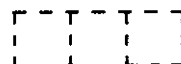
395

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

*Insert full name
of company

To the Registrar of Companies

For official use Company number



3173146

Name of company

* STRATTONS AND CO (CONSULTANTS SURVEYORS) LIMITED

Date of creation of the charge

21ST NOVEMBER 1996

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

DEED OF DEPOSIT SUPPLEMENTAL TO A LEASE DATED 3RD SEPTEMBER
1996 RELATING TO PART OF THE 6TH FLOOR THE ROTUNDA NEW STREET
BIRMINGHAM

Amount secured by the mortgage or charge

The whole or any part of the rents reserved by the Lease or
any money (including interest) payable pursuant to the Lease or
any expense incurred by Hammerson UK Properties Plc or due to
Hammerson UK Properties Plc in consequence of any failure by
Strattons and Co (Consultants Surveyors) Limited to observe
and perform the covenants and obligations of and the
conditions binding Strattons and Co (Consultants Surveyors)
Limited contained in the Lease.

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

Hammerson UK Properties Plc

100 Park Lane

London

Postcode

W1Y 4AR

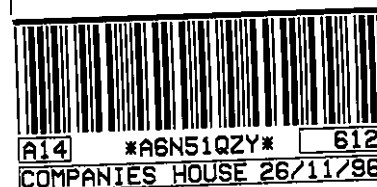
Presentor's name, address and
reference (if any):

HERBERT SMITH
Exchange House
Primrose Street
London EC2A 2HS

Ref: 129/P418

For official use
Mortgage section

Post room



Time critical reference

Short particulars of all the property mortgaged or charged

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All monies from time to time standing to the credit of an interest bearing account opened in the name of Hammerson UK Properties Plc with a bank or other institution of Hammerson UK Properties Plc's choosing or such other account or fund on the money market as Hammerson UK Properties Plc from time to time in its absolute discretion may select in accordance with the provisions of a Rent Deposit Deed dated 21st November 1996 and made between Hammerson UK Properties Plc and Strattons and Co (Consultants Surveyors) Limited wherein is held the Deposit Balance (as that term is defined in the said Rent Deposit Deed).

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

Particulars as to commission allowance or discount (note 3)

Signed

Herbert Smith

Date 22nd November 1996

On behalf of ~~[company]~~ ~~[mortgagee/chargee]~~ *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.



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 03173146

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEED OF DEPOSIT SUPPLEMENTAL TO A LEASE DATED 3/9/1996 RELATING TO PART OF THE 6th FLOOR THE ROTUNDA NEW STREET BIRMINGHAM DATED THE 21st NOVEMBER 1996 AND CREATED BY STRATTONS AND CO (CONSULTANTS SURVEYORS) LIMITED FOR SECURING THE WHOLE OR PART OF THE RENTS RESERVED BY THE LEASE OR ANY MONEY PAYABLE PURSUANT TO THE LEASE OR ANY EXPENSE INCURRED BY HAMMERSON UK PROPERTIES PLC OR DUE TO HAMMERSON UK PROPERTIES PLC IN CONSEQUENCE OF ANY FAILURE BY STRATTONS AND CO (CONSULTANTS SURVEYORS) LIMITED TO OBSERVE AND PERFORM THE COVENANTS AND OBLIGATIONS CONTAINED IN THE LEASE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 26th NOVEMBER 1996.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 27th NOVEMBER 1996.


M. IKRAM DAR.

for the Registrar of Companies

LC
27-11-96



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

HC026A