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COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

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

CHFP025

Please do not write in this margin

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

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

2111

03982706

077433/13

Name of company

* JAGEX LIMITED (the "Tenant") of Legal Surfing Centre, St. Andrews House, 90 St. Andrews Road, Cambridge CB4 1DL

Date of creation of the charge

16 OCTOBER 2006

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

RENT DEPOSIT DEED dated 16 October 2006 between the Commissioners (as defined below) (1) and the Tenant (2) (the "Deed")

Amount secured by the mortgage or charge

£167,640.19 together with any amounts from time to time credited to the deposit account (the "Deposit Balance")

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

THE CROWN ESTATE COMMISSIONERS (the "Commissioners")
16 NEW BURLINGTON PLACE
LONDON

Postcode W1S 2HX

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

Burges Salmon LLP
Narrow Quay House
Narrow Quay
Bristol
BS1 4AH

AB16/MS01/31933.151

Time critical reference

For official Use (02/00)
Mortgage Section

Post room



A26
COMPANIES HOUSE

323
19/10/2006

Short particulars of all the property mortgaged or charged

The Tenant with full title guarantee has charged in favour of the Commissioners by way of first fixed charge the Deposit Balance pursuant to the terms of the Deed:

- (a) Until such time as the Deposit Balance is released to the Tenant in accordance with the Deed; and
- (b) As a continuing security for all amounts payable to the Commissioners and/or pursuant to a Lease dated 16 October 2006 made between The Queen's Most Excellent Majesty (1) The Commissioners (2) and the Tenant (3) (the "Lease") and/or the Deed in respect of any event of default (which means any failure by the Tenant to pay a rent payable under the Lease or any breach of covenant by the Tenant under the terms of the Lease or a Termination Event (as defined in the Deed) occurring.

The Tenant by way of security for the proper performance of the Tenant's covenants and obligations contained in the Deed has appointed the Commissioners to act as the Tenant's attorney to take any action in the Tenant's name or otherwise which the Commissioners require in order to ensure such performance.

Please do not write in this margin

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

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95

Particulars as to commission allowance or discount (note 3)

NIL

Signed

Burger Salmon LLP

Date 18 OCTOBER 2006

On behalf of ~~XXXXXXXXXXXXXXXXXX~~ [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

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 03982706

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT RENT DEPOSIT DEED DATED THE 16th OCTOBER 2006 AND CREATED BY JAGEX LIMITED FOR SECURING £167,640.19 AND ALL OTHER MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE CROWN ESTATE COMMISSIONERS 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 19th OCTOBER 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 24th OCTOBER 2006.



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES