



Short particulars of all the property mortgaged or charged

The Company charges to BoS will full title guarantee:

- 1 by way of assignment the gross rents, licence fees and other monies receivable then or thereafter at any time by the Company in respect of or arising out of any lease or otherwise without limitation derived by the Company from the Property known as Telford Forge Retail Park (the Property) or otherwise paid to or received by the Company in respect of the Property (including without limitation all and any VAT (if applicable) thereon and all interest as may from time to time be payable thereon as provided for under the terms of the relevant lease and all insurance monies payable in respect of loss of rents and all mesne profits) but save for insurance rents or service charges (the Rental Income) and the benefit to the Company of all other rights and claims to which the Company was then or may in the future become entitled in relation to the Property; and
- 2 by way of assignment and release to BoS all monies for the time being and from time to time standing to the credit of and the benefit of the debt represented by the account number 6002954 opened in the name of the Company by the Company with any office or branch of BoS and any account which may from time to time be opened by the Company with BoS in substitution for such

Please do not  
write in  
this margin

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

Particulars as to commission allowance or discount (note 3)

NIL

Signed

*Wal Man*

Date

*12 December 2002*

On behalf of [company] [mortgagee/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 situated 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.

account or otherwise pursuant to the provisions of the security (the Rent Account) whether in addition to or by way of renewal of or replacement for any sums previously credited or otherwise and any accretions thereto and all rights to repayment thereof (the Deposit).

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

The Company agrees not to create or permit to subsist or arise any encumbrance or any right or option in relation to all or any part of the Rental Income or the Deposit.

FILE COPY



## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04545951

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEED OF ASSIGNMENT AND CHARGE DATED THE 12th DECEMBER 2002 AND CREATED BY STADIUM RETAIL INVESTMENTS (2002) LIMITED 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 WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 13th DECEMBER 2002.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 18th DECEMBER 2002.

*R. Dain*



*Companies House*

— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES