

MORTGAGE DETAILS

Company Number: 02870308
Company Name: NEWSCREEN MEDIA GROUP PLC

Number of Charges: 6 (1 outstanding / 0 part satisfied / 5 satisfied)

The following details relate to all outstanding and part-satisfied charges for the company together with charges satisfied since 01/01/1987. Charges are displayed with the oldest first.

View charges from: to:

Satisfied

Description: SINGLE DEBENTURE

Charge is Satisfied date: 15/10/1997

Person(s) Entitled: LLOYDS BANK PLC

Acquisition Date:

Created: 12/05/1995

Registered: 17/05/1995

Form Type: 395

Amount Secured: ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE CHARGEE ON ANY ACCOUNT WHATSOEVER

Short Particulars: FIXED AND FLOATING CHARGES OVER THE UNDERTAKING AND ALL PROPERTY AND ASSETS PRESENT AND FUTURE INCLUDING GOODWILL BOOKDEBTS UNCALLED CAPITAL BUILDINGS FIXTURES FIXED PLANT AND MACHINERY

Forms registered against this charge:

| TYPE | DATE |
|--------|------------|
| 403(A) | 15/10/1997 |

Description: FIXED AND FLOATING CHARGE

Charge is Satisfied date: 02/09/1999

Person(s) Entitled: MIDLAND BANK PLC

Acquisition Date:

Created: 17/05/1996

Registered: 22/05/1996

Form Type: 395

Amount Secured: ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE CHARGEE ON ANY ACCOUNT WHATSOEVER

Short Particulars: FIXED AND FLOATING CHARGES OVER THE UNDERTAKING AND ALL PROPERTY AND ASSETS PRESENT AND FUTURE INCLUDING UNCALLED CAPITAL GOODWILL BOOKDEBTS AND PATENTS

Forms registered against this charge:

| TYPE | DATE |
|--------|------------|
| 403(A) | 02/09/1999 |

Description: DEBENTURE**Charge Is** Satisfied date: 02/09/1999**Person(s) Entitled:** MIDLAND BANK PLC**Acquisition Date:****Created:** 17/10/1997**Registered:** 22/10/1997**Form Type:** 395**Amount Secured:**

ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE CHARGEES ON ANY ACCOUNT WHATSOEVER

Short Particulars:

FIXED AND FLOATING CHARGES OVER THE UNDERTAKING AND ALL PROPERTY AND ASSETS PRESENT AND FUTURE INCLUDING GOODWILL BOOKDEBTS UNCALLED CAPITAL BUILDINGS FIXTURES FIXED PLANT AND MACHINERY SEE THE MORTGAGE CHARGE DOCUMENT FOR FULL DETAILS

Forms registered against this charge:**TYPE****DATE**

403(A)

02/09/1999

Description: DEBENTURE**Charge Is** Satisfied date: 07/07/2001**Person(s) Entitled:** BARCLAYS BANK PLC**Acquisition Date:****Created:** 19/03/1999**Registered:** 30/03/1999**Form Type:** 395**Amount Secured:**

ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE CHARGEES ON ANY ACCOUNT WHATSOEVER

Short Particulars:

FIXED AND FLOATING CHARGES OVER THE UNDERTAKING AND ALL PROPERTY AND ASSETS PRESENT AND FUTURE INCLUDING GOODWILL BOOKDEBTS UNCALLED CAPITAL BUILDINGS FIXTURES FIXED PLANT AND MACHINERY SEE THE MORTGAGE CHARGE DOCUMENT FOR FULL DETAILS

Forms registered against this charge:**TYPE****DATE**

403(A)

07/07/2001

Description: MORTGAGE DEBENTURE**Charge Is** Satisfied date: 12/09/2002**Person(s) Entitled:** NATIONAL WESTMINSTER BANK PLC**Acquisition Date:****Created:** 18/04/2001**Registered:** 24/04/2001**Form Type:** 395**Amount Secured:**

ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE CHARGEES ON ANY ACCOUNT WHATSOEVER

Short Particulars:

A SPECIFIC EQUITABLE CHARGE OVER ALL FREEHOLD AND LEASEHOLD PROPERTIES AND/OR THE PROCEEDS OF SALE THEREOF FIXED AND FLOATING CHARGES OVER UNDERTAKING AND ALL PROPERTY AND ASSETS PRESENT AND FUTURE INCLUDING GOODWILL BOOKDEBTS AND THE BENEFITS OF ANY LICENCES

Forms registered against this charge:**TYPE****DATE**

403(B)

23/11/2001

403(A)

12/09/2002

Description: RENTAL DEPOSIT DEED

Charge Is

Person(s) Entitled: SARLIS INVESTMENT CORPORATION

Acquisition Date:

Created: 11/03/2003

Registered: 12/03/2003

Form Type: 395

Amount Secured:

ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE CHARGEES UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING THE CHARGE

Short Particulars:

THE AMOUNT FROM TIME TO TIME STANDING TO THE CREDIT OF THE RENT DEPOSIT ACCOUNT OPENED BY THE LANDLORD'S SOLICITORS (RUSSELL-COOKE) PURSUANT TO THE TERMS OF THE RENT DEPOSIT DEED TOGETHER WITH ANY ACCRUED INTEREST WHICH HAS NOT BEEN PAID TO THE TENANT

M

COMPANIES FORM No. 403a Declaration of satisfaction In full or in part of mortgage or charge

403a

CHFP026

Please do not
write in
this margin

Pursuant to section 403(1) of the Companies Act 1985

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

To the Registrar of Companies
(Address overleaf)

For official use

Company number

(51)

02870308

* Insert full name
of company

Name of company

JUST GROUP PLC

I, GRAHAM CALDERBANK

of JUST HOUSE, QUEEN STREET, MAIDENHEAD, BERKSHIRE SL6 1HZ

† Delete as
appropriate

[a director] ~~the secretary the administrator the administrative receiver~~ † of the above company, do

solemnly and sincerely declare that the debt for which the charge described below was given has been
paid or satisfied in (full) (part) †

‡ Insert a
description of the
instrument(s)
creating or
evidencing the
charge, eg
'Mortgage',
'Charge',
'Debenture' etc.

Date and Description of charge ‡ 18/04/2001 MORTGAGE DEBENTURE ✓

Date of Registration § 24/04/2001 ✓

Name and address of [chargee] ~~to use for the debt~~ ✓
NATIONAL WESTMINSTER BANK PLC

§ The date of
registration may
be confirmed
from the
certificate

Short particulars of property charged ¶ A SPECIFIC EQUITABLE CHARGE OVER ALL
FREEHOLD AND LEASEHOLD PROPERTIES, FIXED AND FLOATING CHARGES OVER
UNDERTAKING AND ALL PROPERTY AND ASSETS PRESENT AND FUTURE ✓

¶ Insert brief
details of
property

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the
provisions of the Statutory Declarations Act 1835.

Declared at Sturidians Solicitors, 14 Red Lion

Declarant to sign below

Square, London WC1R 4QD

Day Month Year

on

| | | |
|----|----|------|
| 11 | 09 | 2002 |
|----|----|------|

before me

A Commissioner for Oaths or Notary Public or Justice of
the Peace or Solicitor having the powers conferred on a
Commissioner for Oaths

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

Mihcon de Reya
Summit House, 12 Red Lion
Square, London, , WC1R 4QD

For official use
Mortgage section

Post room



A47
COMPANIES HOUSE

0628
12/09/02

FILE COPY



**CERTIFICATE OF THE REGISTRATION
OF A MORTGAGE OR CHARGE**

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

COMPANY No. 02870308

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A MORTGAGE DEBENTURE DATED THE 18th APRIL 2001 AND CREATED BY JUST GROUP PUBLIC LIMITED COMPANY FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO NATIONAL WESTMINSTER BANK PLC ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 24th APRIL 2001.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 26th APRIL 2001.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House
— for the record —

[Handwritten signature]

HC026B

Short particulars of all property mortgaged or charged

- a) A specific equitable charge over the Company's estate or interest in all freehold or leasehold properties for the time being belonging to or charged to the Company other than the property hereinafter described and the proceeds of sale thereof.
- b) A specific charge over all plant machinery vehicles computers and office and other equipment both present and future (excluding all stock in trade) and the full benefit of all warranties and maintenance contracts for any of the same.
- c) A specific charge over all stocks shares and other securities either in or issued by any subsidiary companies or any other company and all dividends and other rights in relation thereto.
- d) A specific charge over all Book and other Debts for the time being but so that the Company shall pay into the Company's account with the Bank all moneys which it may receive in respect of such debts and shall not without the prior consent in writing of the Bank sell factor discount or otherwise charge or assign the same in favour of any other person or purport to do so and the Company shall if called upon so to do by the Bank from time to time execute legal assignments of such book debts and other debts to the Bank.
- e) A specific charge over its goodwill and the benefit of any licences and all patents patent applications inventions trade-marks trade names registered designs copyrights know-how and any other intellectual property rights.
- f) A floating charge over the undertaking and all other property and assets present and future but so that the Company shall not without the Bank's consent create any mortgage or charge ranking in priority to or pari passu with this charge.

Particulars as to commission allowance or discount (note 3)

Nil

Per pro
National Westminster Bank PLC
Credit Documentation - Manchester Centre

Signed



Date

23/4/01

On behalf of mortgagee (Authorised Signatory)

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 despatched 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.
5. The address of the Registrar of Companies is:-
Companies House, Crown Way, Cardiff CF14 3UZ