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in black type, or
bold block lettering

*insert full name
of Company

COMPANIES FORM No. 395 *Child + Co tto 104633* Particulars of a mortgage or charge

A fee of £10 is payable to Companies House in respect
of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

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

For of **COMPANIES HOUSE** number

245

1777777

Name of company

* BRITISH AIRWAYS PLC ("the Tenant")

Date of creation of the charge

17 AUGUST 2000

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

RENT ACCOUNT DEED

Amount secured by the mortgage or charge

All monies payable to the Landlord as a result of the failure of the
Tenant to pay:-

(i) the rents reserved by and/or other sums payable by the Tenant
under the terms of a Lease dated 17 August 2000 ("the Lease") of Part
Fourth Floor, The Tower, Waterloocentre, York Road, Waterloo, London
SE1

(ii) any loss of expense cost claim or liability or damage suffered or
incurred by the Landlord either as a result of any breach of any
covenant agreement or condition on the part of the Tenant under the
Lease or as a result of the determination of the Lease by forfeiture
disclaimer by any liquidator or trustee in bankruptcy of the Tenant

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

THE CONTINUUM INTERNATIONAL PUBLISHING GROUP LIMITED (Company
Registration Number 3833148) whose registered office is at Bucklersbury
House, 3 Queen Victoria Street, London ("the Landlord")

Postcode EC4N 8NA

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

EDWIN COE
2 STONE BUILDINGS
LINCOLN'S INN
LONDON WC2A 3TH

REF: JGT/SB/19325002

Time critical reference

For official Use
Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

Charge over the Tenant's interest in a specifically designated interest earning deposit account opened by the Landlord prior to the date hereof in which is held the sum of Thirty Three Thousand Two Hundred and Forty Two Pounds and 50p (£33,242.50) (together with all interest accrued thereon) and all monies in the future held on that account.

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

Particulars as to commission allowance or discount (note 3)

Signed

C. M. L.

Date

20/8/00

On behalf of [company] [mortgagee/chargee] †

A fee of £10 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 Cheques and Postal Orders are to 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. 01777777

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A RENT ACCOUNT DEED DATED THE 17th AUGUST 2000 AND CREATED BY BRITISH AIRWAYS PLC FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE CONTINUUM INTERNATIONAL PUBLISHING GROUP LIMITED AND THE RENTS RESERVED BY AND/OR OTHER SUMS PAYABLE BY THE TENANT UNDER THE TERMS OF A LEASE OF EVEN DATE OF PART FOURTH FLOOR, THE TOWER, WATERLOOCENTRE, ROAK ROAD, WATERLOO, LONDON SE1 WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 24th AUGUST 2000.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29th AUGUST 2000.

R. I. Gil.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



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