

19,378/104

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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

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

[1413]

00043026

Name of company

* THE BOLTON WANDERERS FOOTBALL AND ATHLETIC COMPANY LIMITED (THE "COMPANY")

Date of creation of the charge

31 AUGUST 2007

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

DEBENTURE (THE "DEBENTURE")

Amount secured by the mortgage or charge

AS SPECIFIED IN APPENDIX ONE TO THIS FORM

04
10

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

ALLIANCE AND LEICESTER PLC, CARLTON PARK, NARBOROUGH, LEICESTER, LE19 0AL
AND WHOSE ADDRESS FOR SERVICE IS AT COMMERCIAL LENDING DEPARTMENT, 6 SOUTH
ADMIN, BRIDLE ROAD, BOOTLE, MERSEYSIDE (THE "BANK")
Postcode L30 4GB

Presentor's name address and reference (if any)

Eversheds LLP
Eversheds House, 70 Great
Bridgewater Street,
Manchester
M1 5ES

MAN_002/1412891/1/JONESLR

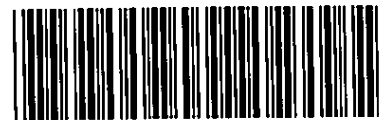
Time critical reference

For official Use (06/2005)

Mortgage Section

Post room

WEDNESDAY



A02 05/09/2007 515
COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

AS SPECIFIED IN APPENDIX TWO TO THIS FORM

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)

N/A

A fee is payable to Companies House in respect of each register entry for a mortgage or charge (See Note 5)

Signed Eversheds WIP Date 04 09 07

On behalf of ~~XXXXXX~~ [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 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

APPENDIX ONE

THE BOLTON WANDERERS FOOTBALL AND ATHLETIC COMPANY LIMITED **(COMPANY NUMBER 00043026)**

AMOUNT SECURED BY THE MORTGAGE OR CHARGE

The amount secured by the Debenture is all monies, obligations and liabilities whatsoever whether for principal, interest or otherwise which may now or any time in the future be due, owing or incurred by the Company to the Bank whether present or future, actual or contingent and whether alone, severally or jointly as principal, guarantor, surety or otherwise and all the Company's other liabilities whatever to the Bank including (without limitation) indebtedness on account of money advanced, bills of exchange, promissory notes, obligations with respect to letters of credit, guarantees and indemnities and in whatever name or style and whether on any current or other account, or in any other manner whatsoever, together with interest and including (but without limitation) all Expenses and so that interest shall be calculated and compounded according to the usual manner of the Bank (as well after as before judgement)

(the "**Secured Liabilities**")

DEFINITIONS:

"Charged Assets" means the whole of the undertaking and all other property, assets and rights of the Company which are the subject of any security created or purported to be created by the Debenture and includes any part of or any interest in them

"Expenses" means all interest, commission, fees and legal and other costs, charges and expenses which the Bank or any Receiver may charge or incur in relation to the Company or the Debenture and the preparation, negotiation and creation of the Debenture and/or in relation to the Charged Assets and/or breach of any provision of, and the protection, realisation or enforcement of, the Debenture, in each case on a full indemnity basis

"Receiver" means an administrative receiver, receiver or receiver and manager appointed by the Bank over all or any of the Charged Assets pursuant to the Debenture whether alone or jointly with any other person and includes any substitute for them appointed from time to time

APPENDIX TWO

THE BOLTON WANDERERS FOOTBALL AND ATHLETIC COMPANY LIMITED **(COMPANY NUMBER 00043026)**

SHORT PARTICULARS OF THE PROPERTY MORTGAGED OR CHARGED

- 1 Pursuant to the terms of the Debenture the Company with Full Title Guarantee, as a continuing security for the payment of all Secured Liabilities, charges in favour of the Bank:
 - 1 1 by way of fixed charge by way of legal mortgage, all right, title, estate and other interests of the Company in each Charged Property referred to in the Schedule to the Debenture; and
 - 1 2 by way of fixed charge:
 - 1.2.1 all right, title, estate and other interests of the Company in each Charged Property not effectively mortgaged under clause 3.1.1 of the Debenture (described at paragraph 1.1 above),
 - 1 2 2 the Book Debts;
 - 1.2.3 all present and future goodwill and uncalled capital for the time being of the Company.
 - 2 Pursuant to the terms of the Debenture the Company with Full Title Guarantee, as continuing security for the payment of all Secured Liabilities, charges to the Bank by way of first priority assignment all of its right, title, estate and other interests in and to -
 - 2.1 the Rental Income and the benefit to the Company of all other rights and claims to which the Company is now or may in the future become entitled in relation to the Charged Property including (but not limited to) all rights and claims of the Company against all persons who now are or have been or may become lessees, sub-lessees, licensees or occupiers of any Charged Property and all guarantors and sureties for the obligations of such persons;
 - 2.2 the benefit of all guarantees, warranties and representations given or made by and any rights or remedies against all or any professional advisors now or at any time engaged by the Company in relation to any Charged Property and the manufacturers, suppliers or installers of all plant, machinery, fixtures, fittings and other items now or from time to time in the buildings erected or to be erected on any Charged Property and any other person, firm or company now or from time to time under contract with or under a duty to the Company and the benefit of all sums recovered in any proceedings against all or any of such persons; and
 - 2 3 the benefit of all Property Agreements, or the proceeds of any claim, award or judgement arising out of any Property Agreement and all sums paid or payable to the Company under or in respect of any Property Agreement,
- provided that nothing in sub-clause 3.2 of the Debenture (described at paragraph 2 above) shall constitute the Bank as a mortgagee in possession
- 3 Pursuant to the terms of the Debenture the Company with Full Title Guarantee and as a continuing security for the payment and discharge of the Secured Liabilities charges in favour of the Bank by way of floating charge the whole of

the Company's undertaking and all other property, assets and rights of the Company whatsoever, wherever situate, whether movable, immovable, present or future, which are, for any reason, not validly charged or assigned pursuant to clauses 3.1 and 3.2 of the Debenture (described at paragraphs 1 and 2 above)

NOTE:

1. The Company represents, warrants and undertakes to the Bank that (save with the prior written consent of the Bank) it
 - 1.1 is and will be the sole beneficial owner with Full Title Guarantee of all the Charged Assets free from Encumbrances and will not (except for charges in favour of the Bank created under or pursuant to the Debenture) create or attempt to create or permit to subsist or arise any Encumbrance or any right or option on the Charged Assets or any part thereof;
 - 1.2 will not (save in the normal course of trading at not less than market value) sell, convey, assign, lease or transfer the Charged Assets or any interest therein or otherwise part with, share possession or dispose of any of the Charged Assets or assign or otherwise dispose of any monies payable to the Company in relation to the Charged Assets or agree to do any of the foregoing;
 - 1.3 will not (in relation to any Charged Property) exercise any of the powers of leasing or agreeing to lease vested in or conferred on the Company by common law or by statute or accept the surrender of any lease, underlease or tenancy or release or vary any of the terms of any such lease, underlease or tenancy or exercise any power to determine or extend the same or agree to do any of the foregoing,
 - 1.4 will not part with or share possession of all or any part of the Charged Assets or part with or share possession or occupation of any Charged Property or any part of it or grant any tenancy or licence to occupy any Charged Property or agree to do any of the foregoing, and
 - 1.5 will not deal with the Book Debts in any other way otherwise than in accordance with clauses 7.17.1 and 7.17.2 of the Debenture

DEFINITIONS:

The definitions applicable to Appendix One are also applicable to this Appendix Two

"Book Debts" means all book and other debts in existence from time to time, both present and future, due, owing to or which may become due, owing to or purchased or otherwise acquired by the Company and the benefit of all rights whatsoever relating thereto including (without prejudice to the generality of the foregoing) credit balances with bankers or other third parties, surplus proceeds of realisation of any security held by any persons other than the Bank and things in action which give rise or may give rise to a debt or debts, negotiable instruments, legal and equitable charges, reservation of proprietary rights, rights of tracing and unpaid vendor's liens and similar and associated rights

"Charged Property" means all the freehold and/or leasehold property described in the Schedule to the Debenture and any other freehold or leasehold property now or at any time vested in or held by or on behalf of the Company and including all rights attached or appurtenant to it and all buildings, erections, fixtures and fittings (including trade fixtures and fittings but excluding, in the case of leasehold property, landlord's fixtures), fixed plant and machinery from time to time on it and any Insurance and any proceeds of sale or other realisation thereof and shall include each and every part or parts thereof

"Encumbrance" means any mortgage, charge, pledge, lien (save a lien arising by operation of law in the ordinary course of business), assignment, hypothecation, security interest, preferential right or trust arrangement or other encumbrance, security agreement or arrangement of any kind or any right conferring a priority of payment

"Full Title Guarantee" has the meaning ascribed by the Law of Property (Miscellaneous Provisions) Act 1994

"Insurance" means all contracts and policies of insurance of whatever nature in connection with the Charged Assets which are, from time to time, taken out by or with the authority or on behalf or for the benefit of the Company or (to the extent of such interest) in which the Company has an interest

"Property Agreement" means all present and future agreements, contracts, options or undertakings for or in relation to the creation of any estate, interest or right in or over the Charged Property (including, without limitation, in relation to any lease, licence, tenancy or right to occupy whether on a fixed term or periodic basis)

"Rental Income" means the gross rents, licence fees and other monies receivable now or hereafter at any time by the Company in respect of or arising out of any lease of the Charged Property or any agreement for lease or otherwise without limitation derived by the Company from the Charged Property or otherwise paid to or received by the Company in respect of the Charged Property

FILE COPY



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

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

COMPANY No 00043026

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEBENTURE DATED THE 31st AUGUST 2007 AND CREATED BY BOLTON WANDERERS FOOTBALL & ATHLETIC COMPANY LIMITED(THE) FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO ALLIANCE AND LEICESTER PLC ON ANY ACCOUNT WHATSOEVER 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 5th SEPTEMBER 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 10th SEPTEMBER 2007

A handwritten signature in black ink, appearing to be 'R. S.', located to the left of the Companies House logo.



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES