

Title Number : NGL798563

This title is dealt with by Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 24 NOV 2010 at 11:56:32 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL798563
Address of Property	: parts of Millbank Court, 24 John Islip Street and Millbank Tower, Millbank, London, as more particularly described in the lease
Price Stated	: £1,350,000
Registered Owner(s)	: TST MILLBANK, L.L.C. (incorporated in Delaware, U.S.A) care of Jimmy Theodorou, Messrs. Denton Wilde Sapte, 1 Fleet Place, London EC4M 7WS.
Lender(s)	: BANK OF SCOTLAND PLC

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 24 NOV 2010 at 11:56:32. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CITY OF WESTMINSTER

- 1 (21.05.2001) The Leasehold land demised by the lease referred to below which lies within the area edged red on the filed plan of the above Title filed at the Registry being parts of Millbank Court, 24 John Islip Street and Millbank Tower, Millbank, London, as more particularly described in the lease.
- 2 (21.05.2001) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 10 April 2001
Term : 125 years from 6 April 2000
Rent : As therein mentioned
Parties : (1) The Queen's Most Excellent Majesty
(2) The Crown Estate Commissioners
(3) TST Millbank and L.L.C
NOTE 1: Lease has been determined as to parts of Millcourt Court comprising lower basement, basement, ground and service void above ground level falling within the land edged blue on the title plan and more fully described in a Lease dated 12 July 2007 made between (1) The Crown Estate Commissioners and (2) TST Millbank, L.L.C.
NOTE 2: Copy Lease dated 12 July 2007 filed under NGL895129.
- 3 (21.05.2001) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (21.05.2001) A Deed dated 11 October 1962 made between (1) Westminster Medical School (2) The Queen's Most Excellent Majesty (3) The Crown Estate Commissioners and (4) The Legal and General Assurance Society Limited relates to rights of light and air.
NOTE: Duplicate filed under LN971110.
- 5 (21.05.2001) The landlord's title is registered as to part of the land comprised in the lease.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

B: Proprietorship Register continued

- 1 (21.05.2001) PROPRIETOR: TST MILLBANK, L.L.C. (incorporated in Delaware, U.S.A) care of Jimmy Theodorou, Messrs. Denton Wilde Sapte, 1 Fleet Place, London EC4M 7WS.
- 2 (21.05.2001) The price, other than rents, stated to have been paid on the grant of the lease was £1,350,000.
- 3 (20.08.2008) The proprietor's address for service has been changed.
- 4 (10.05.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 16 April 2007 in favour of BANK OF SCOTLAND PLC referred to in the Charges Register or, if appropriate, signed on such proprietors behalf by its secretary or authorised secretary.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (21.05.2001) The land tinted pink on the filed plan is subject to the provisions contained in an Agreement relating to light and air dated 9 October 1931 made between (1) The Commissioners of His Majesty's Works and Public Buildings (2) Thames House Estate Limited and (2) The Prudential Assurance Company Limited.

NOTE: Copy filed under LN212498.

- 2 (21.05.2001) The land tinted blue on the filed plan is subject so far as affected thereby to the provisions of the Westminster City (Millbank) Improvement Act 1929 and to the exceptions reservations agreements covenants and matters contained or referred to in a Conveyance of the freehold estate thereof and other land dated 22 June 1935 made between (1) The Most Noble Hugh Richard Arthur Duke of Westminster (2) Sir Vincent Wilberforce Baddeley and William Henry Smith (3) Sir Samuel Instone and (4) Associated London Properties Limited (Purchaser) and the said conveyance contains covenants by the purchaser to observe and perform the duties and obligations and the stipulations and covenants therein referred to.

NOTE: Copy Conveyance filed under 461929.

- 3 (25.09.2002) Agreement for lease of the tenth and eleventh floors and part of the twentieth floor of Millbank Tower dated 16 September 2002 in favour of The Commission for Local Administration in England from 3 February 2003 to 25 December 2018.

NOTE: Copy filed.

- 4 (30.09.2002) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.
- 5 (10.12.2003) UNILATERAL NOTICE in respect of a Agreement for a Lease of Easement dated 10 September 2003 made between (1) The Crown Estate Commissioners (2) TST Millbank, LLc and (3) The Board of Trustees of the Tate Gallery.
- 6 (10.12.2003) BENEFICIARY: The Board of Trustees of the Tate Gallery of The Tate Gallery, Millbank, London SW1P 4RG.
- 7 (16.12.2003) UNILATERAL NOTICE affecting fourth floor, Millbank Tower in respect of a Tenant and under the Agreement for Lease and Works dated 27 November 2003 made between (1) TST Millbank, L.L.C. and (2) The Audit Commission for Local Authorities and the National Health Service in England and Wales.

C: Charges Register continued

- 8 (16.12.2003) BENEFICIARY: Audit Commission for Local Authorities and the National Health Service in England and Wales of Nicholas House, Lime Kiln Close, Stoke Gifford, Bristol BS12 6SU and care of Osborne Clarke, 2 Temple Back East, Temple Quay, Bristol BS1 6EG.
- 9 (14.04.2004) By a Transfer datd 27 November 2003 made bewteen (1) Pearson Plc and (2) TST Millbank LLC the terms of the Lease dated 28 February 1964 referred to in the schedule of leases hereto were varied and the Lease dated 1 March 1971 of the Second Floor podium was determined.
- NOTE: Copy Transfer filed under LN239134.*
- 10 (30.11.2004) UNILATERAL NOTICE affecting part of the third floor in respect of a Lease dated 16 September 2004 made between (1) TST Millbank LLC and (2) City Inn Limited.
- NOTE: Copy filed.*
- 11 (30.11.2004) BENEFICIARY: City Inn Limited (Scot. Co. Regn. No. 158880) of Orchard Brae House, 30 Queensferry Road, Edinburgh EH4 2HG.
- 12 (19.05.2005) UNILATERAL NOTICE affecting the land tinted blue and tinted brown on the title plan in respect of a notice dated 13 May 2005 served on the registered proprietor pursuant to Section 13 of the Leasehold Reform Housing and Urban Development Act 1993.
- 13 (19.05.2005) BENEFICIARY: John Islip Street (Freehold) Limited care of Forsters LLP, 31 Hill Street, London W1J 5LS.
- 14 (31.08.2005) The land is subject to the rights granted by a Lease dated 17 May 2005 of Part of 3rd Floor Millbank Tower for a term from 17 May 2005 to 31 December 2008.
- NOTE: Copy Filed.*
- 15 (03.11.2005) UNILATERAL NOTICE affecting part of the third floor in respect of a Lease dated 5 July 2004 made between (1) TST Millbank L.L.C. and (2) Connect Public Affairs Limited.
- 16 (03.11.2005) BENEFICIARY: Connect Public Affairs Limited of Third Floor, Millbank Tower, London SW1P 4QP and 52 Bedford Row, London WC1R 4LR.
- 17 (06.03.2006) UNILATERAL NOTICE affecting part of 31st Floor, Millbank Tower in respect of a Lease dated 3 February 2006 made between (1) TST Millbank L.L.C. and (2) Specialist Schools and Academies Trust.
- NOTE: Copy filed.*
- 18 (06.03.2006) BENEFICIARY: Specialist Schools and Academies Trust of 16th Floor, Millbank Tower, 21-24 Millbank, London SW1P 1QP.
- 19 (22.11.2006) A Licence dated 8 September 2006 made between (1) The Queen's Most Excellent Majesty (2) The Crown Estate Commissioners (3) TST Millbank L.L.C and (4) City Inn Limited relates to the erection of an Art Screen.
- NOTE: Copy filed.*
- 20 (21.03.2007) By a Deed dated 2 October 2006 made between (1) TST Millbank L.L.C and (2) The Environment Agency the terms of the Lease dated 28 November 2003 of the 26th Floor referred to in the schedule of leases hereto were varied.
- NOTE: Copy Deed filed under NGL863244.*
- 21 (10.05.2007) REGISTERED CHARGE dated 16 April 2007.
- 22 Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of New Uberior House, 11 Earl Grey Street, Edinburgh EH3 9BN.

C: Charges Register continued

23 (30.07.2008) The land is subject to the easements granted by a lease dated 21 July 2008 of Ground Floor Storeroom, Millbank Tower for a term commencing on 15 October 2007 and expiring on 31 October 2011.

NOTE: Copy filed.

24 (04.08.2008) The land is subject to the easements granted by a lease dated 22 July 2008 of areas of the roof of Millbank Tower for a term of 5 years from 1 January 2008.

NOTE: Copy filed.

25 (08.10.2009) Deed dated 2 September 2009 supplemental to the Lease dated 28 February 1964 referred to in the schedule of leases hereto made between (1) PEARSON PLC (2) TST MILLBANK, L.L.C. and (3) BASIO HOLDINGS LIMITED.

NOTE: Copy Deed filed under LN239134.

26 (08.10.2009) Deed dated 2 September 2009 supplemental to the Lease dated 28 February 1964 referred to in the schedule of leases hereto made between (1) PEARSON PLC (2) PEARSON MANAGEMENT SERVICES LIMITED and (3) TST MILLBANK, L.L.C. and (4) BASIO HOLDINGS LIMITED.

NOTE: Copy Deed filed under LN239134.

27 (14.10.2009) UNILATERAL NOTICE affecting part of the Thirty First Floor, Millbank Tower in respect of a lease dated 8 December 2008 made between (1) STST Millbank L.L.C. and (2) Urban Wimax Limited for a term of 10 years commencing on 8 December 2008 which grants the right to install telecommunications equipment on the landlord's premises.

28 (14.10.2009) BENEFICIARY: Urban Wimax Limited (Co. Regn. No. 5467333) care of TST Millbank L.L.C. - Denton Wilde Sapte, One Fleet Place, London EC4M 7WS.

29 (22.12.2009) UNILATERAL NOTICE affecting part of Lower Ground Floor, Millbank Tower in respect of an Option to renew the lease contained in a lease dated 8 September 2009 to Altitude Broadcasting and Corporate Studios Limited from and including 8 September 2009 to and including 31 January 2029.

NOTE: Copy filed.

30 (22.12.2009) BENEFICIARY: Altitude Broadcasting and Corporate Studios Limited (Co. Regn. No. 6436171) of 13 Station Road, Finchley, London N3 2SB and of Lower Ground Floor, Millbank Tower, 30 Millbank, Millbank, London SW1P 4QP.

31 (22.12.2009) UNILATERAL NOTICE affecting part of 31st Floor, Millbank Tower in respect of an Option to renew the lease contained in a lease dated 8 September 2009 to Altitude Broadcasting and Corporate Studios Limited from and including 8 September 2009 to and including 31 January 2029.

NOTE: Copy filed.

32 (22.12.2009) BENEFICIARY: Altitude Broadcasting and Corporate Studios Limited (Co. Regn. No. 6436717) of 13 Station Road, Finchley, London N3 2SB and of Lower Ground Floor, Millbank Tower, 30 Millbank, Millbank, London SW1P 4QP.

33 (22.12.2009) UNILATERAL NOTICE affecting 29th Floor, Millbank Tower in respect of an Option to renew the lease contained in a lease dated 8 September 2009 in favour of Altitude Broadcasting and Corporate Studios Limited from and including 26 December 2018 to and including 31 January 2029.

NOTE: Copy filed.

34 (22.12.2009) BENEFICIARY: Altitude Broadcasting and Corporate Studios Limited (Co. Regn. No. 6436717) of 13 Station Road,

C: Charges Register continued

Finchley, London N3 2SB and of Lower Ground Floor, Millbank Tower,
30 Millbank, Millbank, London SW1P 4QP..

- 35 (12.10.2010) The land is subject to the easements granted by a
Lease dated 5 October 2010 of 30th Floor, Millbank Tower for a
term of 5 years from 5 October 2010.

NOTE: Copy filed.

- 36 (28.10.2010) By a Deed dated 20 October 2010 made between (1) TST
Millbank LLC and (2) C&UCO Properties Limited the terms of the
lease dated 8 November 2006 of 3rd Floor 30 Millbank referred to
in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under NGL874305.

Schedule of notices of leases

- | | | | |
|---|-------------------------|----------------------------------------|---------------------------------------------------------------|
| 1 | 30.09.2002
NGL813809 | Ground floor, 25 Millbank | 31.07.2002

25 years from
1.4.2002 |
| 2 | 12.03.1964
LN239134 | Sixteenth floor, Millbank

Tower | 28.02.1964

95 years (less
20 days) from
5.1.1963 |

NOTE 1: See entry in the Charges Register relating to the Deed of
Variation and the surrender of the second floor podium.

NOTE 2: As from 27 November 2003 the rent is apportioned as to
£204,267 to the land remaining in LN239134 and nil as to the
surrendered land

NOTE 3: See entries in the Charges Register relating to two
supplemental Deeds both dated 2 September 2009.

- | | | | |
|---|-------------------------|--------------------------------------------------|-----------------------------------------------|
| 3 | 02.09.2004
NGL838441 | Twenty Second Floor,

Millbank Tower | 12.08.2004

10 years from
23.6.2004 |
| 4 | 09.09.2004
NGL838695 | Twentieth floor, Millbank

Tower | 18.08.2004

10 years from
31.12.2003 |
| 5 | 14.10.2004
NGL840200 | Ground floor Media Centre,

Millbank Tower | 12.08.2004

10 years from
23.6.2004 |

NOTE 1: 1 A Deed dated 13 November 2007 made between (1)TST
Millbank L.L.C. and (2) Lewis Communications Limited rectified the
terms of the lease.

NOTE 2: Copy filed under NGL840200

NOTE 2: This is a reversionary lease

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|---|-------------------------|-------------------------------------------|-----------------------------------------------|
| 6 | 16.05.2006
NGL863242 | Twenty fifth floor,

Millbank Tower | 28.11.2003

10 years from
25.12.2003 |
| 7 | 16.05.2006
NGL863244 | Twenty sixth floor,

Millbank Tower | 28.11.2003

10 years from
28.11.2003 |

NOTE: See entry in the Charges Register relating to a Deed of
Variation dated 2 October 2006

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|---|-------------------------|-----------------------------|------------|
| 8 | 05.07.2006
NGL865774 | First Floor, Millbank Tower | 30.03.2005 |
|---|-------------------------|-----------------------------|------------|

Schedule of notices of leases continued

			15 years from 27.11.2003
9	05.07.2006 NGL865788	First and Mezzanine Floors, Millbank Tower	30.03.2005 From 27.11.2003 to 26.11.2018
10	06.11.2006 NGL871844	Twenty sixth Floor, Millbank	29.09.2006 10 years from 29.9.2006
11	22.11.2006 NGL872518	Eighteenth Floor, Millbank Tower	15.09.2006 From 29.8.2006 to 31.12.2014
12	24.11.2006 NGL872659	Thirty Second Floor, Millbank Tower	04.07.2006 From 4.7.2006 to 3.7.2016
13	05.01.2007 NGL874301	Fifth Floor Premises	19.12.2006 From 1.11.2006 to 24.12.2018
14	05.01.2007 NGL874305	Third Floor Premises, 30 Millbank	08.11.2006 From 1.11.2006 to 24.12.2018
	NOTE: See entry in Charges Register relating to Deed of Variation dated 20 October 2010		
15	12.03.2007 NGL877485 (NSE)	Equipment Room 31st floor	16.02.2007 9 years expiring on 25.02.2016
16	03.07.2007 NGL883844	Twenty Sixth Floor Premises	05.06.2007 10 years from 28.11.2003
17	18.07.2007 NGL884445	Twelfth Floor Premises	05.06.2007 10 years from 5.6.2007 to 4.6.2017
18	20.07.2007 NGL884587	Twenty-third Floor Premises	07.03.2007 From 9.10.2006 to 25.12.2018
19	20.07.2007 NGL884588	Twenty-first Floor Premises	07.03.2007 From 25.9.2006 to 25.12.2018
20	30.07.2007 NGL884907	Twenty Fourth Floor, Millbank Tower	11.09.2006 From 29.8.2006 to 25.12.2018
21	09.08.2007 NGL885431	Seventh Floor, Millbank Tower	21.02.2000 15 years from 21.2.2000
	NOTE: This lease grants the exclusive use of the lower level car park		

Schedule of notices of leases continued

22	15.08.2007 NGL885639	6th Floor premises, 30 Millbank Tower	21.02.2000 15 years from 21.02.2000
23	20.12.2007 NGL891359	Twelfth Floor, Millbank Tower	27.04.2007 10 years from 27.4.2007
24	11.12.2007 NGL890941	Twenty Seventh floor , Millbank Tower	15.02.2007 10 years from 15.02.2007
25	03.12.2007 NGL890579	Room 32/7, 32nd floor and the sites of 6 antenna and 1 camera on the roof of Millbank Tower	28.02.2007 10 years from 28.2.2007
26	05.12.2008 NGL901402	Twenty Ninth Floor, Millbank Tower	21.10.2008 From 25.12.2008 to 25.12.2018
	NOTE: This is a reversionary lease.		
27	30.12.2008	Third Floor, Millbank Tower	02.12.2008 from 1.1.2009 to 31.12.2013
28	17.12.2009 NGL907916	parts of Roof Top Premises, Millbank Tower	24.11.2009 9 years from 2.9.2009
29	22.01.2010 NGL907968	Twenty Ninth Floor, Millbank Tower	08.09.2009 From and including 26.12.2018 to and including 31.1.2029
	NOTE: This is a reversionary lease.		
30	22.12.2009 NGL907971	Part of 31st Floor, Millbank Tower	08.09.2009 From and including 8.9.2009 to and including 31.1.2029
31	22.12.2009 NGL907972	Lower Ground Floor Storage Premises	08.09.2009 From and including 8.9.2009 to and including 31.1.2029
32	22.12.2009 NGL907973	Second Floor, Millbank Tower	08.09.2009 From and including 8.9.2009 to and including 31.1.2029
33	19.05.2010 NGL910723	Ground Floor Media Centre, Millbank Tower	23.02.2010 From 23.6.2014 to 31.1.2029
	NOTE: This is a reversionary lease.		

Schedule of notices of leases continued

34	09.11.2010 NGL914181	Twentieth Floor, Millbank Tower	05.10.2010 5 years from 31.12.2013
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NOTE: This is a reversionary lease.

End of register