



THE BRITISH LAND CORPORATION LIMITED

ESTABLISHED IN 1856

10 CORNWALL TERRACE REGENT'S PARK LONDON NW1 4QP TELEPHONE 0171-486 4466 TELEX 28411 FAX 0171-935 5552

Ref: MJ/ESF

23 September 1998

International Swaps and Derivatives Association, Inc.
One New Change
London EC4M 9QQ

Dear Sirs,

EMU Protocol – Adherence

The purpose of this letter is to confirm our adherence to the ISDA EMU Protocol as published by the International Swaps and Derivatives Association, Inc. on 6th May, 1988 (the "Protocol"). This letter constitutes an Adherence Letter as referred to in the Protocol.

The definitions and provisions contained in the Protocol are incorporated into this Adherence Letter, which supplements and forms part of each ISDA Master Agreement between us and each other Adhering Party.

1. Specified Terms

Annex 1	ISDA EMU Continuity Provision	Applicable
Annex 2	Price Sources	Not Applicable
Annex 3	Payment Netting	Not Applicable
Annex 4	EMU Definitions	Not Applicable
Annex 5	Bond Options	Not Applicable

2. Appointment as Agent and Release

We hereby appoint ISDA as our agent for the limited purposes of the Protocol and accordingly we waive, and hereby release ISDA from, any rights, claims, actions or causes of action whatsoever (whether in contract, tort or otherwise) arising out of or in any way relating to this Adherence Letter or our adherence to the Protocol or any actions contemplated as being required by ISDA.



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3. Payment

We enclose payment of U.S.\$500, or represent that we have previously made payment of that amount to you, in respect of our adherence to the EMU Protocol.

4. Contact Details

Our contact details for purposes of this Adherence Letter are:

Name: The Company Secretary
Address: 10 Cornwall Terrace, Regent's Park, London NW1 4QP
Telephone: 0171 467 2873
Fax: 0171 467 2949

We consent to the publication of the conformed copy of this letter by ISDA and to the disclosure by ISDA of the contents of this letter.

Yours faithfully,

The British Land Company PLC

By Mr N. S. J. Ritblat

Name:

Title: Director