

Register of Mortgages for
BENMORE PROPERTIES LIMITED

Printed on: 20/12/2001
[P = Partly Satisfied]
[W = Wholly Satisfied]

Particulars of Mortgage		Names of Mortgagees		Satisfactions	
Doc. No.				W/P	Date Doc
Registered	27	LEGAL MORTGAGE	ANGLO IRISH BANK		
Created	19/12/2001	ALL THAT the hereditaments and premises	CORPORATION PLC		
Acquired	17/12/2001	known as 671 Lisburn Road in the City	STEPHEN COURT		
Amount #	0	and Parish of Belfast otherwise	18-21 ST STEPHENS		
		Shankill Barony of Upper Belfast and	GREEN		
		County of the City of Belfast.....	DUBLIN 2		
		See Doc 27 for further details.			

M

COMPANIES FORM No. 402

CR 53

27

Particulars of a mortgage or charge

402

Pursuant to Article 402(1) of the Companies (Northern Ireland) Order 1986.

Please do not
write in
this marginPlease complete
legibly, preferably
in black type, or
bold block lettering* insert full name
of company

To the Registrar of Companies

For official use

Company number

3915 199

NI 33294

Name of company

* BENMORE PROPERTIES LIMITED

Date of creation of the charge

17th December 2001

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

LEGAL MORTGAGE SECURING ALL MONEYS AND INCORPORATING AN
ASSIGNMENT OF RENTAL INCOME

Amount secured by the mortgage or charge

All monies now or for the time being becoming due or owing by Benmore Properties Limited to Anglo Irish Bank Corporation plc on any account or accounts or in any manner whether for or on foot of bills of exchange, promissory notes, loans, credits, advances, leasing guarantees, indemnities, interest, commission, discount, liability in connection with foreign exchange transactions, bank charges (including legal charges occasioned by or incidental to this or any other security held by or offered to the Bank or by or to the enforcement of any such security) or otherwise howsoever and whether Benmore Properties Limited shall be liable therefore alone or jointly with any person or persons as principal or surety together with interest as therein provided.

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

ANGLO IRISH BANK CORPORATION PLC

Stephen Court, 18-21 St Stephens Green, Dublin 2

Postcode

Presenter's name, address and
reference (if any):
REF: PMCC/CH/A13-95

MILLAR McCALL WYLIE,
SOLICITORS & CHARTERED TAX ADVISERS.
EARLSWOOD HOUSE,
370/374 UPPER NEWTOWNARDS ROAD
BELFAST, BT4 3EY.
Telephone: 028 90 200050

For official use
Public OfficeDEPARTMENT OF ENTERPRISE
TRADE AND INVESTMENT
REGISTRATION SECTION

19 DEC 2001 19 DEC 2001

COUNTER RECEIVED

REGISTRY
NORTHERN IRELAND

THE SCHEDULE

1. ALL THAT the hereditaments and premises known as 671 Lisburn Road in the City and Parish of Belfast otherwise Shankill Barony of Upper Belfast and County of the City of Belfast.
2. By way of assignment 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 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 the Property and all guarantors and sureties for the obligations of such persons;
3. By way of assignment:-
 - (a) The benefit of all guarantees, warranties and representations given or made by and any rights and remedies against all or any professional advisors now or at any time engaged by the Borrower in relation to the 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 the charged property and any other person firm or borrower now or from time to time under the contract with or under a duty to the Borrower and the benefit of all sums recovered in any proceedings against all or any of such persons;
 - (b) the benefit of all agreements for lease, all the proceeds of any claim, awards, judgement arising out of any agreement for lease and all sums paid or payable to the Borrower under or in respect of any agreement for lease;
 - (c) all right, title and interest of the Borrower in and to all payments made under any and all present and future insurance policies in respect of the charged property.
4. By way of assignment, all its rights under any agreement or arrangement entered into now or in the future by the Borrower with any person for the purpose of or in connection with the fixing, capping or hedging of the rate of interest payable by the Borrower in respect of any borrowing or indebtedness and any right or option to enter into any such agreement or arrangement.

DUPLICATE FOR THE FILE



NI33294

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE

Pursuant to Article 409(3) of the
Companies (Northern Ireland) Order 1986

I HEREBY CERTIFY that a Mortgage or Charge
dated the seventeenth day of December Two Thousand and One and created
by

BENMORE PROPERTIES LIMITED

for securing all moneys now due, or hereafter to become due, or from
time to time accruing due from the Company to

ANGLO IRISH BANK CORPORATION PLC

on any account whatsoever, was this day REGISTERED pursuant to
Part XIII of the Companies (Northern Ireland) Order 1986.

Given under my hand at Belfast, this nineteenth day of December
Two Thousand and One

F. Brown

for the Registrar of Companies for
Northern Ireland

Certificate
received by

Sent Out by Recorded Delivery

Date

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

Particulars as to commission, allowance or discount (note 3)

Signed Date 18th December 2001

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

↑delete as appropriate

- 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 (Article 402). 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 (Article 405). 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 (Article 405), 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 Article 405(4) applies (property situate in Great Britain) and Form No. 405 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 Box 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 are insufficient the particulars must be entered on the prescribed continuation sheet.