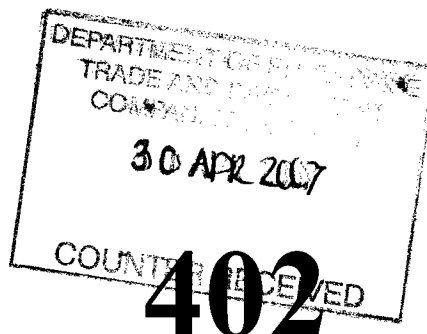




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COMPANIES FORM No. 402

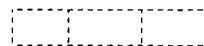
**PARTICULARS OF A MORTGAGE
OR CHARGE**Please do not
write in
this margin

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

To the Registrar of Companies

For official use

Company number

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

NI 29945

Name of Company

JERMON DEVELOPMENTS LIMITED

Date of creation of the charge

DATED the 24th day of April 2007

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

MORTGAGE

30 APR 2007

Amount secured by the mortgage or charge

All moneys and liabilities now or at any time hereafter due owing or incurred to the
Bank by the Company in any way whatsoever.

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

Anglo Irish Bank Corporation plc, 14/18 Great Victoria Street in the County of the
City of BelfastPresentor's name, address and
reference (if any)SOLICITOR
HARRISON & HARDSTAFF
SCOTTISH PROVIDENT BUILDING
7 DONEGALL SQUARE WEST
BELFAST
BT 6JH

For official use

Public office

Mortgage Section

Short particulars of all the property mortgaged or charged

Please do not
write in this margin

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

1. FIRSTLY premises at 3 and 5 Ventry Street, Belfast held under Lease dated the 19th February 1940 made between Martha Douglas of the one part, Thomas Douglas and Ors of the second part, Robert A. Douglas of the third part and Elizabeth Bourke of the fourth part (registered in the Registry of Deeds on 28th February 1940 Book 3 no. 165) for the term of 10000 years from 1st February 1940 subject to the yearly rental of £10.00 thereby reserved and to the covenants on the part of the Lessee and conditions therein contained SECONDLY premises at 39A Dublin Road, Belfast being the premises comprised in a Lease dated the 7th July 1962 made between James Mellon of the third part and James Bridgett Mellon of the other part (registered in the Registry of Deeds on 25th July 1962 Book 41 no 42) for the term of 9000 years from 1st July 1962 subject to the yearly rental of £50.00 thereby reserved and to the covenants on the part of the Lessee and conditions therein contained TOGETHER with the benefit of the right of way over the passageway marked blue on the map attached to the said Lease dated 7th July 1962 THIRDLY premises at 41 and 45 Dublin Road, Belfast, being the premises comprised in a Deed of Conveyance dated the 30th day of October 1984 made between James Bridgett Mellon of the first part, James Bridgett Mellon, Winifred Bailey and Moreen Rawson of the second part and Bryan J. West of the third part (registered in the Registry of Deeds on the 9th day of November 1984 serial no 178-134) held in Fee Simple FOURTHLY premises at 47 Dublin Road, Belfast, being the first and second floors thereof held under Lease dated the 1st day of November 1983 made between Edward Lowry of the one part and Prestige Pubs Limited of the other part (registered in the Registry of Deeds on the 6th day of April 1984 serial no 55-48) for the term of 25 years from the 1st day of May 1983 subject to the yearly rental thereby reserved and to the covenants on the part of the Lessee and conditions therein contained FIFTHLY premises at 49 Dublin Road, Belfast, held under Lease dated the 12th day of September 1950 made between Robert Alexander Douglas of the one part and William John Diplock of the other part (registered in the Registry of Deeds on the 30th day of September 1950 Book 39 no 235) for the term of 10000 years from the 14th day of August 1950 subject to the yearly rental of £25.00 thereby reserved and to the covenants on the part of the Lessee and conditions therein contained.
2. ALL THAT AND THOSE the premises situate at and known as 35 Dublin Road, Belfast being the lands comprised and more particularly described in an Indenture of Conveyance dated 31st July One thousand nine hundred and ninety made between The Bay Group Limited of the one part and James Stephan Neeson of the other part together with the Intoxicating Liquor Licence attached to the above premises.

Particulars as to commission allowance or discount (note 3)

NIL

Signed Harrison + Hardstaff

Date 27/4/07

On behalf of ~~[company]~~ [mortgagee/charge] +

+ 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 (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 on 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.



NI029945

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 TWENTY-FOURTH day of APRIL two-thousand and SEVEN and created by

JERMON DEVELOPMENTS 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 the THIRTIETH day of APRIL two-thousand
and SEVEN

A handwritten signature in black ink, reading "Louise Hunter".

for the Registrar of
Companies for Northern Ireland