



00655787

M

COMPANIES FORM No. 402

CR53

402

Particulars of a mortgage or charge

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

To the Registrar of Companies

For official use

Company Number

29945

* insert full name of
company

Name of company

***Jermion Developments Limited**

Date of creation of the charge

20th July 2009

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

Assignment of Claims ("Assignment")

Amount secured by the mortgage or charge

Please see continuation sheet 1 attached.



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

Anglo Irish Bank Corporation Limited

14-18 Great Victoria Street, Belfast

BT2 7BA

Postcode

Presentor's name, address and
Reference (if any):For official use
Public Office

Mortgage Section

MILLAR McCALL WYLIE
SOLICITORS
IMPERIAL HOUSE
10 DONEGALL SQUARE EAST
BELFAST
BT1 5HD

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

Please see continuation sheet 2 attached

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

N/A

Signed M. Ham' call Wyle

Date 27th July 2009

On behalf of Company [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 (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.

COMPANIES FORM NO.402 (Continued)

PARTICULARS OF A MORTGAGE OR CHARGE (Continued)

Continuation Sheet Number: 1

Company Number: NI029945

Name of Company:- Jermon Developments Limited ("Company")

Amount Secured by the Mortgage or Charge (continued)

All monies obligations and liabilities whatsoever whether for principal interest or otherwise in whatever currency which may now or at 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 in whatever name or style and whether on any current or other account or in any other manner whatsoever including all liabilities in connection with foreign exchange transactions or any notes bills guarantees or other instruments accepted endorsed discounted or entered into by the Bank for or at the request of the Company and including but without limitation 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 Assignment and the preparation and creation of the Assignment and/or in relation to the Security Assets and/or breach of any provision of, and the protection realisation or enforcement of, the Assignment in each case on a full and unlimited indemnity basis

"Claims" means all and any rights and entitlements to compensation, insurance and other payments arising out of or connected to the damage to the Premises which occurred in or around 17th September 2007 including without limitation arising from the claim for criminal damage compensation made by the Company and having Compensation Agency reference CD160037/34 together with the proceeds of any such claims or rights or entitlements.

"Encumbrance" means any mortgage charge pledge lien assignment hypothecation security interest title retention flawed asset agreement preferential right or trust arrangement or other security agreement or arrangement of any kind or any right conferring a priority of payment.

"Premises" means the premises known as "Dempseys", 35-49 Dublin Road, 8 & 10 Harmony Street and 3 & 5 Ventry Street, Belfast

"Rental Income" means the gross rents licence fees and other moneys receivable now or hereafter at any time by the Company in respect of or arising out of any lease of the Property or any agreement for lease or otherwise without limitation derived by the Company from the Property or otherwise paid to or received by the Company in respect of the Property (including without limitation all mesne profits) but save for insurance rents or service charges or the like.

"Security Assets" means all the assets debts rights benefits claims and property of the Company which are the subject of any security created or purported to be created by the Assignment and includes any part or of any interest in them

COMPANIES FORM NO.402 (Continued)

PARTICULARS OF A MORTGAGE OR CHARGE (Continued)

Continuation Sheet Number: 2

Company Number: NI029945

Name of Company:- Jermon Developments Limited ("Company")

Short Particulars of all the Property Mortgaged or Charged (Continued)

All of the Company's rights under and the benefit of the Claims and all sums paid or payable under or in respect of the Claims.

COMPANIES FORM NO.402 (Continued)

PARTICULARS OF A MORTGAGE OR CHARGE (Continued)

Continuation Sheet Number: 3

Company Number: NI029945

Name of Company:- Jermon Developments Limited ("Company")

Short Particulars of all the Property Mortgaged or Charged (Continued)

NOTE: The Company agreed that it will not without the prior written consent of the Bank:

- (a) create or attempt to create or permit to subsist or arise any Encumbrance or any right or option on any of the Security Assets or any part thereof;
- (b) sell assign part with transfer lease licence or otherwise dispose of the benefit of all or any of the Company's right title and interests in and to the Security Assets or any part of them and will not agree to or grant any option in respect of any of the forgoing or in any way dispose of the Charged Property or any interest therein or assign or otherwise dispose of any moneys payable to the Company in relation to the Charged Property to agree to do any of the foregoing;



NI029945

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE

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

I HEREBY CERTIFY that an Assignment Of Claims dated
the TWENTIETH day of JULY two-thousand and NINE 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 LIMITED

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 TWENTY-NINTH day of JULY two-
thousand and NINE

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

for the Registrar of
Companies for Northern Ireland