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COMPANIES FORM No. 402

Particulars of a mortgage or charge



CR 53

402

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

Please do not
write in
this margin

Please 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

[44 0187]

NI 37880/10

Name of company

* SELCO CONTRACTORS LIMITED

Date of creation of the charge

16TH MAY 2003

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

MORTGAGE

Amount secured by the mortgage or charge

All such sums as are now or shall from time to time hereafter become due and owing by the Company to Allied Irish Banks, Public Limited Company in any manner whatsoever

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

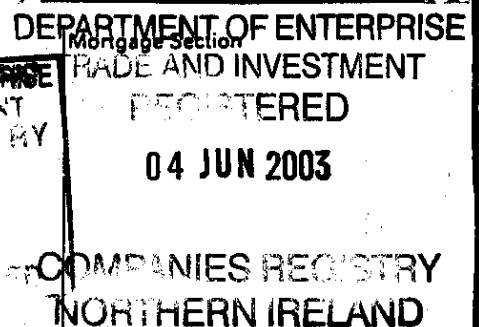
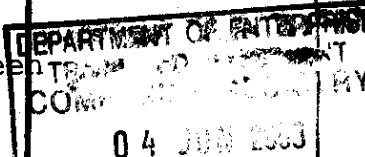
ALLIED IRISH BANKS P.L.C.
Bankcentre, Ballsbridge,
DUBLIN 4

Postcode

Presentor's name, address and
reference (if any):

DAB/LR/AIB
McCartan Turkington Breen
Solicitors
88 Victoria Street
BELFAST BT1 3GN

For official use
Public Office



Short particulars of all the property mortgaged or charged

ALL THAT AND THOSE the lands comprised and described in a Transfer dated the 16th day of May 2003 made Jan Miller of the one part and Selco Contractors Limited of the other part being all of the lands comprised in Folio 33771F of the Register County Donegal

Together with all buildings fixtures (including trade fixtures) and fixed plant and machinery from time to time thereon

The Mortgagor hereby charges by way of specific charge the Goodwill; and by way of floating security all moveable plant, machinery, implements, utensils, furniture, equipment, stock in trade, work in progress and other chattels of the Mortgagor now and from time to time placed on or used in or about the Mortgaged Property (which expression shall where the context so admits include all such items) such floating charge to crystallise (if it has not already done so) upon the earlier of:

- (i) a demand being made for payment under clause 2 (without any necessity for such demand to refer specifically to such crystallisation); or
- (ii) the date of service of any notice given by the Bank to the Mortgagor pursuant to Clause 3(2)

NB This Mortgage provides that the Company shall not be at liberty to create any Mortgage or Charge in priority or pari passu.

Please do not write in this margin

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

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

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Signed Michael J. Murphy Date 4-6-03

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.

DUPLICATE FOR THE FILE



NI37880

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 SIXTEENTH day of MAY Two Thousand and THREE and created by

SELCO CONTRACTORS LIMITED

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

ALLIED IRISH BANKS P.L.C.

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 FOURTH day of JUNE
Two Thousand and THREE

F. Brown

for the Registrar of Companies for
Northern Ireland

Certificate
received by

A stylized signature of the Registrar of Companies for Northern Ireland.

Date 13/6/03