

Particulars of a mortgage or charge

395

Please do not
write in
this margin

Pursuant to section 395 of the Companies Act 1985

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

To the Registrar of Companies
(Address overleaf—Note 5)

For official use

Company number

4

2398604

* insert full name
of company

Name of company

* COFTON IRISH INVESTMENTS LIMITED

Date of creation of the charge

22ND MARCH 1996

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

MORTGAGE DEBENTURE

Amount secured by the charge

ALL MONIES AND LIABILITIES FOR THE TIME BEING OWING OR INCURRED TO THE
BANK BY THE COMPANY IN WHATEVER MANNER AND UPON WHATEVER ACCOUNT

61a

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

THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND OF 188-190 STRATFORD		
ROAD, SHIRLEY, SOLIHULL, WEST MIDLANDS		
	Postcode	B90 3AQ

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

RIGBEYS
42-44 WATERLOO STREET
BIRMINGHAM
B2 5QN
REF: RB.JH.IREL29403

For Official Use
Mortgage Section

| Post Room

A15 *A7A8SKEP* 331
COMPANIES HOUSE 03/04/96

Time critical reference

Short particulars of all the property charged

Please do not
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Please complete
legibly, preferably
in black type, or
bold block lettering

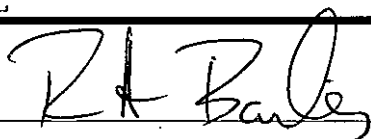
- 1) ALL THE FREEHOLD OR LEASEHOLD PROPERTY AND THE HEREDITAMENTS AND PREMISES KNOWN AS ADELAIDE HOUSE, 7/8 HADDINGTON TERRACE SITUATE IN THE BARONY OF RATHDOWN BOROUGH OF DUN LAOGHAIRE AND COUNTY OF DUBLIN INCLUDING THE PLOT OF GROUND SITUATE TO THE NORTH EAST OF THE SAID HEREDITAMENTS AND PREMISES AND ALL BUILDINGS, FIXTURES, STRUCTURES (INCLUDING TRADE FIXTURES) AND FIXED PLANT, MACHINERY AND EQUIPMENT FROM TIME TO TIME THEREON
- 2) ALL FUTURE FREEHOLD AND LEASEHOLD PROPERTY OF THE COMPANY AND ALL BUILDINGS STRUCTURES, FIXTURES (INCLUDING TRADE FIXTURES) AND FIXED PLANT, MACHINERY AND EQUIPMENT FROM TIME TO TIME THEREON
- 3) ALL PRESENT AND FUTURE GOODWILL AND CONNECTION OF ALL BUSINESS CARRIED ON BY OR ON BEHALF OF THE COMPANY, ANY PATENTS, TRADE MARKS, COPYRIGHTS, REGISTERED DESIGNS AND SIMILAR ASSETS OR RIGHTS FOR THE TIME BEING OWNED OR HELD BY THE COMPANY INCLUDING FEES, ROYALTIES AND OTHER RIGHTS DERIVED THEREFROM OR INCIDENTAL THERETO AND ANY UNCALLED CAPITAL FOR THE TIME BEING OF THE COMPANY

(continued)

Particulars as to commission allowance or discount (note 3)

NIL

Signed



Date

2/4/96

On behalf of [company] [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 (section 395). 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 (section 398). 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 (section 398) 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 section 398(4) applies (property situated in Scotland or Northern Ireland) and Form No. 398 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 section 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 provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 5 The address of the Registrar of Companies is:-
Companies House, Crown Way, Cardiff CF4 3UZ

Please do not
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Particulars of a mortgage or charge (continued)

Continuation sheet No. 1
to Forms Nos 395 and 410 (Scot)

Company number

2398604

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

Name of company

COFTON IRISH INVESTMENTS LIMITED

Limited*

*Delete if
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

1

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


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Please complete
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bold block lettering

Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

- 4) ALL BOOK DEBTS AND OTHER DEBTS AND ALL MONEYS WHATSOEVER FOR THE TIME BEING DUE, OWING OR PAYABLE TO THE COMPANY, (INCLUDING THE BENEFIT OF ANY JUDGMENT OR ORDER TO PAY A SUM OF MONEY) AND THE BENEFIT OF ANY MORTGAGES, CHARGES, PLEDGES, LIENS, RIGHTS OF SET OFF OR ANY SECURITY INTEREST WHATSOEVER, HOWSOEVER CREATED OR ARISING, FOR THE TIME BEING HELD BY THE COMPANY IN RESPECT OF ANY SUCH DEBTS OR MONEYS AND ALL CASH DEPOSITS IN ANY ACCOUNT OF THE COMPANY WITH ANY PERSON AND ALL BILLS OF EXCHANGE, PROMISSORY NOTES AND NEGOTIABLE INSTRUMENTS OF ANY DESCRIPTION AT ANY TIME OWNED OR HELD BY THE COMPANY
- 5) ALL SHARES AND MARKETABLE SECURITIES AND OPTIONS TO ACQUIRE SUCH SHARES AND MARKETABLE SECURITIES FOR THE TIME BEING OWNED BY THE COMPANY AND ALL RIGHTS IN RESPECT OR OR INCIDENTAL THERETO INCLUDING ALL DIVIDENDS, INTEREST AND OTHER DISTRIBUTIONS AND ALL ACCRETIONS BENEFITS AND ADVANTAGES
- 6) ALL THE RIGHT, TITLE AND INTEREST OF THE COMPANY TO AND IN ANY PROCEEDS OF ANY PRESENT OR FUTURE INSURANCES
- 7) THE UNDERTAKING AND ALL OTHER PROPERTY, ASSETS AND RIGHTS OF THE COMPANY WHATSOEVER AND WHERESOEVER BOTH PRESENT AND FUTURE

THE CHARGE HEREBY CREATED SHALL AS REGARDS THE PROPERTY FIRSTLY, SECONDLY, THIRDLY, FOURTHLY, FIFTHLY AND SIXTHLY DESCRIBED BE A FIRST FIXED CHARGE (AND AS REGARDS ALL THOSE PARTS OF THE PROPERTY FIRSTLY AND SECONDLY DESCRIBED NOW OR HEREAFTER VESTED IN THE COMPANY SHALL CONSTITUTE A CHARGE BY WAY OF LEGAL MORTGAGE THEREON) AND AS TO THE PROPERTY SEVENTHLY DESCRIBED AND TO THE EXTENT ANY PROPERTY, ASSETS AND/OR RIGHTS ARE NOT OR HAVE CEASED TO EFFECTIVELY MORTGAGED OR CHARGED BY WAY OF FIRST FIXED CHARGE SHALL BE A FLOATING CHARGE BUT SO THAT THE COMPANY SHALL NOT WITHOUT THE CONSENT IN WRITING OF THE BANK CREATE ANY MORTGAGE, DEBENTURE, CHARGE, PLEDGE OR ANY SECURITY INTEREST WHATSOEVER UPON AND SO THAT NO LIEN OR RIGHT OF SET OFF SHALL IN ANY CASE OR IN ANY MANNER ARISE ON OR AFFECT ANY PART OF THE PROPERTY DESCRIBED IN THIS DEBENTURE RANKING EITHER IN PRIORITY OR PARI PASSU WITH THE CHARGE HEREBY CREATED OR WHICH WILL RANK AFTER THE CHARGE CONTAINED IN THIS DEBENTURE



FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

COMPANY No. 02398604

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A MORTGAGE DEBENTURE DATED THE 22nd MARCH 1996 AND CREATED BY COFTON IRISH INVESTMENTS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 3rd APRIL 1996.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 9th APRIL 1996.

N. S. BERKLEY
for the Registrar of Companies



Post 10-4 Su COMPANIES HOUSE

HC026B