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legibly, preferably
in black type, or
bold block lettering

*insert full name
of Company

COMPANIES FORM No. 395**Particulars of a mortgage or charge**

A fee of £13 is payable to Companies House in respect
of each register entry for a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

Name of company

* IDEALSITE LIMITED

Date of creation of the charge

03/05/2006

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

Legal charge made between Idealsite Limited ("the Company") (1) and the Governor and Company of the Bank of Ireland (2) dated 03/05/2006 ("the Legal Charge")

Amount secured by the mortgage or charge

All monies, all obligations and liabilities whether actual or contingent now or hereafter due, owing or incurred to the The Governor and Company of the Bank of Ireland ("the Bank") by the Company in whatever currency denominated whether on any banking or other account or otherwise in any manner whatsoever (whether alone or jointly and in whatever style, name or form and whether as principle or surety) including, without limitation, all liabilities in connection with foreign exchange transactions, accepting endorsing or discounting any notes or bills, or under bonds, guarantees, indemnities, documentary or other credits or any instruments whatsoever from time to time entered into by the Bank for or at the request of the Company, and all amounts which may become payable or for which the Company may become liable under the Legal Charge and together with interest to date of payment in accordance with the terms of the Legal Charge, commission, fees and other charges, costs and expenses incurred by the Bank or any receiver in relation to the Company or the Property (see below) charged under the Legal Charge on a full indemnity basis (see Cont.)

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

The Governor and Company of the Bank of Ireland
36 Queen Street London

Postcode EC4R 1HJ

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

Mace & Jones
Pall Mall Court
61-67 King Street
Manchester
M2 4PD

81544/42/GA/MCPG

Time critical reference

For official Use (06/2005)
Mortgage Section



Short particulars of all the property mortgaged or charged

With full title guarantee -:

1. All the freehold land and buildings in the following properties being:

Metrolands House, 85-93 Odd), Bradshawgate, Bolton, BL1 1QD, title number LA177575

North west side of Clive Street, Bolton, title number GM135600

South east side of Clive Street, Bolton, title number GM870433

and all buildings, structures, fixtures (including trade fixtures) and fixed plant, machinery and equipment from time to time thereon. ("the Property")

2. All the right, title and interest of the Company to and in any proceeds of any present or future insurances of the Property.

(see Continuation Sheet

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

Particulars as to commission allowance or discount (note 3)

N/A

Signed

Maec & Jones

Date

5/5/06

On behalf of ~~XXXXXXXX~~ [mortgagee/chargee] †

A fee is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

† 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 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 situate 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 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF14 3UZ

Name of company

*insert full name
of Company

* IDEALSITE LIMITED

Addendum 1/4

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

Addendum 2/4

2. Amount due or owing on the mortgage or charge (continued)

and also all losses and damages that may be sustained, suffered or incurred by the Bank arising out of or in connection with any act, matter or thing done or omitted to be done by the Company under the Legal Charge or any document, arrangement or agreement between the Company and the Bank or any disclaimer of any of the Company's contracts agreements or arrangements or any of the Company's liabilities or obligations to the Bank and also interest on the foregoing to the date of payment.

Addendum 3/4

3. Names, addresses and description of the mortgages or persons entitled to the charge (continued)

Addendum 4/4

4. Short particulars of all the property mortgaged or charged (continued)

3. (Unless otherwise specifically agreed by the Bank in writing) any present and future goodwill attaching to the Property by reason of the carrying on thereat of the business (if any) of the Company or a predecessor of the Company in that business

4. All moveable plant machinery implements utensils furniture and equipment now or from time to time placed on or used in or about the Property

The charge created by the above shall as regards the Property described in paragraphs 1, 2, 3 and 4 above as a first fixed charge (and as regards all those parts of the property described in paragraph 1 shall constitute a charge by way of legal mortgage thereon) and as to the Property described in paragraph 4 and to the extent any property assets and/or rights are not or have ceased to be effectively mortgaged or charged by way of first fixed charge shall be a floating charge (which shall crystallise on a demand being made).

Company number

04017031

Name of company

*insert full name
of Company

* IDEALSITE LIMITED

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04017031

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 3rd MAY 2006 AND CREATED BY IDEALSITE 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 UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 6th MAY 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 11th MAY 2006.



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES