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COMPANIES FORM No. 402

Particulars of a mortgage or charge

402

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* insert full name
of company

To the Registrar of Companies

For official use

Company number

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N.I. 14221

36

23981

Name of company

* MULLAMAWN PROPERTIES LIMITED

Date of creation of the charge

4th February, 1993

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

Equitable Mortgage by deposit of title deeds. No instrument of title
evidencing charge

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, Plc., in any manner
whatsoever

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

ALLIED IRISH BANKS, PLC.,

BANKCENTRE, BALLSBRIDGE

DUBLIN 4

Postcode

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

DAB/BM/AIB

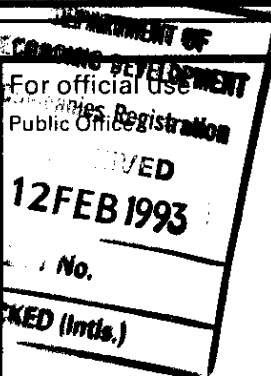
McCartan Turkington Breen

Solicitors

Chancery House

88 Victoria Street,

BELFAST BT1 3GN



Mortgage Section

DEPT. OF ECONOMIC DEVELOPMENT
REGISTERED
12 FEB 1993
COMPANIES REGISTRATION
NORTHERN IRELAND

Short particulars of all the property mortgaged or charged

The hereditaments and premises comprised in an Indenture of Conveyance dated the 2nd day of April, 1980 made between Isobel Margaret Durkan of the one part and Mullamawn Properties Limited of the other part and therein described as "ALL THAT messuage or plot of ground on the South side of Clarendon Street in the suburbs of the City of Londonderry containing in front to the said street Fifty-six feet and in width at the rear Ninety-four feet and extending in depth from front lines of houses to the rear on the upper side one hundred and fifteen feet on the lower side one hundred and twenty-nine feet and bounded on the upper or west side by premises demised to Mr. Alexander McElwee and on the lower side and also in the rear by a mews lane together also with all and singular the rights members easements and appurtenances to the said premises belonging or held therewith and all houses and buildings to be erected thereon and also the full and free right of way at all times and for every purpose in upon and over the said mews lane all which ground and premises hereby demised with the admeasurements thereof are more particularly described and delineated in the map thereof endorsed on these presents and are situate in Edenballymore Parish of Templemore and City and County of Londonderry excepting however out of this demise as is excepted by the head lease of said premises from the Honourable the Irish Society to the said James Wilson Johnston"

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

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

Signed McCartan Turkington Breen

Date 11th February, 1993

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



NI14221

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

I HEREBY CERTIFY that a Mortgage or Charge by deposit of title
deeds made the Fourth day of February One thousand nine hundred and
ninety three and created by

MULLAMAWN PROPERTIES 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 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 Twelfth day of February
One thousand nine hundred and ninety three


Assistant Registrar of Companies for
Northern Ireland

Certificate
received by



for M.C.F.B.

Date 24.2.93