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COMPANIES FORM No. 402

CR 53

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

248144

N125353/45

Name of company

* SUNSWIFT ENTERPRISES LIMITED

Date of creation of the charge

22nd August 2003.

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

CHARGE (IN DUPLICATE)

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 AIB
Group (UK) P.L.C. in any manner whatsoever

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

AIB GROUP (UK) P.L.C.
4 QUEENS SQUARE
BELFAST BT1 3DJ

Postcode

Presentor's name, address and
reference (if any):
DAB/RL/AIB
McCartan Turkington Breen
Solicitors
88 Victoria Street
BELFAST BT1 3GN

For official use
Public Office

DEPARTMENT OF ENTERPRISE

TE

28 AUG 2003

NORTHERN IRELAND

Short particulars of all the property mortgaged or charged

Folio No: 14270 County Antrim

PART of the lands of BALLYDOWNFINE containing Twenty-eight perches or thereabouts, statute measure, situate in the Barony of BELFAST UPPER and County of ANTRIM

Folio No: 24367 County Antrim

PART of the lands of BALLYDOWNFINE containing Two roods 137 square yards or thereabouts, statute measure situate in the Barony of BELFAST UPPER and County of ANTRIM

The hereditaments and premises comprised in an Indenture of Assignment dated 6th December 1991 and made between Mary Frances Curran, Patrick Aloysius Curran and Michael Frances Curran of the one part and Sunswift Enterprises Limited of the other part and therein described in the third schedule thereto as "ALL THAT AND THOSE the premises situate at and formerly known as Central Ballroom 25a Central Promenade Newcastle County Down and adjoining yard and store more particularly delineated and described as to measurements and boundaries in and by the map attached hereto and thereon edged red".

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)

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

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)

Signed Mccartan Turkington Date 27.08.03

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



NI25353

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 TWENTY-SECOND day of AUGUST Two Thousand and THREE and created by

SUNSWIFT ENTERPRISES LIMITED

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

AIB GROUP (UK) 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 TWENTY-EIGHTH day of AUGUST
Two Thousand and THREE

MEZ

for the Registrar of Companies for
Northern Ireland

Certificate
received by

[Signature]

Date

8/9/03