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COMPANIES FORM No. 402

Particulars of a mortgage or charge

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

To the Registrar of Companies

For official use

Company Number

NI30743

* insert full name of
company

Name of company

* 5 Star Homes Limited

Date of creation of the charge

22nd December 2006

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

Legal Charge

Amount secured by the mortgage or charge

See attached sheet

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

AIB Group (UK) plc

4 Queen's Square

BELFAST

Postcode BT1 3DJ

Presentor's name, address and
Reference (if any):For official use
Public Office

Mortgage Section



Short particulars of all the property mortgaged or charged

See attached sheet

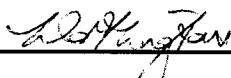
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Please complete
legibly, preferably
in black type, or
bold block lettering

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

Nil

Signed



Date

12/1/07

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.

Company Number: NI30743

**Name of Company: 5 Star Homes Limited
("the Company")**

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 ("the Bank") in any manner whatsoever

Short particulars of all property mortgaged or charged:

- (a) a legal charge on all that freehold property known as lands at Castletown, Fintona in the County of Tyrone being all of the lands registered at the Land Registry under Folio numbers: 13579 and 31432 County Tyrone as together with all appurtenant rights (if any) thereto and together with all buildings fixtures (including trade fixtures) and fixed plant and machinery from time to time thereon
- (a) a specific charge on the goodwill of the business carried on by the Company from the said premises
- (b) a floating charge on all moveable plant, machinery, implements, utensils, furniture, equipment, stock in trade, work in progress and other chattels now or at any time on the said premises which floating charge shall crystallise in the event that demand is made for payment from the Company or the Bank has converted same into a specific charge

("the Mortgaged Property")

The Company shall not create or permit to subsist any mortgage, charge or other encumbrance in favour of any other party affecting the Mortgaged Property without the Bank's consent



NI030743

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 DECEMBER two-thousand and SIX and created by

5 STAR HOMES 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) 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 the TWELFTH day of JANUARY two-
thousand and SEVEN

A handwritten signature in black ink that reads "Louise Hunter".

for the Registrar of
Companies for Northern Ireland