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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

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N.I. 33731

15

32121

Name of company

* DOWNSHIRE ARMS HOTEL LIMITED

Date of creation of the charge

24 MARCH 1998

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

Solicitors' Undertaking to deliver the documents of title to Ulster Bank Limited and meanwhile to hold the said documents in trust for the Bank thereby creating an equitable charge in favour of the Bank

Amount secured by the mortgage or charge

All monies now due or hereafter to become due by the Company to Ulster Bank Limited on any account whatsoever and all present and future actual and contingent liabilities of the Company to said Bank with interest commission and charges.

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

Ulster Bank Limited having its principal office at 47 Donegall Place, Belfast

Postcode BT1 5AU

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

J E A GRIBBON
Solicitor
Ulster Bank Limited
35/39 Waring Street
Belfast BT1 2ER

For official use
Public Office

31 MAR 1998

RECEIPT No.

CHECKED (initials)

DEPT. OF ECONOMIC DEVELOPMENT
REGISTERED
31 MAR 1998
COMPANIES REGISTRATION
NORTHERN IRELAND

Short particulars of all the property mortgaged or charged

The Company's property at Downshire Arms Hotel Limited, Newry Street,
Banbridge, County Down, BT32 3EF.

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)

NIL

Signed

Date

30 March 1998

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



NI33731

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE

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

I HEREBY CERTIFY that a Solicitors' Letter of Undertaking
dated the twenty-fourth day of March One thousand nine hundred and
ninety-eight and created by

DOWNSHIRE ARMS HOTEL LIMITED

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

ULSTER BANK LIMITED

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 thirty-first day of March
One thousand nine hundred and ninety-eight

Janet McCreer

for the Registrar of Companies for
Northern Ireland

Certificate
received by

[Signature]

Date 7-4-98