

NI45846

Register of Mortgages for
Agivey Properties Limited

Printed on: 06/08/2003
[P = Partly Satisfied]
[W = Wholly Satisfied]

Particulars of Mortgage		Names of Mortgagees		Satisfactions	
Doc. No.				W/P	Date Doc
Registered	04/07/2003	7	THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND DONEGALL HOUSE 7 DONEGALL SQUARE NORTH BELFAST		
Created	19/06/2003				
Acquired		0			
Amount #					

All monies Legal Charge

1) All the freehold property known as 194 Station Street, Burton-upon-Trent registered at HM Land Registry under title number SF222481 together with all the freehold property known as 3 Coronation Building, 195 Station Street, Burton-upon-Trent registered at HM Land Registry under title number SF222482....

See doc 7 for further details

M

COMPANIES FORM No. 402

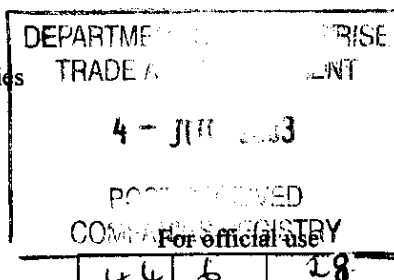
Particulars of a mortgage or charge

Pursuant to Article of 402(1) of the Companies (Northern Ireland) Order 1986

Please do not
write in
this margin

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

To the Registrar of Companies



Company Number

NI045846

*insert full name of
company

Name of company

*AGIVEY PROPERTIES LIMITED

Date of creation of the charge

19 JUNE 2003

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

LEGAL CHARGE

Amount secured by the mortgage or charge

ALL SUMS OF MONEY OWED AND ALL LIABILITIES OR OBLIGATIONS TO BE CARRIED OUT TO THE BANK AT ANY TIME AND FROM TIME TO TIME BY AGIVEY PROPERTIES LIMITED

Names and addresses of mortgages or persons entitled to the charge

THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND
DONEGALL HOUSE, 7 DONEGALL SQUARE NORTHERN IRELAND

Presenter's name, address and
Reference (if any):

For office use
Public Office

DEPARTMENT OF ENTERPRISE
TRADE AND INVESTMENT
REGISTERED
- 4 JUL 2003
COMPANIES REGISTRY
NORTHERN IRELAND

Postcode BT1 5LY

Mortgage Section

Short particulars of all the property mortgaged or charged

- 1) All the freehold property known as 194 Station Street, Burton-upon-Trent registered at HM Land Registry under title number SF222481 together with all the freehold property known as 3 Coronation Building, 195 Station Street, Burton-upon-Trent registered at HM Land Registry under title number SF222482 ("the Property") and all buildings structures fixtures (including trade fixtures) and fixed plant machinery and equipment from time to time thereon.
- 2) All the right, title and interest of Agivey Properties Limited to and in any proceeds of any present or future insurances of the Property.
- 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 Agivey Properties Limited or a predecessor of Agivey Properties Limited 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.

Please do not write in this margin

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

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

Signed M H O S, London

Date 2 July 2003

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.



NI45846

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 NINETEENTH day of JUNE Two Thousand and THREE and created by

Agivey Properties Limited

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

THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND

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 FOURTH day of JULY
Two Thousand and THREE

F. Brown

for the Registrar of Companies for
Northern Ireland

Certificate
received by

Posted Recorded Delivery

Date *6-8-03*