00354319

S FORM NO. 402

rs of a mortgage or charge

DEPARTMENT OF ENTERPRISE TRADE AND INVESTMENT
FEE
06 JUL 2007
COMPANIES REGISTRY

402

Please do not write in this margin

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

*Insert full name of Company

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

To the Registrar of Companies

For official use

Company number [] NI 55343

Name of company

* A & K Developments (Ireland) Limited (the "Company")

Date of creation of the charge

[29] day of June 2007

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

Mortgage and Charge (the "Mortgage")

Amount secured by the mortgage or charge

All the Company's liabilities to Ulster Bank Limited (the "Bank") of any kind and in any currency (whether present or future actual or contingent and whether incurred alone or jointly with another) including banking charges, commission, interest, costs and expenses.

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

Ulster Bank Limited
4 MAIN STREET, GORTIN
CO. TYRONE — Postcode BT79 8PH

Presentor's name and address and Reference (if any):
THOMAS T. MONTAGUE, SOLICITORS, 50-52 MAIN STREET, IRVINESTOWN, CO. FERMANAGH BT94 1GL

Time critical reference

For official Use
Mortgage Section

Post room

DEPARTMENT OF ENTERPRISE TRADE AND INVESTMENT
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Short particulars of all the property mortgaged or charged

1 By way of mortgage and charge:

3 Building Sites North West of 77 Alderwood Road, Fivemiletown, Co. Tyrone
[Folios 19489 & 19495 (Parts of) Co. Tyrone] (the "Property")
all covenants and rights affecting or concerning the Property and any share from time to time held by the Company in any landlord or management company of the Property.

2 By way of fixed charge and assignment:

2.1 The fixtures and fittings of the Company from time to time attached to the Property.

2.2 The plant and machinery vehicles and computer equipment of the Company at the date of the Mortgage and thereafter at the Property not regularly disposed of in the ordinary course of business and all associated warranties and maintenance contracts.

2.3 The furniture furnishings equipment tools and other chattels of the Company at the date of the Mortgage and thereafter at the Property and not regularly disposed of in the ordinary course of business.

2.4 The present and future goodwill of any business carried on at the Property by or on behalf of the Company the rents receivable from any lease granted out of the Property and the proceeds of any insurance from time to time affecting the Property or the assets referred to above.

Note:- The Mortgage contains covenants by the Company with the Bank not without the Bank's prior written consent to:

(a) create or permit to arise any mortgage charge or lien on the charged property, nor to dispose of the charged property;

(b) grant or accept a surrender of any lease or licence or part with or share possession or occupation of the Property.

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

For Ulster Bank Limited

Thomas T. Montague Solicitors

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 provide insufficient space the particulars must be entered on the prescribed continuation sheet.

NI055343

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-NINTH day of JUNE two-thousand and SEVEN and created by

A & K DEVELOPMENTS (IRELAND) 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 the SIXTH day of JULY two-thousand and SEVEN

Louise Hunter

for the Registrar of
Companies for Northern Ireland