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COMPANIES FORM No. 402

DEPARTMENT OF ENTERPRISE
TRADE AND INVESTMENT

17 JUN 2009

CR53

POST RECEIVED
COMPANIES REGISTRY

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

NI069902

Name of company

* insert full name of
company

*ABJ Ireland Limited

Date of creation of the charge

12 JUNE 2009

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

Standard Security

Amount secured by the mortgage or charge

All sums of principal, interest and charges which now are or shall become due or
owing

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

The Governor and Company of the Bank of Ireland, 1 Donegall Square South,
Belfast BT1 5LR

Postcode

Presentor's name, address and
Reference (if any):MACLAY MURRAY &
SPENS LLP
151 ST VINCENT
STREET, GLASGOWFor official use
Public Office

Mortgage Section

Short particulars of all the property mortgaged or charged

The ground floor shop premises 886-888 Shettleston Road, Glasgow being the subjects registered in the Land Register of Scotland under Title Number GLA79251

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

Date

16/6/09

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.



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COMPANIES FORM No 405
Certificate of registration in Great
Britain of a charge comprising property
situate there



405

Please do not
write in
this margin

Pursuant to Article 405(4) of the Companies (Northern Ireland) Order 1986.

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

To the Registrar of Companies

For official use

Company number

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NI069902

Name of company

ABJ Ireland Limited

* insert full name
of company

I Yvonne Allan

of Maclay Murray & Spens LLP, 151 St Vincent Street
Glasgow G2 5NJ

^ give date and
parties to charge

certify that the charge^ Standard Security by ABJ Ireland Limited in favour of the
Governor and Company of the Bank of Ireland dated 25 February 2009

of which a true copy is annexed to this form was presented for registration on TWELFTH
JUNE 20 09 in Great Britain.

Signed

Yvonne Allan

Date

16 JUNE 2009

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

Maclay Murray & Spens
LLP
151 St Vincent
Street, Glasgow G2 5NJ

Ref: YA/NXS/BAN/95/167

For official use

Public Office

Mortgage Section



NI069902

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE

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

I HEREBY CERTIFY that a Standard Security dated
the TWELFTH day of JUNE two-thousand and NINE and created by

ABJ IRELAND 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 the SEVENTEENTH day of JUNE two-
thousand and NINE

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

for the Registrar of
Companies for Northern Ireland