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CHFP004

Please do not
write in this
margin

COMPANIES FORM No. 403a Declaration of satisfaction in full or in part of mortgage or charge

403 a

Pursuant to section 403(1) of the Companies Act 1985

Please complete
legibly, preferably in
black type or, bold
block letteringTo the Registrar of Companies
(Address overleaf)

For official use

Company number

2

00785125

Name of company

* ALFANO BROTHERS LIMITED

* insert full name
of company1 delete as
appropriate2 insert a
description of
the instrument(s)
creating or
evidencing the
charge, eg
'Mortgage',
'Charge',
'Debenture' etc.I, David Noel Gregoryof 15 Orchard Rise, Richmond, Surrey, TW10 5BX[a director] ~~[the secretary]~~ ~~[the administrator]~~ ~~[the administrative receiver]~~¹ of the above company, do
solemnly and sincerely declare that the debt for which the charge described below was given has been
paid or satisfied in [full] ~~[part]~~ ✓Date and Description of charge² LEGAL CHARGE CREATED 26 OCTOBER 1993 ✓Date of Registration³ 27 OCTOBER 1993 ✓Name and address of [chargee] ~~[insert full name and address of chargee]~~¹ SEE PAPER APART3 the date of
registration may
be confirmed
from the
certificateShort particulars of property charged⁴ SEE PAPER APART4 insert brief
details of
propertyAnd I make this solemn declaration conscientiously believing the same to be true and by virtue of the
provisions of the Statutory Declarations Act 1835.Declared at Glasgow

Declarant to sign below

on Day Month Year

on

0	4	0	3	2	0	0	2
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before me [Signature]A Commissioner for Oaths or Notary Public or Justice of
the Peace or a Solicitor having the powers conferred on a
Commissioner for Oaths.Presentor's name address and
reference (if any):
MacRoberts
Excel House
30 Semple Street
Edinburgh, EH3 8BL
LCF/MMK/NMM/ALF/2/4For official Use
Mortgage Section

Post room

HLE
COMPANIES HOUSE0053
15/03/02

This is the Paper Apart referred to in the foregoing Form 403a in respect of Alfano Brothers Limited (00785125) dated 4 March 2002

Name and address of Chargee: Banca Monte dei Paschi di Siena SPA ("MPS") having a branch at 122 Leadenhall Street, London EC3V 4RH having been assigned all rights held by Italian International Bank plc ("IIB") to, under and in respect of the charge by virtue of an assignment by IIB in favour of MPS dated 11 December 1998. ✓

Short particular of property charged:

1. By way of legal mortgage and fixed charge all that land under Title Number TY36609 and known as Land and Buildings, South of South Shore Road, Gateshead, and all fixtures whatsoever now or at any time hereafter affixed or attached thereto or any part thereof and all and every interest therein or in the proceeds of sale thereof which the Chargor may mortgage or charge at law or in equity ("the Property"). ✓
2. The Legal Charge contains covenants by the Chargor that the Chargor shall:-
 - 2.1 save for the charge granted by the Legal Charge not create, permit or suffer to exist any Security Interest (hereafter defined) whatsoever upon the Property;
 - 2.2 not (without the Bank's prior written consent) part with or share possession of the Property or grant any lease, licence, right or interest to any person allowing such person to occupy or use the Property nor convey, assign, transfer, sell or otherwise dispose of or contract for the sale or other disposal of the Property or any interest therein; and the Chargor's powers of leasing, agreeing to lease and taking surrenders of leases conferred by Sections 99 and 100 of the Law of Property Act 1925 and otherwise are excluded by the Legal Charge.

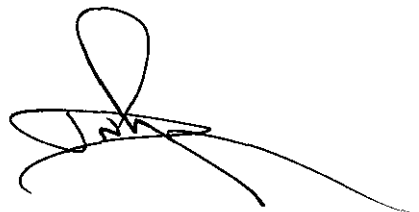
3. In the Legal Charge:-

"Customer" means any one or both of the Chargor's subsidiary companies Ciborio Limited and Hunter & Currie (Scotland) Limited.

"Overdraft Facility Letter" means the facility letter dated 21 April 1992 as amended by letter dated 2 July 1993 addressed by the Bank to the directors of Ciborio Limited and Hunter & Currie (Scotland) Limited, as from time to time amended and/or supplemented.

"Security Interest" means any mortgage, charge, hypothecation, pledge, lien, assignment, title retention, preferential right, trust arrangement or other arrangement or agreement the effect of which is the creation of security.

"Term Loan Facility Letter" means the facility letter dated 22 June 1990 as amended by letters dated 25 March 1991, 3 October 1991, 2 July 1993 and as further amended by a letter dated 7 October 1993 addressed by the Bank to the directors of Ciborio Limited, as from time to time amended and/or supplemented.

A handwritten signature in black ink, consisting of a large loop at the top and several sweeping strokes below.