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COMPAN

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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 margin

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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NI 024588

* insert full name of
company

Name of Company

LESLEY BALMORAL LIMITED

Date of creation of the charge

14 th March 2008

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

Assignment of Rental Income

Amount secured by the mortgage or charge

All the Company's liabilities, present and future, to the Governor and Company of the Bank of Ireland ("the Bank"), either alone or jointly with others, and whether as Principal or Surety
<div>DEPARTMENT OF ENTERPRISE TRADE & INVESTMENT COMPANIES REGISTRY 19 MAR 2008 COUNTER RECEIVED</div>

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

The Governor and Company of the Bank of Ireland, Lower Baggot Street in the City of Dublin
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Presenter's name, address and Reference (if any) C & H Jefferson, 7 Fountain Street, Belfast, BT1 5EA Ref: CMcC/AD/B157/1144	For Official Use Public Office	Mortgage Section
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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, e.g. "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.

SECOND SCHEDULE

Date	Lessee's Name	Property	Term	Rent
Licence dated 5.10.2006	Licensee is Isaac Agnew (Holdings) Limited	35 Boucher Road, Belfast, BT12 6HR	2 years from and including 1 st September 2006	Current licence fee is £180,000.00 per annum exclusive of VAT plus the ground rent in the Lease under which the property is held (being £26,000.00 per annum at present)



NI024588

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE

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

I HEREBY CERTIFY that an Assignment of Rental Income dated
the FOURTEENTH day of MARCH two-thousand and EIGHT and created by

LESLEY BALMORAL 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 NINETEENTH day of MARCH two-
thousand and EIGHT

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

for the Registrar of
Companies for Northern Ireland