

M

COMPANIES FORM No. 402

CR 53

Particulars of a mortgage or charge

402

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

* insert full name
of company

To the Registrar of Companies

For official use

Company number

310166

NI 37476

Name of company

* New Kinder Properties Limited ("the Company")

Date of creation of the charge

22 December 2000

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

Deed of Mortgage

Amount secured by the mortgage or charge

All sums now due or hereafter to become due from the Company to the Bank in any
manner whatsoever.

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

AIB Group (UK) P.L.C. trading as First trust Bank, PO Box 4, 4 Queen's Square,

Belfast BT1 3DJ (the "Bank")

Postcode

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

Arthur Cox Northern Ireland afrc/s
Stokes House
17/25 College Square East
Belfast

BT1 6JD

For official use

DEPT. OF ENTERPRISE
TRADING ENVIRONMENT
COMPANIES REGISTRY

- 4 JAN

COUNTER RECEIVED

Mortgage Section

JAN 2001

COMPANIES REGISTRY
NORTHERN IRELAND

See continuation sheet.

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

Signed

Arthur G. Martin Ireland

Date

3rd January 2001

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.

SCHEDULE

The premises situate and known as Nazareth House, 352 Ormeau Road, Belfast comprising:-

1. Premises comprised in a fee farm grant (the "Grant") made 3 February 1864 between John Montgomery of the one part and Margery Smith and Margaret Beattie of the other part and described in the Grant as "ALL THAT AND THOSE that piece or parcel of land with the dwelling house thereon situate lying and being on the East side of the road leading through Ballynafeigh in the New Line from Belfast to Newtownbreda in the Townland of Ballynafeigh in the County of Down containing by estimation one acre one rood and thirteen perches plantation measure or thereabouts bounded on the north by premises then or formerly of Patrick McCracken on the south by Thomas Baylys late holding on the East by the old Turnpike Road on the West by the new Line of Road aforesaid all which said piece of land and Premises are now situate and lying and being in the Parish of Newtownbreda in the Barony of Castlereagh and County of Down and are more particularly described as the abutments and boundaries in the map or ground plan thereof traced on these presents"; and
2. Premises comprised in a lease (the "Lease") made 10 May 1867 between William Fitzpatrick of the one part and Thomas Courtney of the other part and described in the Lease as "ALL THAT AND THOSE that triangular piece of land situate on the Ballynafeigh and Newtownbreda Roads containing Three Roods and Twenty five perches statute measure or thereabouts bounded on the North by premises in the possession of Miss Margery Smith and Mrs Margaret Beattie on the East by the Ballynafeigh Road and on the West by the Belfast and Newtownbreda Roads as the same premises are more particularly delineated and described by the map or ground plan thereof traced thereupon all of which said premises are situate lying and being in the Parish of Knockbreda Barony of Upper Castlereagh and County Down."

DUPLICATE FOR THE FILE



NI37476

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 twentysecond day of December Two thousand and created by

NEW KINDER PROPERTIES LIMITED

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

AIB GROUP (UK) P.L.C.

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 January
Two thousand and One

F. Brown

for the Registrar of Companies for
Northern Ireland

Certificate
received by

A. Ballin

Date

11/1/2001