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Particulars of a mortgage
or charge

402

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

Please
write
this inPlease
write
legibly, preferably in
black type, or bold
block lettering* insert full name
of company

to the Registrar of Companies

For official Use

Company Number

N.I. 51680

2068

Name of Company

THE AUCTION ROOMS LTD

Date of creation of the charge

21st October 2004

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

Solicitors' Undertaking to deliver the documents of title to Ulster Bank Limited and meanwhile to hold the said documents in trust for the Bank thereby creating an equitable charge in favour of the Bank

Amount secured by the mortgage or charge

All monies now due or hereafter to become due by the Company to Ulster Bank Limited on any account whatsoever and all present and future actual and contingent liabilities of the Company to said Bank with interest commission and charges.

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

Ulster Bank Limited having its registered office at 11-16 Donegall Square East, Belfast.

Postcode BT1 5UB

Presentor's name, address and
Reference (if any):J E A Gribbon
Solicitor
Ulster Bank Limited
11-16 Donegall Square East
Belfast
BT1 5UBFor official use
Public Office

Mortgage Section

DEPARTMENT OF ENTERPRISE
TRADE AND INVESTMENT
COMPANIES REGISTRY

- 8 NOV 2004

DEPARTMENT OF ENTERPRISE
TRADE AND INVESTMENT
REGISTERED

- 8 NOV

COMPANIES REGISTRY
NORTHERN IRELAND

COUNTER RECEIVED

Short particulars of all the property mortgaged or charged

The Company's property at The Auction Rooms, 24 The Square, Moy, County Tyrone and 25 The Square, County Tyrone together with Liquor Licence attaching to The Auction Rooms shown edged red on the attached map.

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 *Anne Rose*

Date 5 November, 2004

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 Registry 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 agreement 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.



NI51680

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE

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

I HEREBY CERTIFY that a Solicitors' Undertaking dated the
TWENTY-FIRST day of OCTOBER Two Thousand and FOUR and created by

THE AUCTION ROOMS LTD

for securing all monies 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 EIGHTH day of NOVEMBER
Two Thousand and FOUR

F. Brown

for the Registrar of Companies
for Northern Ireland