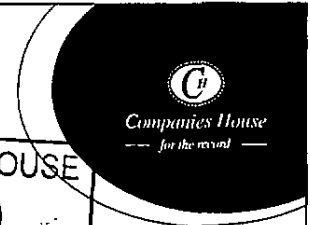


MG01

Particulars of a mortgage or charge



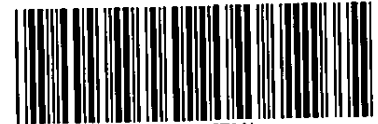
COMPANIES HOUSE
FEE PAID
BELFAST

A fee is payable with this form.
We will not accept this form unless you send the correct fee.
Please see 'How to pay' on the last page.

What this form is for
You may use this form to register
particulars of a mortgage or charge
in England and Wales or Northern
Ireland.

What this form is NOT for
You cannot use this form to register
particulars of a charge for a Scottish
company. To do this, please use
form MG01s.

FRIDAY



J1A4SF7M
JNI 01/06/2012 #1
COMPANIES HOUSE

1 Company details

Company number **N 1 0 3 0 2 8 1**
Company name in full **A H FUEL OILS LTD (the "Assignor")**

For official use
→ **Filling in this form**
Please complete in typescript or in
bold black capitals.
All fields are mandatory unless
specified or indicated by *

2 Date of creation of charge

Date of creation **01 07 2005**

3 Description

Please give a description of the instrument (if any) creating or evidencing the
charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'.

Description **DEED OF ASSIGNMENT OF RENTS (the "Assignment")**

4 Amount secured

Please give us details of the amount secured by the mortgage or charge.

Amount secured **All present and future obligations and liabilities (whether actual or
contingent and whether owed jointly or severally or in any other
capacity whatsoever) of the Assignor to the Bank, except for any
obligation or liability which, if it were so included, would result in this
Assignment contravening any law (including without limitation
sections 677 to 683 of the Companies Act 2006) together with all
costs, charges and expenses incurred by the Bank in connection with
the protection, preservation or enforcement of its rights under the
Assignment or any other deed or document evidencing or securing
any such liabilities**

Continuation page
Please use a continuation page if
you need to enter more details.

COMPANIES HOUSE
01 JUN 2012
BELFAST

MG01

Particulars of a mortgage or charge

5**Mortgagee(s) or person(s) entitled to the charge (if any)**

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge.

Continuation page
Please use a continuation page if you need to enter more details.

Name

SANTANDER UK PLC (the "Bank") as security trustee

Address

2 Triton Square, Regent's Place, London

Postcode

N W 1 3 A N

Name

Address

Postcode

6**Short particulars of all the property mortgaged or charged**

Please give the short particulars of the property mortgaged or charged.

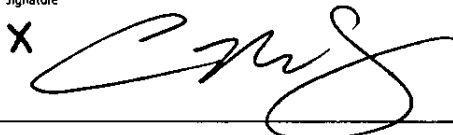
Continuation page
Please use a continuation page if you need to enter more details.

Short particulars

Please see continuation sheet(s) attached

MG01

Particulars of a mortgage or charge

7	Particulars as to commission, allowance or discount (if any) Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his: <ul style="list-style-type: none">- subscribing or agreeing to subscribe, whether absolutely or conditionally, or- procuring or agreeing to procure subscriptions, whether absolute or conditional, for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.	
Commission allowance or discount	NIL	
8	Delivery of instrument You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860). If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 870). We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 866). The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it. Where a body corporate gives the verification, an officer of that body must sign it. We will also accept a verified copy where section 867(2) applies (property situated in another part of UK).	
9	Signature Please sign the form here. Signature X  X This form must be signed by a person with an interest in the registration of the charge.	

MG01

Particulars of a mortgage or charge



Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record.

Contact name **Graeme McKee**

Company name **Carson McDowell Solicitors**

Address **Murray House, Murray Street**

Post town **Belfast**

County/Region **City of Belfast**

Postcode **B T 1 6 D N**

Country **Northern Ireland**

DX **DX 403 NR Belfast 1**

Telephone **028 9034 8843**



Certificate

We will send your certificate to the presenter's address if given above or to the Company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- The company name and number match the information held on the public Register.
- You have included the original deed with this form.
- You have entered the date the charge was created.
- You have supplied the description of the instrument.
- You have given details of the amount secured by the mortgagee or chargee.
- You have given details of the mortgagee(s) or person(s) entitled to the charge.
- You have entered the short particulars of all the property mortgaged or charged.
- You have signed the form.
- You have enclosed the correct fee.



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge.

Make cheques or postal orders payable to 'Companies House.'



Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below:

For companies registered in England and Wales:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

For companies registered in Scotland:

The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post).

For companies registered in Northern Ireland:

The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG.
DX 481 N.R. Belfast 1.



Further information

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk

MG01 - continuation page

Particulars of a mortgage or charge

6

Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged.

Short particulars

As per clause 2 of the Assignment:

(a) An assignment by way of mortgage of all gross rents, licence fees and other monies receivable now or hereafter at any time by the Assignor in respect of or arising out of any lease or licence of the Property (as defined in the Assignment and summarised below) or any parts thereof (including, without prejudice to the generality of the above, those leases and licences subsisting at the date hereof as are set out in Part III of the Schedule to the Assignment and summarised below) or any agreement for lease or otherwise paid to or received by the Assignor in respect of the Property including without limitation, all trade income and all mesne profits (but save and except for insurance rents and/or service charges and Value Added Tax thereon and/or the like which are not charged in favour of the Bank but without prejudice to any charge or interest payable to the Assignor for late payment of the same or to any charge over the proceeds of insurance (or any claim pursuant to the Criminal Damage (Compensation) (Northern Ireland) Order 1977) affecting the Property) whether present or future and whether payable now or in the future and the proceeds of any sale, lease or other disposition of the Property and all rights and claims of the Assignor against all leases, sub lessees, licencees or occupiers of the Property (including, where applicable, all claims or actions available to the Assignor pursuant to any rent deposit deed granted by a tenant of any Property including, without prejudice, the right to withdraw monies from a rent deposit account for breach or non-payment of rents) and all guarantees and securities for the obligations of any such person or other third parties in relation to the Property now or in the future existing and capable of being satisfied by the payment of money (all of which aforementioned sums are referred to herein and in the Assignment as "Rental Income").

(b) A first fixed charge over all sums of money standing to the credit of the Rent Account (as defined in the Assignment and summarised below) from time to time together with all securities, rent deposits and other sums standing to the credit of the Rent Account and any interest from time to time accruing thereon.

NOTES:

The Assignment contains RESTRICTIONS on dealing with Rental Income in clauses 3.5 and 3.6 such that:

- The Assignor shall at no time throughout the continuance of the security created by the Assignment purport to, agree to or otherwise attempt to assign the benefit of the Charged Property to any other party, whether ranking in priority to, pari passu with or subordinate to the interests of the Bank herein.

- The Assignor shall not assign, transfer, charge or otherwise alienate, deal with or encumber any or all of the money or interest subject to this Deed or any right, title or interest therein, or agree to do so however nothing in this clause 3.6 or any other provision of this Deed shall in any way restrict, prevent or prohibit the ability of the Bank to assign the benefit of the same to any party.

"Property" means "ALL THAT AND THOSE the lands and premises comprised in Land Registry Folio 24715 County Antrim being situate and currently known as Cable Service Station, 20/22 Belfast Road, Whitehead, County Antrim, BT38 9SP".

(continued overleaf)

MG01 - continuation page

Particulars of a mortgage or charge

6

Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged.

Short particulars

(continued)

Leases and licences specifically referred to in the Assignment are:

1. The lease of the Property dated 17 May 2012 in favour of Solo Retailing Limited (Company Number NI608590) with current rent of £42,500.00 per annum (exc.) (but with provision for review); and
2. The licence in respect of advertising rights at the Property dated 7 February 2006 in favour of Primesight Limited (Company Number 01847728) with current rent of £500.00 per annum (exc.).

"Rent Account" means the Assignor's account with the Bank with account number 01095781 and sort code 09-07-20 held at Santander House, 1 Mays Meadow, Belfast, BT1 3PH (as that account may be renumbered, re-designated or replaced from time to time) or such other account as the Bank may from time to time direct.



FILE COPY

**CERTIFICATE OF THE REGISTRATION
OF A MORTGAGE OR CHARGE**

Pursuant to section 869(5) & (6) of the Companies Act 2006

**COMPANY NO. NI30281
CHARGE NO. 9**

THE REGISTRAR OF COMPANIES FOR NORTHERN IRELAND
HEREBY CERTIFIES THAT A DEED OF ASSIGNMENT OF RENTS
DATED 17 MAY 2012 AND CREATED BY A H FUEL OILS LTD
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM
THE COMPANY TO OTHER, SANTANDER UK PLC ON ANY
ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO
CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE 1
JUNE 2012

GIVEN AT COMPANIES HOUSE, BELFAST THE 6 JUNE 2012



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES