

DATED 11 day March 2013

DEED OF APPOINTMENT OF RECEIVER

Over certain assets of

SEAN JOYCE

Woods Hogan Solicitors,
Berkeley House,
17 Berkeley Street,
Dublin 7.

DEED OF APPOINTMENT OF RECEIVER

IN PURSUANCE of the powers contained in a Deed of Charge dated the 15th April 1996 (the "**Charge**") in respect of the property therein described as

"ALL THAT AND THOSE the property comprised in Folio 29036F of the Register County Galway" and known as number 9, Ballybane Industrial Estate, Galway

(the "**property**")

granted by Sean Joyce of Grange, Turloughmore, County Galway to The Governor and Company of the Bank of Ireland

Bank of Ireland Mortgage Bank hereby appoint

Michael McAteer

of

Grant Thornton, 24-26 City Quay, Dublin 2.

to be Receiver of all the property (as set out above) referred to, comprised in and mortgaged, charged and or secured by the Charge, to enter upon and take possession of the same in the manner specified in the Charge and the Receiver shall be entitled to exercise all of the powers conferred on the Receiver by the Charge and by law.

This Deed may be executed in any number of counterparts, and by the parties on separate counterparts, each of which shall constitute an original, but all the counterparts shall together constitute but one and the same instrument.

Dated this 11 day of March 2013 at 9.30 o'clock.

IN WITNESS whereof the appointing party has executed this Deed of Appointment on the day and year first above written.

PRESENT when the COMMON SEAL of
BANK OF IRELAND MORTGAGE BANK

Was affixed hereto and this deed was delivered.

801m13 6/3/2013

In Witness whereof the Common Seal of Bank of Ireland Mortgage Bank as the transferee of The Governor and Company of the Bank of Ireland is hereto affixed this day of _____ by order of the Board of Directors in the presence of:

Michael McAteer Authorized Signatory

Marie Somers

Marie Somers, Group Secretary's Office
Bank of Ireland, 40 Mespil Road, Dublin 4

I hereby accept the appointment subject to the terms and conditions set out above and more particularly contained in the Charge.

Dated this 11 day of March 2013 at 9.45 o'clock.

SIGNED AND DELIVERED

As a deed by the said

Michael McAteer

In the presence of:

Emma Hanrahan
Grant Martin
Elizabeth
Dublin 2



DATED 11 day of March 2013

DEED OF APPOINTMENT OF RECEIVER

Woods Hogan Solicitors,
Berkeley House,
17 Berkeley Street,
Dublin 7.

Reference:

92559054 - PZ - 201