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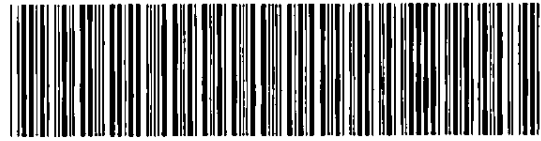
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*Eric DWH*

Name:	922 NE 78HITS, LLC
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**ARTICLES OF ORGANIZATION  
OF  
922 NE 78HITS, LLC  
a Florida Limited Liability Company**

SECRETARY OF STATE  
TALLAHASSEE, FL

The undersigned, pursuant to the provisions of Chapter 605 of the Florida Statutes, for the purpose of forming a Limited Liability Company under the laws of the State of Florida do set forth the following:

**ARTICLE I  
NAME**

The name of the Limited Liability Company is: **922 NE 78HITS, LLC** (the "*Company*").

**ARTICLE II  
DURATION**

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall exist perpetually, unless sooner dissolved in accordance with the Operating Agreement of the Limited Liability Company or Florida law.

**ARTICLE III  
MAILING AND STREET ADDRESS OF PRINCIPAL OFFICE**

The mailing and street address for the principal office of the Company is:

1727 Delancey Place  
Philadelphia, PA 19103

**ARTICLE IV  
REGISTERED AGENT**

The name and address of the initial registered agent in the State of Florida, whose Consent to Appointment as Registered Agent accompanies these Articles of Organization, is:

C T Corporation System  
1200 South Pine Island Road  
Plantation, Florida 33324

**ARTICLE V**  
**MANAGEMENT**

The Limited Liability Company is to be managed by a manager and the name and address of the initial manager who is to serve as manager is:

Kenneth Wellar  
1727 Delancey Place  
Philadelphia, PA 19103

The manager of this Limited Liability Company: (i) may be replaced by the members, and (ii) shall be elected by the members, as provided for in the Operating Agreement of this Limited Liability Company.

The undersigned has executed these Articles of Organization on the 22nd day of April, 2021.

By: /s/Angela Ramey  
Authorized Representative

**CERTIFICATION OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE LIMITED LIABILITY COMPANY NAMED BELOW SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: **922 NE 78HITS, LLC**
2. The name and Florida street address of the registered agent are:

C T Corporation System  
1200 South Pine Island Road  
Plantation, Florida 33324

*I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.*

/s/ Kathryn A. Widdoes

Kathryn A. Widdoes, Registered Agent  
Assistant Secretary

April 22, 2020

Date

2021 MAY -5 AM 10: 22  
SECRETARY OF STATE  
TALLAHASSEE, FL

- 11-11-20