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FLORIDA LIMITED LIABILITY CO.  
MB3 PROPERTIES, LLC

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**ARTICLES OF ORGANIZATION  
OF  
MB3 PROPERTIES, LLC**

Pursuant to the provisions of Chapter 605 of the Florida Statutes, the undersigned hereby declares the following provisions as the Articles of Organization of MB3 PROPERTIES, LLC, a Florida limited liability company (the "Company").

**ARTICLE 1: NAME AND MAILING ADDRESS**

The name of this Company is MB3 PROPERTIES, LLC, and its principal office and mailing address is 7801 US Highway 19 North, Pinellas Park, FL 33781.

**ARTICLE 2: DURATION**

This Company shall exist perpetually, commencing as of the date of acceptance and filing of these Articles by the Secretary of State of the State of Florida.

**ARTICLE 3: PURPOSE**

This Organization is organized for the purpose of transacting any and all lawful business.

**ARTICLE 4: INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this Company is located at 7801 US Highway 19 North, Pinellas Park, FL 33781, and the name of the initial registered agent is Thomas M. Matter.

**ARTICLE 5: ADMISSION OF ADDITIONAL MEMBERS**

Upon approval of all the members, new members may be admitted.

**ARTICLE 6: MEMBERS RIGHT TO CONTINUE BUSINESS**

With the consent of all remaining members the remaining members of the Company shall have a right to continue the business of the Company on death, retirement, resignation, expulsion,

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bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Company.

**ARTICLE 7: MANAGEMENT**

Initially the Company is to be managed by three co-managers, who may or may not be members. The number of managers may be increased or decreased from time to time by agreement by the members but shall never be less than one. The names and addresses of the Managers are:

| <u>NAME</u>      | <u>ADDRESS</u>                                    |
|------------------|---|
| Thomas M. Mutter | 7801 US Highway 19 North, Pinellas Park, FL 33781 |
| John C. Mutter   | 7801 US Highway 19 North, Pinellas Park, FL 33781 |
| Gary F. Mutter   | 7801 US Highway 19 North, Pinellas Park, FL 33781 |

**ARTICLE 8: OPERATING AGREEMENT**

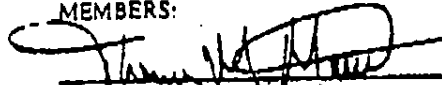
The members shall unanimously adopt the initial operating agreement. The power to alter, amend or repeal the operating agreement or adopt a new operating agreement is vested in members.

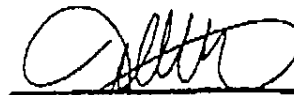
**ARTICLE 9: TRANSFERABILITY OF MEMBER'S INTEREST**


The beneficial interest of a member of this Company may be transferred or assigned to such extent and in the manner provided in the Operating Agreement.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Organization this 26th day of JULY, 2021.

MEMBERS:

  
Thomas M. Mutter (SEAL)

  
John C. Mutter (SEAL)

  
Gary F. Mutter (SEAL)

SEAL OF STATE  
ALLAH SEC, FL

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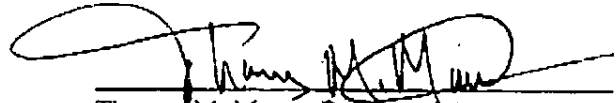
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ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above-stated limited liability company at a place designated in the Articles of Organization of MB3 PROPERTIES, LLC, set forth above, 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 relating 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.

Dated this 26<sup>th</sup> day of July, 2021.

  
Thomas M. Matter, Registered Agent