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**FLORIDA PROFIT/NON PROFIT CORPORATION  
144 EAST 24TH STREET CORP.**

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**ARTICLES OF INCORPORATION**

**OF**

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**144 EAST 24TH STREET CORP.**

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The undersigned incorporator, for the purpose of forming a corporation for profit under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

**ARTICLE I**

**Name**

The name of the corporation is: 144 EAST 24TH STREET CORP.

**ARTICLE II**

**Existence**

The corporation's existence shall commence upon the filing of these Articles of Incorporation.

**ARTICLE III**

**Purpose**

The corporation is organized for the purpose of transacting any and all lawful business for which corporations may be formed under the Florida Business Corporation Act, and all amendments and supplements thereto, or any law enacted to take the place thereof (collectively, the "Act").

Prepared by:  
Robert A. Chaves, Esq.  
Florida Bar No. 283523  
Gutter Chaves Joseph Rubin Forman Fleisher Miller P.A.  
2101 Corporate Blvd., Suite 107  
Boca Raton, FL 33431  
561-998-7847

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## **ARTICLE IV**

### **Authorized Capital**

The corporation is authorized to issue 200 shares of voting common stock, with a par value of \$1.00 per share.

## **ARTICLE V**

### **Address**

The address of the principal office of the corporation is 7465 S.W. 106<sup>th</sup> Street, Miami, Florida 33156 and its mailing address 7465 S.W. 106<sup>th</sup> Street, Miami, Florida 33156.

## **ARTICLE VI**

### **Registered Office and Agent**

The street address of the corporation's initial registered office is Boca Corporate Center, 2101 N.W. Corporate Blvd., Suite 107, Boca Raton, Florida 33431-7343. The name of the initial registered agent at such office is M & W Agents, Inc.

## **ARTICLE VII**

### **Indemnification**

To the fullest extent authorized or permitted by the Act, the corporation shall indemnify, and advance expenses to, any person made, or threatened to be made, a party to any action, suit or proceeding by reason of the fact that he or she is or was a director or officer of the corporation or is or was serving at the request of the corporation as a director or officer of another corporation. Unless otherwise expressly prohibited by the Act, and except as otherwise provided in the foregoing sentence, the Board of Directors of the corporation shall have the sole and exclusive discretion, on such terms and conditions as it shall determine, to indemnify, or advance expenses to, any person made, or threatened to be made, a party to any action, suit, or proceeding by reason of the fact that he or she is or was an employee or agent of the corporation, or is or was serving at the request of the corporation as an employee or agent of another corporation, partnership, joint venture, trust or other enterprise. Except for any person who is or was a director or officer of the corporation, or any person who is or was serving at the request of the corporation as a director or officer of another corporation, no employee or agent of the corporation may apply to any court for indemnification, or advancement of expenses, by the corporation.

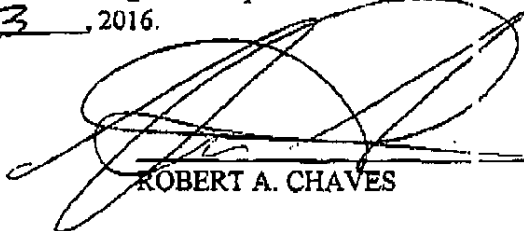
**ARTICLE VIII**

**Incorporator**

The name and address of the incorporator of the corporation is Robert A. Chaves, Gutter Chaves Josepher Rubin Forman Fleisher Miller P.A., 2101 Corporate Blvd., Suite 107, Boca Raton, Florida 33431.

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IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on February 3, 2016.

  
\_\_\_\_\_  
ROBERT A. CHAVES

**ACCEPTANCE OF APPOINTMENT**

**AS**

**REGISTERED AGENT**

I hereby accept the appointment as registered agent contained in the foregoing Articles of Incorporation and state that I am familiar with, and accept, the obligations set forth in Sections 48.091(2) and 607.0505 of the Florida Statutes.

M & W AGENTS, INC., a Florida corporation

By: 

\_\_\_\_\_  
ROBERT A. CHAVES, Secretary

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