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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 061945 7524468

AUTHORIZATION : *[Signature]*

COST LIMIT : \$ 155.00

ORDER DATE : April 25, 2006

ORDER TIME : 4:0 PM

ORDER NO. : 061945-005

CUSTOMER NO: 7524468

FILED  
2006 APR 26 AM 10:46  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

DOMESTIC FILING

NAME: 150 MIAMI ASSOCIATES  
SUBTENANT, LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION  
CERTIFICATE OF LIMITED PARTNERSHIP  
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXX CERTIFIED COPY  
PLAIN STAMPED COPY  
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Kelly Courtney - EXT. 2916

EXAMINER'S INITIALS: \_\_\_\_\_

**ARTICLES OF ORGANIZATION  
OF  
150 MIAMI ASSOCIATES SUBTENANT, LLC,**

**ARTICLE I - Name:**

The name of the Limited Liability Company is: **150 MIAMI ASSOCIATES SUBTENANT, LLC** (the "Company")

**ARTICLE II - Address:**

The mailing address and the street address of the principal office of this Company is

1411 Walnut Street, 3rd Floor, Philadelphia, PA 19102

**ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature**

The name and the Florida street address of the registered agent are:

Corporation Service Company  
1201 Hays Street  
Tallahassee, Florida 32301

*HAVING BEEN NAMED AS REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-STATED LIMITED LIABILITY COMPANY AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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 IN CHAPTER 608, F.S.*

Dated this 25th day of April, 2006.

CORPORATION SERVICE COMPANY

By: 

**Brian Courtney  
Asst. V. Pres.**

(Registered Agent's Signature)

/s/ Greg Webster

signature of a member or an authorized representative of a member  
Authorized Representative

(In accordance with Section 608j.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true)

Greg Webster

Types or printed name of signee

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