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FLORIDA LIMITED LIABILITY CO.  
TFF COMMERCIAL RENTAL PROPERTIES, LLC

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B. BOSTICK

FEB 11 2013

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**ARTICLES OF ORGANIZATION  
OF  
TFF COMMERCIAL RENTAL PROPERTIES, LLC**

**ARTICLE I**

**NAME AND ADDRESS**

The name of this Limited Liability Company shall be TFF Commercial Rental Properties, LLC (the "Company"). The mailing address of the principal office of the Company is 4085 Tamiami Trail North, Suite B104, Naples, Florida 34103.

**ARTICLE II**

**DURATION**

The Company shall exist perpetually until dissolved pursuant to a written agreement of its sole member of the Company, or as provided by law, or as provided by the Company's Operating Agreement.

**ARTICLE III**

**DESIGNATION OF REGISTERED AGENT**

The name and address of the registered agent and office of the Company shall be Curtis B. Cassner, 4001 Tamiami Trail N., Suite 250, Naples, FL 34103.

**ARTICLE IV**

**MANAGEMENT OF COMPANY BUSINESS**

The Company will be member managed.

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**ARTICLE V****PURPOSE**

The purpose of Company is to carry on the same purpose of its sole member which is a Section 501(c)(3) tax exempt organization, whose exempt purpose is supporting education, science and the arts, providing funding for programs in health care sciences (e.g., medical research and medicine), including scientific research, scientific instruction in educational institutions, and scholarship programs for students with support primarily aimed at accredited universities offering undergraduate and graduate programs in science through the universities foundation and other lawful means which are permitted under Section 501(c)(3) of the Internal Revenue Code and the Regulations there under. The Company shall only exercise powers which are in furtherance of such exempt purposes.

**ARTICLE VI****LIMITATION ON ACTIVITIES**

The Company shall not carry on any activities not permitted to be carried on by an organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or (b) by a corporation, contributions to which are deductible under Sections 170(e)(1) of the Internal Revenue Code.

**ARTICLE VII****LIMITATION ON DISTRIBUTIONS AND TRANSFERS OF MEMBERSHIP INTERESTS**

No distributions will be made to a member who ceases to qualify for exemption as a tax exempt organization within the meaning of Section 501(c)(3) of the Internal Revenue Code. Transfer of a membership interest is prohibited except to a tax exempt organization within the meaning of Section 501(c)(3) of the Internal Revenue Code, and only with the approval of the charity-member.

**ARTICLE VIII****AMENDMENTS MERGES AND CONVERSIONS**

Any amendments to the articles of organization and operating agreement must be consistent with Section 501(c)(3) of the Internal Revenue Code. Merging with or converting to a for-profit entity is prohibited.

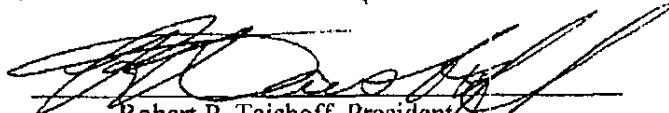
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**ARTICLE IX****DISSOLUTION**

Upon the dissolution and liquidation of the Company, the Company's member-manager or appointed liquidating trustee, as applicable, shall, after paying or making provisions for the payment of all liabilities of the Company, make distributions of the assets of the Company to its sole member, so long as it is then a tax exempt organization within the meaning of Section 501(c)(3) of the Internal Revenue Code or corresponding section of any future federal tax code. In the event its sole member is not then a tax exempt organization at the time of the distributions, such assets shall be distributed to one or more tax exempt organizations, with a similar purpose, within the meaning of Section 501(c)(3) of the Internal Revenue Code or corresponding section of any future federal tax code or such assets shall be distributed to the federal government, or to a state or local government, for a public purpose.

WITNESS, the hand of the undersigned authorized representative of the sole member and the Company this \_\_\_\_ day of February, 2013.

  
Robert P. Taishoff, President  
Taishoff Family Foundation, Inc.

**ACCEPTANCE BY REGISTERED AGENT**

Having been named as registered agent to accept service of process for TFF Commercial Rental Properties, LLC, at the place designated in these Articles of Organization, I state that I am familiar with and do hereby accept the appointment and obligation of registered agent and agree to comply with the laws of the State of Florida relating to the proper and complete performance of my duties.

  
Curtis B. Cassner

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