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TALLAHASSEE, FLORIDA

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**ARTICLES OF ORGANIZATION OF
BANYAN STREET 101 EAST KENNEDY, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes Chapter 605, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company is Banyan Street 101 East Kennedy, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 80 S.W. 8th Street, Suite 2200, Miami, FL 33130.

ARTICLE III - DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent and the registered office of the Company in the State of Florida are:

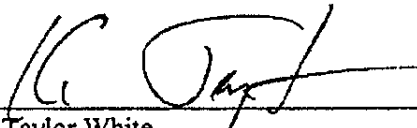
<u>Name</u>	<u>Address</u>
Lorri Dunne	80 S.W. 8 th Street Suite 2200 Miami, FL 33130

ARTICLE V - MANAGEMENT

The Company shall be manager managed. The name of the initial manager of the Company is: Rodolfo Touzet, 80 S.W. 8th Street, Suite 2200, Miami, Florida 33130.

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TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 6th day of November 2015.


K. Taylor White,
Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Banyan Street 101 East Kennedy, LLC at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties, and is familiar with and accepts the obligations of her position as registered agent as provided for in Chapter 605, Florida Statutes.

Dated: November 6, 2015


Lorri Dunne, Registered Agent