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FLORIDA LIMITED LIABILITY CO.  
WELLINGTON CORPORATE CENTER, LLC

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**ARTICLES OF ORGANIZATION  
OF  
WELLINGTON CORPORATE CENTER, LLC**

These Articles of Organization are submitted for the purpose of forming a limited liability company pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, as the same may from time to time be amended, superseded or replaced (the "Act").

**ARTICLE I - NAME**

The name of this limited liability company (the "Company") is:

Wellington Corporate Center, LLC

**ARTICLE II - ADDRESS**

The address of the principal office and the mailing address of the Company is 40 E. 69th Street, New York, New York 10021.

**ARTICLE III - INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the Company is 15675 Bellanca Lane, Wellington, FL 33414, and the name of its initial registered agent at such address is Joseph E. Maguire.

**ARTICLE IV - MANAGEMENT OF THE COMPANY**

The Company is to be manager managed in accordance with the terms of the Company's Operating Agreement. The Company may appoint, remove and replace managers who shall have such power and authority act on behalf of the Company as determined by the Member(s) in accordance with the terms of the Company's Operating Agreement. The initial managers of the Company shall be Jonathan P. Rosen and Seymour J. Filman. The Company may also appoint, remove and replace officers of the Company in accordance with the terms of the Company's Operating Agreement.

IN WITNESS WHEREOF, the undersigned, being an authorized representative of a Member of the Company, has executed these Articles of Organization this 20 day of July, 2016. In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

  
Joseph E. Maguire

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**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 605.0113, Florida Statutes, the below named limited liability company, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the limited liability company is:

**Wellington Corporate Center, LLC**

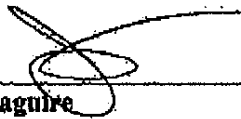
2. The name and address of the registered agent and office are:

**Joseph E. Maguire  
15675 Bellanca Lane  
Wellington, FL 33414**

HAVING BEEN NAMED AS REGISTERED AGENT AND 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.

Dated: July 20, 2016

Signature of Registered Agent

  
\_\_\_\_\_  
Joseph E. Maguire

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