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FLORIDA LIMITED LIABILITY CO.
131 West Broadway, LLC

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ARTICLES OF ORGANIZATION
OF
131 WEST BROADWAY, LLC
a Florida limited liability company

FILED
16 OCT 10 PM 4:50
CLERK OF DISTRICT COURT
JULIA M. BROWN, CLERK
TALLAHASSEE, FLORIDA

ARTICLE I
NAME: APPLICABLE LAW

The name of the limited liability company formed pursuant to the filing of these Articles of Organization (the "*Articles*") is "**131 WEST BROADWAY, LLC**" (the "*Company*"). The Company is created pursuant to and in accordance with the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes (as amended from time to time, the "*LLC Act*"). The Company and its internal affairs shall be governed by the LLC Act and the laws of the State of Florida. Unless the Company consents in writing to the selection of an alternative forum, the circuit courts in and for the State of Florida shall be the sole and exclusive forum for (i) any derivative action or proceeding brought on behalf of the Company, (ii) any action asserting a claim for breach of a fiduciary duty owed by any manager, member, officer, employee or agent of the Company to the Company or the Company's members, (iii) any action asserting a claim arising pursuant to any provision of the LLC Act, these Articles or the Operating Agreement (as defined below), or (iv) any action asserting a claim governed by the internal affairs doctrine, in each case subject to such courts having personal jurisdiction over the indispensable parties named as defendants therein.

ARTICLE II
MAILING AND STREET ADDRESS

The mailing and street address of the initial principal office of the Company is as follows:

131 West Broadway Street
Oviedo, FL 32765

ARTICLE III
REGISTERED AGENT

The name and address of the initial registered agent of the Company are as follows:

Kathryn Holloway
131 West Broadway Street
Oviedo, FL 32765

ARTICLE IV
MANAGEMENT

The Company shall be a manager-managed limited liability company within the meaning of the LLC Act and shall be governed by a written operating agreement entered into between and among its members (as amended from time to time, the "*Operating Agreement*"). The Operating Agreement may not be amended except as expressly provided in the Operating Agreement. The number of managers ("*Managers*") shall be determined as provided in the Operating Agreement and the Managers shall have the powers, duties and authority set forth in the LLC Act, subject to any express limitations contained in the Operating Agreement.

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The Managers shall be elected, removed and replaced from time to time in accordance with the Operating Agreement. The name and address of the initial managers of the Company are:

FAUN HOFFMEIER

131 West Broadway Street
Oviedo, FL 32765

DUSTIN HOLLOWAY

131 West Broadway Street
Oviedo, FL 32765

ARTICLE V **EFFECTIVE DATE**

The effective date of these Articles shall be the date on which they are accepted for filing by the Florida Department of State.

ARTICLE VI **RESTRICTIONS ON TRANSFER;** **ADMISSION OF ADDITIONAL OR SUBSTITUTE MEMBERS**

Among other things, the Operating Agreement restricts the sale, transfer, pledge, hypothecation, exchange, assignment or other disposition by any means, including but not limited to those which are voluntary, involuntary, by operation of law, by the laws of descent and distribution, or otherwise (each, a "*Transfer*"), of the limited liability company membership interests in the Company. Any such Transfer shall be void *ab initio* unless made in strict compliance with the terms and conditions of the Operating Agreement. In addition, no person or entity shall be admitted as a member of the Company, whether in substitution for another member or as an additional member, except in accordance with the Operating Agreement.

ARTICLE VII **INDEMNIFICATION AND EXCULPATION**

A. To the fullest extent permitted by law and except as otherwise expressly provided in the Operating Agreement, a manager or member of the Company shall not be personally liable to the Company or to its members for monetary damages for any breach of fiduciary duty as a manager or member so long as such breach does not arise from such manager or member's bad faith, willful or intentional misconduct, or a knowing violation of law. No amendment to, modification of or repeal of this Article VII.A shall apply to or have any effect on the liability or alleged liability of any manager or member of the Company for or with respect to any acts or omissions of such manager or member occurring prior to such amendment.

B. Subject to the terms and conditions of the Operating Agreement and the LLC Act, the Company may indemnify, advance expenses, and hold harmless, to the fullest extent permitted by applicable law as it presently exists or may hereafter be amended, any person (a "*Covered Person*") who was or is made or is threatened to be made a party or is otherwise involved in any action, suit or proceeding, whether civil, criminal, administrative or investigative (a "*Proceeding*"), by reason of the fact that he or she, or a person for whom he or she is the legal representative, is or was a manager, member or officer of the Company or, while a manager, member or officer of the Company, is or was serving at the request of the Company as a manager, director, officer, employee or agent of another corporation or of another legal entity, including service with respect to employee benefit plans, against all liability and loss suffered and expenses (including reasonable attorneys' fees) reasonably incurred by such Covered Person. Notwithstanding the preceding sentence, except for claims for indemnification (following the final disposition of such Proceeding) or advancement of expenses not paid in full, the Company shall be required to indemnify a Covered Person in connection with a Proceeding (or part thereof) commenced by such Covered Person only if the commencement of such Proceeding (or part thereof) by the Covered Person was authorized in the specific case by the managers of the Company. Any

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amendment, repeal or modification of this Article VII.B shall not adversely affect any right or protection hereunder of any person in respect of any act or omission occurring prior to the time of such repeal or modification.

**ARTICLE VIII
AMENDMENTS**

These Articles may not be amended except as provided in the Operating Agreement.

IN WITNESS WHEREOF, the undersigned Authorized Representative has submitted these Articles for the purpose of forming the Company as a Florida limited liability company and hereby affirms that the Company has or will have at least one member as of the time these Articles become effective under the LLC Act.



Print Name: Faun Holmbeier
Authorized Representative

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**ACCEPTANCE OF DESIGNATION
OF
REGISTERED AGENT**

Pursuant to the provisions of Section 605.0113, Florida Statutes, the undersigned submits the following statement of acceptance of designation as registered agent for the Company:

Having been named as registered agent and to accept service of process for the above-stated limited liability company as the place designated in these Articles of Organization, 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 its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605 of the Florida Statutes.


Print Name: Kathryn Holloway

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