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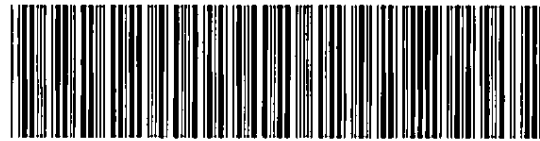
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DATE: 2/10/2021

NAME: BLOCK 55 TC RETAIL LLC

TYPE OF FILING: ARTICLES

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AUTHORIZATION: ABBIE/PAUL HODGE

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**ARTICLES OF ORGANIZATION
OF
BLOCK 55 TC RETAIL, LLC**

The undersigned, acting as an authorized representative of
under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat., adopts the
following Articles of Organization:

ARTICLE I - Name:

The name of the limited liability company is BLOCK 55 TC RETAIL, LLC (the
"Company").

ARTICLE II - Address:

The street and mailing address of the principal office of the Company is 2901 Florida
Avenue, Suite 806, Coconut Grove, Florida 33133.

ARTICLE III - Duration:

The period of duration for the Company shall be perpetual, unless dissolved in
accordance with the terms of the Operating Agreement of the Company.

ARTICLE IV - Management:

The Company is to be manager-managed. The initial manager shall be SG Manager,
LLC, whose address is 2901 Florida Avenue, Suite 806, Coconut Grove, Florida 33133.

ARTICLE V - Admission of Additional Members:

The Company shall admit new Members only upon the unanimous written consent of all
the then existing Members of the Company.

ARTICLE VI - Adoption of Operating Agreement:

The Company shall adopt an Operating Agreement for the Company, which Operating
Agreement may contain any provisions for the regulation and management of the affairs of the
Company not inconsistent with these Articles of Organization, or Chapter 605, Fla. Stat.

ARTICLE VII - Initial Registered Agent and Office:

The initial registered agent for the Company shall be Incorporating Services, Ltd., and the street address of the Company's initial registered office is 1540 Glenway Drive, Tallahassee, Florida 32301.

ARTICLE VIII - Amendments:

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all Members of the Company.

ARTICLE IX - Indemnification:

Each individual or entity who is or was a Manager or Member of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a Manager or Member of the Company ("Indemnatee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnatee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnatee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Organization or Operating Agreement of the Company, agreement, vote of Members or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a member or officer existing at the time of such repeal or amendment.

ARTICLE X – Continuation of Business:

Unless dissolved in accordance with the Company's Operating Agreement, the remaining Members shall continue the business of the Company, which shall not be dissolved, upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization
as of this 10th day of February, 2021.

Stephen Garchik
Stephen Garchik, Authorized Representative

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

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY 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 **BLOCK 55 TC RETAIL, LLC.**

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

Incorporating Services, Ltd.
1540 Glenway Drive
Tallahassee, Florida 32301

Having been designated as the Registered Agent for **BLOCK 55 TC RETAIL, LLC**, the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited liability company, and states that it is familiar with and accepts its statutory obligations as such, including those obligations contained in Chapter 605, Florida Statutes.

INCOROPRATING SERVICES, LTD.

By: Melissa A. Moreau
Melissa A. Moreau, Assistant Secretary

Dated this 10th day of February, 2021.

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