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**FLORIDA LIMITED LIABILITY CO.
PLAY BALL FL INVERNESS PROPCO, LLC**

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**ARTICLES OF ORGANIZATION
OF
PLAY BALL FL INVERNESS PROPCO, I.L.C**

The undersigned Authorized Representative of the Member hereby executes these Articles of Organization for the purpose of forming a limited liability company (the "Limited Liability Company") in accordance with the laws of the State of Florida.

**ARTICLE I.
NAME**

The name of the Limited Liability Company shall be Play Ball FL Inverness Propco, LLC.

**ARTICLE II.
DURATION; EFFECTIVE DATE**

This Limited Liability Company shall exist perpetually, effective as of the date of filing these Articles of Organization with the Florida Department of State.

**ARTICLE III.
MAILING ADDRESS; PRINCIPAL OFFICE**

The address of the principal office and the mailing address of the Limited Liability Company shall be 4343 Anchor Plaza Parkway, Suite 1, Tampa, Florida 33634, and such other places as may be designated by the Manager from time to time.

**ARTICLE IV.
INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the Limited Liability Company is 4343 Anchor Plaza Parkway, Suite 1, Tampa, Florida 33634, and the name of the registered agent is Robin Ahlquist.

**ARTICLE V.
PURPOSE**

This Limited Liability Company may engage in any activity or business permitted under the laws of the United States of America and of this State.

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SECRETARY OF STATE
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**ARTICLE VI.
MANAGEMENT**

The Limited Liability Company shall be a manager-managed limited liability company. The authority, and limitations on such authority, of the Manager(s) shall be specified in the Operating Agreement of the Limited Liability Company. The initial Manager of the Limited Liability Company is Robert D. Basham, and the address of said Manager, shall be 4343 Anchor Plaza Parkway, Suite 1, Tampa, Florida 33634.

The undersigned, being the Authorized Representative of the Member, hereby certifies that the foregoing constitutes the Articles of Organization of Play Ball FL Inverness Propco, LLC.

EXECUTED by the undersigned on March 17, 2023.

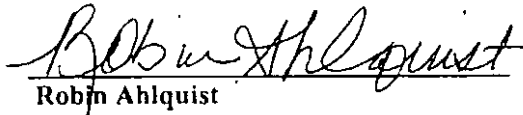


Robert D. Basham,
Authorized Representative of the Member

**ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT
ACKNOWLEDGMENT OF REGISTERED AGENT**

Pursuant to Section 605.0113 of the Florida Statutes, I agree to act in the capacity of registered agent for Play Ball FL Inverness Propco, LLC and will comply with the provisions of all statutes relative to the proper and complete performance of my duties. I am familiar with and accept the obligations of Section 605.0113 of the Florida Statutes.

DATED this 17 day of March, 2023.


Robin Ahlquist

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TAMPA, FLORIDA