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FLORIDA LIMITED LIABILITY CO.
NL 1200 Office LLC

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FLORIDA DEPARTMENT OF STATE
TALLAHASSEE, FL

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ARTICLES OF ORGANIZATION OF
NL 1200 Office LLC
a Florida limited liability company

2023 OCT 11 PM 3:36

STATE OF FLORIDA
TALLAHASSEE, FL

The undersigned, acting as organizer on behalf of the members of NL 1200 Office LLC, a Florida limited liability company under the Florida Limited Liability Company Act, adopt the following Articles of Organization:

ARTICLE I.
NAME

The name of the limited liability company is: NL 1200 Office LLC, a Florida limited liability company.

ARTICLE II.
DURATION

The duration of this limited liability company shall be perpetual unless terminated by law or its members.

ARTICLE III.
PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The initial principal office address and mailing address of the limited liability company formed hereby is 1111 Brickell Avenue, Suite 2950, Miami FL 33131.

ARTICLE IV.
NAME AND STREET ADDRESS OF INITIAL REGISTERED AGENT

The name of the initial registered agent is Miguel Lande, 1111 Brickell Avenue, Suite 2950, Miami FL 33131.

ARTICLE V.
PURPOSE

The purpose of the limited liability company shall be any lawful purpose under the laws of the State of Florida.

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**ARTICLE VI.
RIGHTS OF MEMBERS**

The members of this Limited Liability Company, among other things, reserve the right to: (a) admit new members if unanimously agreed to by all members, and (b) continue this Limited Liability Company 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 the limited liability company.

**ARTICLE VII.
MANAGEMENT**

This limited liability company shall be managed by one or more managers as determined by its Operating Agreement.

**ARTICLE VII.
INITIAL MANAGER(S)**

The initial Manager of this limited liability company is Sergio Reitberg.

IN WITNESS WHEREOF, the undersigned as authorized representative of the members has executed these Articles of Organization on this 11th day of October 2023.

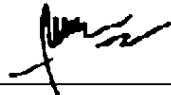
NICOLAS FERNANDEZ, P.A.

By: _____

Nicolas Fernandez, President

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for NL 1200 Office LLC, a Florida limited liability company, in the foregoing Articles of Organization, we hereby agree to accept service of process for said limited liability company and to comply with any and all statutes relative to the complete and proper performance of the duties of registered agent.



Miguel Lande

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