

H24000067425
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA
 FEB 19 2024

FILED

ARTICLES OF ORGANIZATION
 OF
 MD DINER PORTFOLIO 1, LLC

1. Name. The name of this limited liability company is **MD Diner Portfolio 1, LLC** (the "Company"), and it shall be formed as a limited liability company under Chapter 605 of the laws of the State of Florida.

2. Duration. The Company's existence shall be effective as of February 19, 2024 and shall thereafter be perpetual.

3. Purpose. The Company is organized for the purpose of transacting all lawful activities and businesses that may be conducted by a limited liability company under the laws of Florida.

4. Place of Principal Office. The mailing and street address of the Company's principal office is 1511 N. West Shore Boulevard, Suite 750, Tampa, Florida 33607.

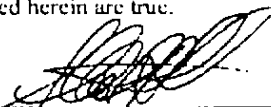
5. Registered Agent and Office. The name of the initial registered agent of the Company is Albert P. Silva. The street address of the initial registered agent of the Company is 1511 N. West Shore Boulevard, Suite 750, Tampa, Florida 33607.

6. Management of the Company. The management of the Company shall be vested in the managers of the Company. The initial manager of the Company shall be Metro Diner Management, LLC.

7. Operating Agreement. The members shall have the power to adopt, alter, amend, or repeal the Operating Agreement of the Company containing provisions for the regulation and management of the affairs of the Company.

The undersigned executed these Articles of Organization on the 19th day of February, 2024.

In accordance with Section 605.0203(1)(b), *Florida Statutes*, the execution of these Articles constitutes an affirmation under the penalties of perjury that the facts stated herein are true.



 ALBERT P. SILVA
 Authorized Representative of Member

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ACCEPTANCE BY REGISTERED AGENT

Having been named Registered Agent and designated to accept service of process for the within-named Company, at the place designated herein, and being familiar with the obligations of that position, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.



Albert P. Silva

Dated: February 19, 2024

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