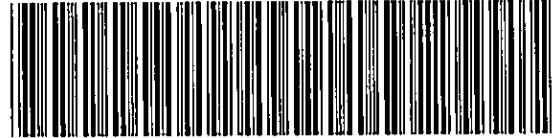


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**SECOND AMENDED AND RESTATED
ARTICLES OF ORGANIZATION
OF
415 19TH AVE NE, LLC**

415 19TH AVE NE, LLC, a limited liability company organized and existing under the laws of the State of Florida (the "Company"), the Articles of Organization of which were filed on March 28, 2024 and assigned Document Number L24000150298 under the hand of its undersigned authorized agent, and amended and restated on April 9, 2024, hereby certifies that on May 8, 2024, the member of the Company duly adopted and approved a second amendment to the Articles of Organization of the Company deleting all Articles thereof, in their entirety, and by substituting therefor the following:

(All capitalized terms contained in these Articles of Organization shall have the meaning ascribed to them herein or in Chapter 605, Florida Statutes, The Revised Florida Limited Liability Act).

**ARTICLE I
NAME**

The name of this Limited Liability Company is **415 19th Ave NE, LLC**.

**ARTICLE II
COMMENCEMENT OF EXISTENCE AND DURATION**

The existence of this Limited Liability Company (the "Company") shall commence as of the effective date of the initial filing of Articles of Organization, and it shall thereafter have perpetual existence.

**ARTICLE III
MAILING ADDRESS AND PRINCIPAL OFFICE**

The principal place of business of the Company shall be:

**405 19th Ave NE
St. Petersburg, FL 33704**

and such other place or places in or outside of the State of Florida as the Company may from time to time determine.

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ARTICLE IV
REGISTERED AGENT

The initial Registered Agent and Registered Office of the Company shall be:

Roo Properties Florida, LLC
405 19th Ave NE
St. Petersburg, FL 33762

ARTICLE V
PURPOSE

The Company may engage in the transaction of any or all lawful business for which limited liability companies may be organized under the laws of the State of Florida.

ARTICLE VI
OPERATING AGREEMENT

The Members of the Company shall adopt an Operating Agreement containing all provisions for the regulation and management of the Company not inconsistent with laws of the State of Florida or these Articles.

ARTICLE VII
MANAGEMENT OF BUSINESS

The conduct and management of the Company, pursuant to specific rules regarding the rights and duties of the Members pertaining to the appointment and removal of the Manager(s) as enumerated in the Operating Agreement of the Company, shall remain vested in the Manager or Managers of the Company and the Company shall be designated a manager managed company.

ARTICLE VIII
MANAGER

The name and business address of each of the Managers of this Company are:

Roo Properties Florida, LLC,
a Florida limited liability company
405 19th Ave NE
St. Petersburg, FL 33704

ARTICLE IX
OWNERSHIP OF PROPERTY

Real or personal property originally brought into or transferred to the Company, or acquired by the Company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of the Company.

ARTICLE X
TRANSFERABILITY OF MEMBERS' INTEREST

A Member's interest in the Company may be transferred, whether voluntarily or involuntarily, only with the unanimous written consent of all the remaining Members of the Company if the transferee intends to become a Member. Without this consent, the transferee shall not be entitled to become a Member or to participate in the management of the Company.

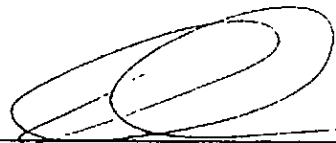
ARTICLE XI
ADMISSION OF NEW MEMBERS

Additional Members may be admitted from time to time on such terms and conditions as are set forth by a unanimous vote of all existing Members.

ARTICLE XII
AMENDMENTS

These Articles may be amended from time to time by the unanimous agreement of the Members, and the amendments shall be filed with the Florida Department of State, duly signed by an Authorized Representative of the Company.

IN WITNESS WHEREOF, the undersigned, as an authorized agent and representative for all Members, has executed these Amended and Restated Articles of Organization on this 8th day of May, 2024.



Denis A. Cohrs, authorized agent

**CERTIFICATE OF ACCEPTANCE OF
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

Having been named as Registered Agent to accept service of process for the above named Limited Liability Company, at the place designated in these Articles, I hereby acknowledge that I am familiar with my obligations as Registered Agent and agree to act in this capacity, and I further agree to comply with the provisions of all laws and regulations relative to the proper and complete performance of my duties.

Roo Properties Florida, LLC
a Florida limited liability company

By: 
Benjamin E. DeLozier, II, Manager

Date: May 8, 2024