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**FLORIDA LIMITED LIABILITY CO.
2601 CAFE, LLC**

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**ARTICLES OF ORGANIZATION
OF
2601 CAFE, LLC
a Florida limited liability company**

1. The name of the limited liability company is 2601 CAFE, LLC.
2. The mailing address of the principal office of the limited liability company is:

c/o Agave Holdings LLC
2811 Ponce de Leon Blvd.
Suite 310
Coral Gables, FL 33134.
3. The street address of the principal office of the limited liability company is:

2601 S. Bayshore Drive
Suite 250
Miami, FL 33133.
4. The name and street address of the initial registered agent of the limited liability company are:

Jose Antonio Perez Helguera
2811 Ponce de Leon Blvd.
Suite 310
Coral Gables, FL 33134.
5. The name and address of each person authorized to manage and control the Limited Liability Company:

Manager: Jose Antonio Perez Helguera
2811 Ponce de Leon Blvd.
Suite 310
Coral Gables, FL 33134.

Manager: Gregory Schwartz
2811 Ponce de Leon Blvd.
Suite 310
Coral Gables, FL 33134.

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Dated: as of April 15, 2024.

/s/ Jose Antonio Perez Helguera

Jose Antonio Perez Helguera

Authorized Representative

**ACCEPTANCE OF APPOINTMENT
AS REGISTERED AGENT**

The undersigned, who has been designated in the foregoing Articles of Organization as registered agent for the limited liability company therein named, hereby agrees that (i) he accepts such appointment as registered agent and will accept service of process for and on behalf of said limited liability company, and (ii) he is familiar with and will comply with any and all laws relating to the complete and proper performance of the duties and obligations of a registered agent of a Florida limited liability company.

Dated: as of April 15, 2024

/s/ Jose Antonio Perez Helguera

Jose Antonio Perez Helguera

Registered Agent