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Account Name : FAS-T CORP. AGENTS, INC.
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.
DENNY'S COMMERCIAL, INC.

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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

June 25, 2002

FAS-T

SUBJECT: DENNY'S COMMERCIAL, INC.
REF: W02000018573

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ARTICLES OF INCORPORATION

The undersigned incorporator(s), for the purpose of forming a corporation under the Florida General Corporation Act, hereby adopt(s) the following Articles of incorporation.

ARTICLE I NAME

The name of the corporation shall be;

DENNY'S COMMERCIAL INC.

The principal place of business of this Corporation shall be:

**1070 N.E. 135TH STREET
NORTH MIAMI BEACH, FL. 33161**

ARTICLE II NATURE OF BUSINESS

This corporation may engage in or transact any or all lawful activities or business permitted under the laws of the United States, the state of Florida, or any other state, country, territory or nation.

ARTICLE III CAPITAL STOCK

The aggregate number of shares of stock and its value that this corporation is authorized to have outstanding at any one time is: **FIVE HUNDRED (500) SHARES OF ONE DOLLAR (\$1.00) PER VALUE COMMON STOCK, WHICH SHALL BE DESIGNATED "COMMON SHARES".**

ARTICLE IV TERM OF EXISTENCE

This corporation is to exist perpetually

ARTICLE V OFFICERS DIRECTORS

The name(s) and street address(es) of the initial officer(s) and director(s), if any, who shall hold office the first year of the corporation's existence or until their successor(s) is(are) elected, is(are):

**LEONICIO DE JESUS MONCION - President/Treasurer
1070 N.E. 135th STREET
NORTH MIAMI BEACH, FL. 33161**

**JUAN DOMINGUEZ - Vice-President
1070 N.E. 135th STREET
NORTH MIAMI BEACH, FL. 33161**

**LOURDES DURAN - Secretary
1070 N.E. 135th STREET
NORTH MIAMI BEACH, FL. 33161**

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TALLAHASSEE, FLORIDA

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ARTICLE VI INCORPORATOR(S)

The name(s) and street address(es) of the incorporator(s) to this articles of incorporation is(are):

LEONICIO DE JESUS MONCION-President/Treasurer
1070 N.E. 135TH STREET
NORTH MIAMI BEACH, FLORIDA 33161

IN WITNESS WHEREOF, the undersigned incorporator(s) has (have) executed these Articles of Incorporation this 24th DAY OF JUNE, 2002.

Signature(s) of Incorporator(s)

Leonicio de Jesus

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.325, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation:

DENNY'S COMMERCIAL INC.

2. The name and address of the registered agent and office is:

LEONICIO DE JESUS MONCION - President / 1070 N.E. 135TH STREET
[P.O. BOX NOT ACCEPTABLE]

NORTH MIAMI BEACH, FLORIDA 33161
(CITY/STATE/ZIP)

SIGNATURE Leonicio de Jesus

TITLE PRESIDENT - TREASURER

DATE 06-24-02

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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, AND I ACCEPT THE DUTIES AND OBLIGATIONS OF SECTION 607.325, FLORIDA STATUTES.

SIGNATURE Leonicio de Jesus

DATE 06-24-02

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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