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2006 MAY 31 PM 2:06

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T. Burch JUN 1 2006

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Lessa Realty, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee
& Certificate of Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: Penny J. Lessa
Name (Printed or typed)

7714 Comrow Street
Address

Kissimmee, FL 34747
City, State & Zip

(407) 390-0412
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

Articles of Incorporation
of
Lessa Realty, Inc.

FILED
2006 MAY 31 PM 2:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1. **Name.**

The name of the Corporation is Lessa Realty, Inc.

2. **Principal Office and Registered Agent.**

Its registered office in the State of Florida is 7714 Comrow Street, in the City of Kissimmee, County of Osceola. The name of its registered agent at such address is Penny J. Lessa.

3. **Specific Purpose as a Professional Corporation.**

The nature of the business or purposes to be conducted or promoted is to perform professional services as a real estate agency and to perform any and all activities ancillary thereto.

4. **Capital Stock.**

The total number of shares of capital stock that the Corporation shall have authority to issue is 10,000, all of which are to be common stock with par value of one dollar (\$1.00) per share. This stock is intended to qualify under section 1244 of the Internal Revenue Code and corresponding regulations.

5. **Incorporator.**

The name and mailing address of the incorporator is: Penny J. Lessa, P. O. Box 137053, Clermont, FL 34713

6. **Initial Officers and Directors**

The initial officers and directors of the corporation are as follows and such shall serve until their replacements have been duly elected by the Board of Directors and/or shareholders:

Penny J. Lessa, P. O. Box 137053, Clermont, FL 34713 (President, Secretary, Director)
Daniel J. Lessa, P. O. Box 137053, Clermont, FL 34713 (Vice-President, Director)

7. **Existence.**

The Corporation is to have perpetual existence.

8. **Liability of Stockholders.**

The private property of the stockholders shall not be subject to the payment of corporate debts.

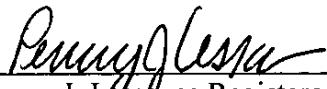
9. **Management.**

Subject to the provisions of the laws of the State of Florida, the following provisions are adopted for the management of the business and for the conduct of the affairs of the Corporation, and for defining, limiting and regulating the powers of the Corporation, the directors and the stockholders:

- (a) The books of the Corporation may be kept outside of the State of Florida at such place or places as may from time to time be designated by the Board of Directors.
- (b) The business of the Corporation shall be managed by its Board of Directors; and the Board of Directors shall have power to exercise all the powers of the Corporation, including (but without limiting the generality hereof) the power to create mortgages upon the whole or any part of the property of the Corporation, real or personal, without any action of or by the stockholders, except as otherwise provided by statute or by the Bylaws.
- (c) An increase in the number of directors shall be deemed to create a vacancy or vacancies in the Board of Directors, to be filled in the manner provided in the Bylaws. Any director or any officer elected or appointed by the stockholders or by the Board of Directors may be removed at any time, in such manner as shall be provided in the Bylaws.
- (d) The Board of Directors shall have power to make and alter Bylaws, subject to such restrictions upon the exercise of such power as may be imposed by the stockholders in any bylaws adopted by them from time to time.
- (e) The Board of Directors shall have the power, in its discretion, to fix, determine and vary, from time to time, the amount to be retained as surplus and the amount or amounts to be set apart out of any of the funds of the Corporation available for dividends as working capital or a reserve or reserves for any proper purpose, and to abolish any such reserve in the manner in which it was created.
- (f) The Board of Directors shall have the power, in its discretion, from time to time, to determine whether and to what extent and at what times and places and under what conditions and regulations the books and accounts of the Corporation, or any of them, other than the stock ledger, shall be open to the inspection of stockholders; and no stockholder shall have any right to inspect any account or book or document of the Corporation, except as conferred by law or authorized by resolution of the directors or of the stockholders.
- (g) Upon any sale, exchange or other disposal of the property and/or assets of the Corporation, payment therefor may be made either to the Corporation or directly to the stockholders in proportion to their interests, upon the surrender of their respective stock certificates, or otherwise, as the Board of Directors may determine.
- (h) In case the Corporation shall enter into any contract or transact any business with one or more of its directors, or with any firm of which any director is a member, or with any corporation or association of which any director is a stockholder, director or officer, such contract or transaction shall not be invalidated or in any way affected by the fact that such director has or may have an interest therein which is or might be adverse to the interests of the Corporation, even though the vote of such director might have been necessary to obligate the Corporation upon such contract or transaction; provided, that the fact of such interest shall have been disclosed to the other directors or the stockholders of the Corporation, as the case may be, acting upon or with reference to such contract or transaction.
- (i) The Corporation reserves the right to amend, alter, change, add to or repeal any provision contained in this Certificate of Incorporation in the manner now or hereafter prescribed by statute; and all rights herein conferred are granted subject to this

reservation.

I, THE UNDERSIGNED, the incorporator hereinbefore named, for the purpose of forming a corporation pursuant to the General Corporation Law of the State of Florida, do make this Articles of Incorporation, hereby declaring and certifying that this is my act and deed and the facts herein stated are true, and having been named as registered agent to accept service of process for the above stated corporation at the place designated in these Articles of Incorporation, I am familiar with and accept the appointment as registered agent and agree to act in this capacity, and accordingly have hereunto set my hand this 16th day of May, 2006.



Penny J. Lessa, as Registered Agent



Penny J. Lessa, as Incorporator