

KENT PA P95000018839

MICHAEL G

Real Estate Broker

March 3, 1995

Florida Department of State
Division of Corporations
New Filings Section
409 East Gaines Street
Tallahassee, FL 32399

200001422422
-03/07/95--01051--019
****122.50 ****122.50

To Whom it May Concern;

Enclosed are documents and a check to file for new Corporation,
Realty Rental Company. Please complete the filing and return a certified
copy to us.

Sincerely,


Michael G. Kent

51
3/8

ARTICLES OF INCORPORATION
OF

REALTY RENTAL CO.

Article I - Name and Address

The name of this Corporation shall be Realty Rental Co. The address of the Corporation is 19 Chestnut Ave., S.E., Ste. 14, Fort Walton Beach, FL. 32548.

Article II - Duration

This Corporation shall exist perpetually, commencing with the filing of these Articles with the State of Florida until dissolved by the unanimous consent of the stockholders.

Article III - Purpose

The Corporation is organized for the purpose of engaging in the business of investment, development, construction, rehabilitation, management, marketing, brokerage, sale and leasing of real property, and for the additional purpose of transacting any other lawful business that may benefit the Corporation or its stockholders.

Article IV - Organization

The Corporation shall be organized as a Small Business "S" Corporation under Section 1362 of the Internal Revenue Code. Cash Distributions of not less than one-third (1/3) of taxable profit shall be made to the stockholders if any taxes are due by the end of the quarter following the close of calendar year.

Article V - Capital Stock

The Corporation is authorized to issue ten thousand (10,000) shares of common stock at a par value of ten cents (\$.10) per share.

Article VI - Preemptive Rights

Upon the issuance or sale of any treasury stock or new stock of this Corporation after the initial offering, all existing shareholders of common stock shall have the right to purchase their pro-rata share thereof at the same price at which it is offered to others.

Article VII - Right of Repurchase

Prior, to the sale or transfer or other disposition of any outstanding capital stock of the Corporation by any shareholder, such capital stock shall be first offered by written notice to the Corporation for a period of thirty (30) days at the same price and terms at

FILED
95 MAR - 5
11 11 10
FORT WALTON BEACH, FLORIDA

which it is offered to other parties. The Board of Directors may authorize the repurchase of capital stock for the Corporation in exchange for such consideration as it determines appropriate. If the Corporation chooses not to purchase the stock, the Stockholder must offer the stock to the remaining Shareholders on a pro-rata basis. Any attempted sale in violation of this provision shall be null and void. All attempted sales must be in writing and submitted to the Secretary. If the Corporation and the Stockholders refuse to exercise their option, then they shall be deemed to have waived their privilege of purchasing, and the Stockholder will be at liberty to sell to anyone else. The corporation shall own and pay the premiums for Life Insurance Policies on each Stockholder in an amount equal to twice the value of the stock owned by the Stockholder. In the event of the death of a Stockholder, 1/2 of the Life Insurance proceeds will be paid to the estate of the deceased and 1/2 of the proceeds will go to the Corporation as compensation for the loss of the Stockholder's contribution to the management of the Corporation. For insurance purposes the Stock will be valued at Book Value or Market Value, whichever is greater. The Market Value will be determined each year at the annual Stockholder's Meeting.

Article VIII - By-Laws/Articles

The power to adopt, alter, amend, or repeal the Articles or By-Laws of the Corporation shall be vested in the shareholders who may take such action upon concurrence of a majority interest of the outstanding capital stock.

Article IX - Board of Directors

The Corporation shall initially have two (2) directors. The number of directors may either be increased or decreased from time to time, but shall never be less than one. All directors shall be Florida licensed real estate brokers. The names, license numbers, and addresses of the initial directors are:

Michael G. Kent #BK 0236848	19 Chestnut Avenue, S.E., Ste. 14 Fort Walton Beach, FL. 32547
Robert A. Fisher #BK 0228654	1200 Crosswinds Landing Fort Walton Beach, FL. 32547

These directors shall hold office until the first election of Directors is held by the Stockholders.

The Board of Directors shall select and approve the officers and the resident agent of the Corporation. Upon the death, resignation, removal, or inability to continue of any officer or the resident agent, a successor shall be selected and appointed by the Board of Directors at their next meeting.

Article X - Officers

The names and address of the initial officers of the Corporation who will serve until the first election or appointment under the Articles of Incorporation are:

President: Michael G. Kent
19 Chestnut Avenue, S.E., Ste. 14
Ft. Walton Beach, FL. 32548

Secretary
Treasurer: Robert A. Fisher
1200 Crosswinds Landing
Ft. Walton Beach, FL. 32547

The President shall serve as the managing real estate broker for the Corporation.

Article XI - Registered Agent

The initial registered agent of the Corporation shall be Michael G. Kent whose office is located at 19 Chestnut Avenue, S.E., Ste. 14, Ft. Walton Beach, FL. 32548. The corporate mailing address is the same.

Article XII - Initial Subscribers

The initial subscribers to the capital stock of the Corporation and the number of shares each subscriber agrees to purchase are:

Michael G. Kent	1000 Shares	\$100.00
Robert A. Fisher	1000 Shares	\$100.00

Article XIII - Incorporators

The names and addresses of the person organizing this Corporation and signing these articles are:

Michael G. Kent	19 Chestnut Avenue, S.E., Ste. 14 Fort Walton Beach, FL. 32548
Robert A. Fisher	1200 Crosswinds Landing Fort Walton Beach, FL. 32547

IN WITNESS WHEREOF, the undersigned subscribers have executed these
Articles of Incorporation this 3 day of March, 1995.



Michael G. Kent



Robert A. Fisher

STATE OF FLORIDA
COUNTY OF OKALOOSA

Before me, a notary public authorized to take acknowledgements in the State and
County set forth above personally appeared Michael G. Kent and Robert A. Fisher
known to me and known by me to be the person who has executed the foregoing
Articles of Incorporation, and acknowledged before me that they executed these
Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
in the State and County aforesaid this 3rd day of March, 1995.



SANDRA G. CUSUMANO
My Comm Exp. 10/27/98
Bonded By Service Ins
No. CC417050

☒ Personally Known ☐ Other I.D.



Notary Public

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR
THE SERVICES OF PROCESS WITHIN THIS STATE, NAMING AGENT
UPON WHOM PROCESS MAY BE SERVED.**

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act. First -- That REALTY RENTAL CO. desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Article of Incorporation, at 19 Chestnut Avenue, S.E., Ste. 14, Fort Walton Beach, Florida 32548 as its Agent for Service of Process within the State of Florida.

Having been named to accept Service of Process for the above stated Corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provision of said Act relative to keeping open said office.

By: _____

Michael G. Kent

95 MAR -6 PM 1:10
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA