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SECRETARY OF STATE
MILWAUKEE, WISCONSIN

Amended
9.10.12

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: LEASE CORPORATION

DOCUMENT NUMBER: P95000096429

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

DEBORAH RUSS

Name of Contact Person

FEIT MANAGEMENT COMPANY

Firm/ Company

2870 STIRLING ROAD STE 2A

Address

HOLLYWOOD, FL 33020

City/ State and Zip Code

DEBI@FEITMGMT.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

DEBORAH RUSS

Name of Contact Person

at (954) 921-432

Area Code & Daytime Telephone Number

Enclosed is a check for the following amount made payable to the Florida Department of State:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed) | <input checked="" type="checkbox"/> \$52.50 Filing Fee
Certificate of Status
Certified Copy
(Additional Copy
is enclosed) |
|--|--|---|---|

Mailing Address

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Articles of Amendment
to
Articles of Incorporation
of

LEASE CORPORATION

(Name of Corporation as currently filed with the Florida Dept. of State)

P95000096429

(Document Number of Corporation (if known))

Pursuant to the provisions of section 607.1006, Florida Statutes, this *Florida Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

The new name must be distinguishable and contain the word "corporation," "company," or "incorporated" or the abbreviation "Corp.," "Inc.," or "Co.," or the designation "Corp.," "Inc.," or "Co.". A professional corporation name must contain the word "chartered," "professional association," or the abbreviation "P.A."

B. Enter new principal office address, if applicable:
(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:
(Mailing address MAY BE A POST OFFICE BOX)

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent _____

(Florida street address)

New Registered Office Address: _____, Florida _____
(City) (Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

Signature of New Registered Agent, if changing

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TALLAHASSEE, FLORIDA

(Attach additional sheets, if necessary)

P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

X Change PT John Doe

X Remove **V** **Mike Jones**

<u>X</u> Add	<u>SV</u>	<u>Sally Smith</u>
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Title

Name

Address

1) X Change M FEIT MANAGEMENT COMPANY

2870 STIRLING ROAD

Add

SUITE 2A

Remove

HOLLYWOOD, FL 33020

2) Change

S

DEBORAH RUSS

2870 STIRLING ROAD

X **Add**

SUITE 2A

Remove

HOLLYWOOD, FL 33020

3) Change

Add

Remove

4) Change

Add

 Remove

5) Change

Add

Remove

6) _____ Change

Add

Remove

E. If amending or adding additional Articles, enter change(s) here:

(Attach additional sheets, if necessary). (Be specific)

SEE ATTACHED AMENDMENT

F. If an amendment provides for an exchange, reclassification, or cancellation of issued shares, provisions for implementing the amendment if not contained in the amendment itself:

(If not applicable, indicate N/A)

The date of each amendment(s) adoption: AUGUST 20, 2012

Effective date if applicable: _____
(no more than 90 days after amendment file date)

Adoption of Amendment(s) (CHECK ONE)

- ☐ The amendment(s) was/were adopted by the shareholders. The number of votes cast for the amendment(s) by the shareholders was/were sufficient for approval.
- ☐ The amendment(s) was/were approved by the shareholders through voting groups. *The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):*

"The number of votes cast for the amendment(s) was/were sufficient for approval

by _____."
(voting group)

- ☒ The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.
- ☐ The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

Dated AUGUST 20, 2012

Signature



(By a director, president or other officer – if directors or officers have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

DEBORAH RUSS

(Typed or printed name of person signing)

SECRETARY

(Title of person signing)

**SECOND ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION OF LEASE
CORPORATION, A FLORIDA CORPORATION**

1. Articles III of the Articles of Incorporation is hereby deleted in its entirety and is replaced by the following new Article III:

The Corporation's business and purpose shall consist solely of the following:

(i) To acquire a general partnership interest in and act as a general partner of RIVER OAKS, a Florida general partnership (the "Partnership"), which is engaged solely in the ownership, operation and management of a multifamily residential real estate project known as River Oaks Apartments located in Oakland Park, Florida (the "Property"), pursuant to and in accordance with these Articles of Incorporation and the Partnership's Partnership Agreement; and

(ii) To engage in such other lawful activities permitted to corporations by the General Corporation laws of the State of Florida as are incidental, necessary or appropriate to the foregoing.

2. Article XIV of the Articles of Amendment to Articles of Incorporation of Lease Corporation, a Florida corporation, dated May 20, 1996, is hereby deleted in its entirety.

3. A new Article XV is hereby added as follows:

The Corporation Shall:

- (a) Maintain books and records and bank accounts separate from those of any other person;
- (b) Maintain its assets in such a manner that it is not costly or difficult to segregate, identify or ascertain such assets;
- (c) Hold itself out to creditors and the public as a legal entity separate and distinct from any other entity; and
- (d) Hold regular Board of Director and stockholder meetings, as appropriate, to conduct the business of the Corporation, and observe all other corporate formalities.

The Corporation shall not:

- (aa) Comingle its assets or funds with those of any other person; or
- (bb) Guarantee or pay the debts or obligations of any other person.

Article XIII

The names and street address of the person signing these articles of incorporation is:

Feit Management Company
Nir Mitelman, as Manager
2870 Stirling Road Ste 2A
Hollywood, FL 33020

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 31st day of August, 2012

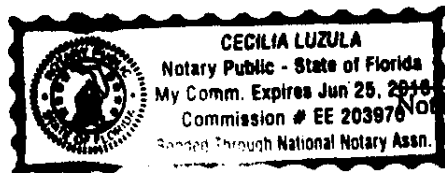
Nir Mitelman
By: Feit Management Company
Nir Mitelman

STATE OF: Florida

COUNTY OF: Broward

The Foregoing instrument was acknowledged before me this 31st day of August, 2012 by Nir Mitelman, Manager of Feit Management Company, who is personally known to me ☒ or has produced _____ as identification and did not take an oath.

My commission expires:



Cecilia Luzula
Notary Public, State of Florida

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for Lease Corporation at the place designated in the Articles of Incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to F.S. 607.0501(3)

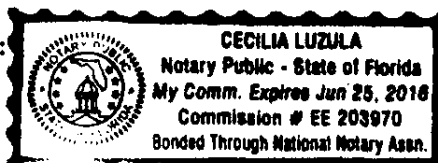
Deborah Russ
By: Deborah Russ, Secretary

STATE OF: Florida

COUNTY OF: Broward

The Foregoing instrument was acknowledged before me this 31st day of August, 2012 by Deborah Russ, Secretary of Lease Corporation, a Florida corporation who is personally known to me ☒ or has produced _____ as identification and did not take an oath.

My commission expires:



Cecilia Luzula
Notary Public, State of Florida