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DIVISION OF INFORMATION

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TALLAHASSEE, FLORIDA

ACCOUNT NO. : 072100000032

REFERENCE : 920244 4332405

AUTHORIZATION :

COST LIMIT : *Retain 100*

ORDER DATE : April 16, 1996

ORDER TIME : 12:29 PM

ORDER NO. : 920244

CUSTOMER NO: 4332405

400001782804

CUSTOMER: Irving I. Lesnick, Esq
HARNETT LESNICK RIPP AND KAHN,
P.A.
Suite 201
7251 West Palmetto Park Road
Boca Raton, FL 33433

DOMESTIC FILING

NAME: 150 EAST, INC.

EFFECTIVE DATE:

XXX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XXX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Harry B. Davis

EXAMINER'S INITIALS: _____

*4-18-96
IB*

ARTICLES OF INCORPORATION
OF
150 EAST, INC.

ARTICLE I -- NAME

The name of this corporation is 150 EAST, INC.

ARTICLE II -- DURATION

This corporation shall have perpetual existence commencing on the date of this filing of these Articles with the Department of State.

ARTICLE III -- PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under Chapter 607, Florida Statutes, as now exists or may after be amended.

ARTICLE IV -- CAPITAL STOCK

This corporation is authorized to issue 1,000 shares of One Dollar (\$1.00) par value common stock which shall be designated as "Common Shares."

ARTICLE V -- INITIAL PRINCIPAL OFFICE AND AGENT

The street address of the initial registered office of this corporation is 7251 West Palmetto Park Road, Boca Raton, Florida 33433 and the name of the initial registered agent of this corporation at that address is Irving I. Lesnick. The principal office address shall be the same.

ARTICLE VI --MANAGEMENT

To the full extent allowed under Florida Statutes § 607.0732, the Company shall be managed directly by its shareholders, without a Board of Directors.

ARTICLE VII -- INCORPORATORS

The name and address of the incorporator signing these articles is: Irving I. Lesnick, 7251 West Palmetto Park Road, Boca Raton, Florida 33433.

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ARTICLE VIII -- INDEMNIFICATION

The corporation shall indemnify any Officer or any former officer, to the full extent permitted by law.

ARTICLE IX -- AMENDMENT

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, by a majority vote of the Board of Directors, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation on the 12th day of April, 1996.

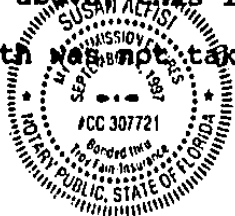

Irving I. Lesnick
Incorporator

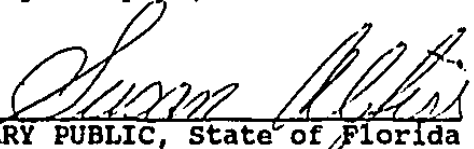
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Irving I. Lesnick, known to be and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.

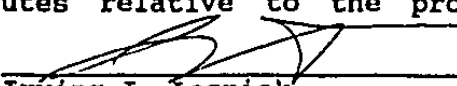
IN WITNESS WHEREOF, I have set my hand and seal in the State and County above, this 12th day of April, 1996.

An oath was not taken.




NOTARY PUBLIC, State of Florida
at Large
My Commission Expires:

Having been named to accept service of process for the above-named 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 performance of my duties.


Irving I. Lesnick
Registered Agent