999000016345 BUY SMART REALTY, INC.

2081 N. University Dr. Sunrise, Fl 33322 954-741-1996

February 12, 1999

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

SUBJECT:

INCORPORATION OF

BUY SMART REALTY, INC.

Dear Secretary of State:

Enclosed find one original and a copy of the Articles of Corporation of **BUY SMART REALTY**, **INC.** and a check for:

X \$70.00 Filing Fee \$78.75 Filing Fee

\$122.50

Filing Fee Filing Fee & Certificate & Certified Copy

Filing Fee,
Certified Copy
& Certificate

\$131.25

ADDITIONAL COPY REQUIRED

FROM:

Hugh Cunningham Name (Printed or Typed)

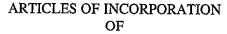
20\$IN. University Dr. Address

Sunrise, Fl 33322 City, State & Zip

954-741-1996 Daytime Telephone Number 99 FEB 18 AMII: 22
SECRETAGE OF STATE

*****70.00 *****70.00

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BUY SMART REALTY, INC.

SON ON INCOME The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Act, hereby adopts the following Articles of Incorporation.

ARTICLE I -NAME

The name of the corporation shall be BUY SMART REALTY, INC.

ARTICLE II - PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be: 2081 N. University Dr. Sunrise, Fl 33322

<u>ARTICLE III - </u> SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is: 100 shares at no par value.

INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the initial registered agent are: Hugh Cunningham at 2081 N. University Dr. Sunrise, FI 33322.

ARTICLE V **INCORPORATOR**

The name and address of the incorporator of these Articles of Incorporation are:

Hugh Cunningham at 2081 N. University Dr. Sunrise, Fl 33322

ARTICLE VI **DIRECTORS**

The corporation shall have one (1) director, and the initial director shall be: Hugh Cunningham at 2081 N. University Dr. Sunrise, Fl 33322

Signature/Incorporator 2/16/8 P

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate. I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

2/16/99 Date