



**State of Rhode Island and Providence Plantations
Office of the Secretary of State**

Fee: \$150.00

Division Of Business Services
148 W. River Street
Providence RI 02904-2615
(401) 222-3040

**Limited Liability Company
Articles of Organization**

(Chapter 7-16-6 of the General Laws of Rhode Island, 1956, as amended)

ARTICLE I

The name of the limited liability company is: MVC 125 Charles LLC

ARTICLE II

The street address (post office boxes are not acceptable) of the limited liability company's registered agent in Rhode Island is:

No. and Street: 92 JEFFERSON BOULEVARD

City or Town: WARWICK

State: RI

Zip: 02888

The name of the resident agent at such address is: LAWRENCE L. GOLDBERG

ARTICLE III

Under the terms of these Articles of Organization and any written operating agreement made or intended to be made, the limited liability company is intended to be treated for purposes of federal income taxation as:

Check one box only

☐ a partnership ☐ a corporation ☒ disregarded as an entity separate from its member

ARTICLE IV

The address of its principal office of the limited liability company if it is determined at the time of organization:

No. and Street: THE MOUNT VERNON COMPANY, INC.

29 COMMONWEALTH AVENUE, 6TH

FLOOR

City or Town: BOSTON

State: MA Zip: 02116 Country: USA

ARTICLE V

The limited liability company has the purpose of engaging in any lawful business, unless a more limited purpose is set forth in Article VI of these Articles of Organization.

The period of its duration is: ☒ Perpetual ☐

ARTICLE VI

Additional provisions, if any, not inconsistent with law, which members elect to have set forth in these Articles of Organization, including, but not limited to, any limitation of the purposes or any other provision which may be included in an operating agreement:

THE GENERAL CHARACTER OF THE BUSINESS OF THE LLC SHALL INITIALLY BE TO

ACQUIRE, MANAGE, RENT, DISPOSE
OF, DEVELOP AND OTHERWISE DEAL IN REAL PROPERTY AND RELATED PERSONAL
PROPERTY, ANY BUSINESS RELATED
THERE TO OR USEFUL IN CONNECTION THEREWITH, AND ANY OTHER LAWFUL
BUSINESS PURPOSE OR ACTIVITY
PERMITTED BY LAW.

ARTICLE VII

The limited liability company is to be managed by its ___ Members or X Managers (check one)
(If managed by Members, go to ARTICLE VIII)

The name and address of each manager (If LLC is managed by Members, DO NOT complete this section):

Title	Individual Name First, Middle, Last, Suffix	Address Address, City or Town, State, Zip Code, Country
MANAGER	THE MOUNT VERNON COMPANY, INC.	29 COMMONWEALTH AVENUE, 6TH FLOOR BOSTON, MA 02116 USA

ARTICLE VIII

The date these Articles of Organization are to become effective, not prior to, nor more than 30 days after the filing of these Articles of Organization.

Later Effective Date:

This electronic signature of the individual or individuals signing this instrument constitutes the affirmation or acknowledgement of the signatory, under penalties of perjury, that this instrument is that individual's act and deed or the act and deed of the company, and that the facts stated herein are true, as of the date of the electronic filing, in compliance with R.I. Gen. Laws § 7-16.

Signed this 17 Day of September, 2014 at 3:27:34 PM by the Authorized Person.

ALENE CALDWELL

Address of Authorized Signer:

SMITH DUGGAN BUELL & RUFO LLP
THREE CENTER PLAZA, SUITE 800
BOSTON, MA 02108

Form No. 400
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