



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: LEADWAY REALTY, 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: 58 WHIPPLE ST
City or Town: PROVIDENCE State: RI Zip: 02908

The name of the resident agent at such address is: MAYUNGBE ADENIYI

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: 58 WHIPPLE ST
City or Town: PROVIDENCE State: RI Zip: 02908 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 LEADWAY REALTY, LLC IS:

TO ENGAGE IN THE BUSINESS OF INVESTMENT IN, AND OWNERSHIP AND DEVELOPMENT OF, REAL

ESTATE AND INTERESTS THEREIN, INCLUDING BUYING, ACQUIRING, OWNING, OPERATING, SELLING, FINANCING, REFINANCING, DISPOSING OF AND OTHERWISE DEALING WITH INTERESTS IN REAL ESTATE, DIRECTLY OR INDIRECTLY THROUGH JOINT VENTURES, PARTNERSHIPS OR OTHER ENTITIES;
AND TO ENGAGE IN ANY ACTIVITIES DIRECTLY OR INDIRECTLY RELATED OR INCIDENTAL THERETO.

IN FURTHERANCE OF THE CONDUCT OF ITS BUSINESS, THE LEADWAY REALTY, LLC (THE COMPANY) IS
HEREBY AUTHORIZED:

(A) TO ENTER INTO, EXECUTE, MODIFY, AMEND, SUPPLEMENT, ACKNOWLEDGE, DELIVER, PERFORM AND CARRY OUT CONTRACTS OF ANY KIND, INCLUDING OPERATING AGREEMENTS OF LIMITED LIABILITY COMPANIES (WHETHER AS A MEMBER OR MANAGER), JOINT VENTURE AGREEMENTS, LIMITED PARTNERSHIP AND GENERAL PARTNERSHIP AGREEMENTS, CONTRACTS WITH AFFILIATES, INCLUDING OTHER CONTRACTS ESTABLISHING BUSINESS ARRANGEMENTS OR ORGANIZATIONS NECESSARY TO, IN CONNECTION WITH, OR INCIDENTAL TO THE ACCOMPLISHMENT OF, THE PURPOSES OF THE COMPANY;

(B) TO BORROW MONEY AND ISSUE EVIDENCES OF INDEBTEDNESS OR GUARANTEES IN FURTHERANCE OF ANY OR ALL OF THE PURPOSES OF THE COMPANY, AND TO SECURE THE SAME BY MORTGAGES, PLEDGES OR OTHER LIENS ON THE PROPERTY OF THE COMPANY;

(C) TO THE EXTENT THAT FUNDS OF THE COMPANY ARE AVAILABLE THEREFOR, TO PAY ALL EXPENSES, DEBTS AND OBLIGATIONS OF THE COMPANY;

(D) TO ENTER INTO OR ENGAGE IN ANY KIND OF ACTIVITY NECESSARY TO, IN CONNECTION WITH, OR INCIDENTAL TO, THE ACCOMPLISHMENT OF THE PURPOSES OF THE COMPANY, SO LONG AS SAID ACTIVITIES MAY BE LAWFULLY CARRIED ON OR PERFORMED BY THE COMPANY UNDER THE LAWS OF THE STATE OF RHODE ISLAND;

(E) TO ACQUIRE, OWN, HOLD, IMPROVE, DEVELOP, EXPLOIT, SELL, CONVEY, ASSIGN, LEASE, EXCHANGE, TRANSFER, DISPOSE OF, PLEDGE, MORTGAGE, GRANT SECURITY INTERESTS IN, DEAL IN, AND LOAN OR BORROW MONEY UPON, ALONE OR IN CONJUNCTION WITH OTHERS, REAL AND PERSONAL PROPERTY, TANGIBLE AND INTANGIBLE, OF EVERY KIND, CHARACTER, AND DESCRIPTION, OR ANY INTEREST THEREIN, AND ALL KINDS AND FORMS OF SECURITIES, SHARES

OF CAPITAL STOCK,
SCRIPT BONDS, DEBENTURES, COUPONS, MORTGAGES, NOTES, BILLS OF EXCHANGE,
ACCEPTANCES,
ASSIGNMENTS, ACCOUNTS, FEES, EVIDENCES OR INDEBTEDNESS, OBLIGATIONS,
TRUST CERTIFICATES,
RECEIPTS, WARRANTS, AND CERTIFICATES ISSUED OR CREATED BY OR BEING
CLAIMED AGAINST ANY
CORPORATION, ASSOCIATION, PARTNERSHIP, SYNDICATE, ENTITY, OR PERSON OR
GOVERNMENTAL,
MUNICIPAL, OR PUBLIC SUBDIVISION, DISTRICT OR AUTHORITY;

(F) TO CAUSE OR ALLOW THE LEGAL TITLE OF ANY ESTATE, RIGHT, OR INTEREST, IN
ANY PROPERTY
OWNED, ACQUIRED, CONTROLLED OR OPERATED BY THE COMPANY TO REMAIN OR
TO BE VESTED IN
THE NAME OF ANY PERSON, FIRM, ORGANIZATION, OR CORPORATION, AS AGENT,
TRUSTEE, OR
NOMINEE OF THE COMPANY, UPON SUCH TERMS AND CONDITIONS AS THE
MANAGER MAY
CONSIDER FOR THE BENEFIT OF THIS COMPANY;

(G) TO ACQUIRE BY PURCHASE, DESCRIPTION, UNDERWRITING OR OTHERWISE, OR
TO OWN, HOLD
FOR INVESTMENT, OR OTHERWISE, TO USE, SELL, ASSIGN, TRANSFER, MORTGAGE,
CREATE A
SECURITY INTEREST IN, PLEDGE, EXCHANGE, OR OTHERWISE DISPOSE OF REAL AND
PERSONAL
PROPERTY OF EVERY SORT AND DESCRIPTION AND WHERESOEVER SITUATED,
INCLUDING SHARES OF
STOCK, BONDS, DEBENTURES, NOTES, SCRIPT, SECURITIES, EVIDENCES OR
INDEBTEDNESS,
CONTRACTS, OBLIGATIONS OF ANY CORPORATIONS, ASSOCIATIONS, OR TRUST
ESTATES, DOMESTIC
OR FOREIGN, OR OF ANY FIRM OR INDIVIDUAL OR OF THE UNITED STATES OR OF
ANY STATE,
TERRITORY, OR DEPENDENCY OF THE UNITED STATES OR ANY FOREIGN COUNTRY,
ANY
MUNICIPALITY OR LOCAL AUTHORITY WITHIN OR WITHOUT THE UNITED STATES,
AND ALSO TO ISSUE
AND EXCHANGE THEREFORE STOCK, BONDS, OR OTHER SECURITIES OR EVIDENCES
OF INDEBTEDNESS
OF THE COMPANY, AND WHILE THE OWNER OR HOLDERS OF ANY SUCH PROPERTY,
TO RECEIVE,
COLLECT, AND DEPOSIT OF THE INTEREST, DIVIDENDS, AND INCOME ON OR FROM
SUCH PROPERTY
AND TO POSSESS AND EXERCISE IN RESPECT THERETO ALL OF THE RIGHTS, POWERS
AND PRIVILEGES
OF OWNERSHIP, INCLUDING ALL VOTING POWER THEREOF. AND FURTHER, TO
CARRY ON ANY
BUSINESS PERMITTED BY THE LAWS OF STATE OF RHODE ISLAND TO A COMPANY
ORGANIZED UNDER
ACT;

(H) TO ENTER INTO ANY PARTNERSHIP, LIMITED OR GENERAL, AS LIMITED OR

GENERAL PARTNER, OR BOTH, AND TO ENTER INTO ANY OTHER ARRANGEMENT FOR SHARING PROFITS, UNIT OF INTEREST, UNITIZATION OR FARM OUT AGREEMENT, RECIPROCAL CONCESSION, OR COOPERATION, WITH ANY CORPORATION, ASSOCIATION, PARTNERSHIP, SYNDICATE, ENTITY, PERSON, OR GOVERNMENTAL, MUNICIPAL, OR PUBLIC AUTHORITY, DOMESTIC OR FOREIGN, AND THE CARRYING ON OF ANY BUSINESS WHICH IT IS AUTHORIZED TO CARRY ON, OR ANY BUSINESS OR TRANSACTION BEING NECESSARY, CONVENIENT, OR INCIDENTAL TO CARRYING OUT ANY OF THE PURPOSES OF THE COMPANY;

(I) TO ENTER INTO AND MAKE, AND PERFORM AND CARRY OUT THE CONTRACTS OF ANY KIND OR DESCRIPTION MADE FOR ANY LAWFUL PURPOSES, WITHOUT LIMIT AS TO AMOUNT, WITH ANY PERSON, FIRM, ASSOCIATION, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, OR WITH ANY TERRITORY OR GOVERNMENT OR AGENCY THEREOF, AND TO GUARANTEE ACCOUNTS OR OBLIGATIONS OF OTHER CORPORATIONS, PERSONS OR ENTITIES; AND

(J) TO TAKE ANY OTHER ACTION NOT PROHIBITED UNDER THE ACT OR OTHER APPLICABLE LAW.

THE PURPOSES, POWERS, RIGHTS, AND PRIVILEGES PROVIDED IN THIS AGREEMENT ARE NOT TO BE DEEMED TO BE IN LIMITATION OF SIMILAR, OTHER, OR ADDITIONAL POWERS, RIGHTS, AND PRIVILEGES GRANTED OR PERMITTED TO THE COMPANY BY THE ACT UNDER WHICH THE COMPANY BY VIRTUES HEREOF BE AUTHORIZED TO HAVE AND SHALL HAVE ALL POWERS, RIGHTS, AND PRIVILEGES GRANTED OR PERMITTED TO A COMPANY BY THE LAWS OF THE STATE OF RHODE ISLAND.

ARTICLE VII

The limited liability company is to be managed by its X Members or 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	Address
	First, Middle, Last, Suffix	Address, City or Town, State, Zip Code, Country

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: 11/01/2017

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 25 Day of October, 2017 at 3:09:36 PM by the Authorized Person.

MAYUNGBE ADENIYI

Address of Authorized Signer:

58 WHIPPLE ST, PROVIDENCE RI 02908

Form No. 400
Revised 09/07

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State of Rhode Island and Providence Plantations
Department of State | Office of the Secretary of State
Nellie M. Gorbea, *Secretary of State*

I, NELLIE M. GORBEA, Secretary of State of the State of Rhode Island
and Providence Plantations, hereby certify that this document, duly executed in
accordance with the provisions of Title 7 of the General Laws of Rhode Island, as
amended, has been filed in this office on this day:

October 25, 2017 03:09 PM

A handwritten signature in blue ink, appearing to read "Nellie M. Gorbea". The signature is fluid and cursive, written in a professional style.

Nellie M. Gorbea
Secretary of State

