OPERATING AGREEMENT FOR 309 N. 28th St., LLC

a limited liability company (Member Managed)

Entity ID: 20201732333 EIN: 85-2919798

THIS OPERATING AGREEMENT is made and entered into as of the 13th day of November, 2020, by between LOTF HOLDINGS, LLC, who desires to form a limited liability company pursuant to the laws of the State of Colorado. Accordingly, in consideration of the mutual covenants contained herein, the undersigned agree and certify as follows:

THE LIMITED LIABILITY COMPANY

- 1.1 <u>Formation</u>. The members hereby form a limited liability company (the "Company") in accordance with the provisions of the Colorado Limited Liability Company Act, CRS §7-80-101 *et seq*. (the "Act").
 - 1.2 Name. The name of the Company is 309 N. 28th St., LLC.
- 1.3 Registered Office, Registered Agent. The location of the initial registered office of the Company shall be 703 North Tejon St., Suite F, Colorado Springs, CO 80903. The Company's initial registered agent at such address shall be Gregory John Hock, P.C. The registered office and registered agent may be changed from time to time by the members.
- 1.4 <u>Principal Place of Business</u>. The location of the principal place of business of the Company shall be at 106 N. Tejon St., Colorado Springs, CO 80903, or at such other place as the managers from time to time may select.

1.5 Management of Business.

Management of the Company is vested in the members. The name and business address of the initial members are as follows:

Name Address

LOTF HOLDINGS, LLC 106 N. Tejon Street
Colorado Springs, CO 80903

- **1.6** The Members. The name and business address of each initial member are stated in paragraph 1.5 hereof.
- 1.7 <u>Permitted Business</u>. The Company may exercise all powers permitted by the Act.

IN WITNESS WHEREOF, the members acknowledge under penalties of perjury that the matters and facts set forth in this Operating Agreement are true and that they have signed this Operating Agreement on the respective dates set forth below to be effective as of the date first above written.

LOTF HOLDINGS, LLC,			
By:		حـــــ	
MATT	M. TOLO	OEE, M	ember
STAT	E OF COLC	RADO)) ss.
COUN	TY OF EL	PASO)

The foregoing instrument was acknowledged before me this 13th day of November, 2020, LOTF HOLDINGS, LLC, by its Member, MATT M. TOLOOEE.

Witness my hand and official seal.

My commission expires: 04/15/2021

MARGOT M. GREINER Notary Public State of Colorado Notary ID # 20094009374 My Commission Expires 04-15-2021 Margot M. Hooney Margot M. Greiner Notary Public