

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that Eniko Herczeg as a member of BUY FROM M&E LLC (the “**Company**”), a Florida limited liability, owner of the real property located at 4534 Sheridan Avenue, Miami Beach, Florida 33140, has made, constituted and appointed, and by these presents does make, constitute and appoint Yonel Fellous (“**Fellous**”), its true and lawful attorney for it and in its name, place and stead:

To execute any and all documents relative to: (a) the submission of any applications for approvals of improvements of the real property located at 4534 Sheridan Avenue, Miami Beach, Florida 33140 (the “**Property**”), to the appropriate governmental agency(s) of the City of Miami Beach and/or Miami-Dade County as required by law, including but not limited to, Miami Beach Planning and Zoning, and Miami Beach Board of Adjustments; and (b) the application for building permits or demolition permits from the Miami Beach Building Department relating to the Property, provided, however, notwithstanding the fact that Fellous may submit such applications and obtain applicable permits, nothing in this Limited Power of Attorney shall be construed to permit Fellous to authorize or approve any demolition or work to be commenced on or about the Property, which is expressly not granted to Fellous in this Limited Power of Attorney.

This Limited Power of Attorney gives and grants unto Fellous full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done with regard to the acts herein permitted as fully, to all intents and purposes, as the Company might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming what Fellous shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 10 day of March, 2021.

Signed, sealed, and delivered
in the presence of:

BUY FROM M&E LLC, a Florida limited
liability company

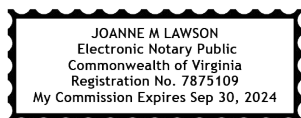
Argen Lawson
Print Name: Argen Lawson

By: Herczeg Eniko
Eniko Herczeg, Member

Laszlo Varga
Print Name: Laszlo Varga

State of _____
County of _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or
☒ online notarization, this 10 day of March, 2021, by Eniko Herczeg as
Member of BUY FROM M&E LLC, a Florida limited liability company.



(Signature of Notary Public)

(Print, Type, or Stamp Commissioned Name of Notary Public)

_____ Personally Known OR X _____ Produced Identification

Type of Identification Produced Passport