



SPECIAL POWER OF ATTORNEY

We, J. Seward Johnson, Jr., and Joyce H. Johnson, both residing at 400 South Street, Key West, Florida 33040, hereby appoint Liz Lear of 2903 Harris Ave, Key West, Florida 33040, as our attorney-in-fact ("Agent") to exercise the powers and discretions described below.

Our agent shall have full power and authority to act on our behalf but only to the extent permitted by this Special Power of Attorney. Our Agent's powers shall include the power to:

1. Manage, insure, improve, repair, collect rents, execute leases, or take any other action that a landlord might take, with respect to any interest of ours in real estate (whether currently owned or later acquired).
2. Sign any documents or certificates required by the City of Key West, Monroe County and/or the State of Florida in connection with the renovation of our property.

We hereby grant to our Agent the full right, power, and authority to do every act, deed, and thing necessary or advisable to be done regarding the above powers, as fully as we could do if personally present and acting.

Any power or authority granted to our Agent under this document shall be limited to the extent necessary to prevent this Power of Attorney from causing, (i) our income to be taxable to our Agent, (ii) our assets to be subject to a general power of appointment by our Agent, or (iii) our Agent to have any incidents of ownership with respect to any life insurance policies that we may own on the life of our Agent.

Our Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, our Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A successor Agent shall not be liable for acts of a prior Agent.

No person who relies in good faith on the authority of our Agent under this instrument shall incur any liability to us, our estate or our personal representative. We authorize our Agent to indemnify and hold harmless any third party who accepts and acts under this document.

If any part of any provision of this instrument shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

Our Agent shall be entitled to reasonable compensation for any services provided as our Agent. Our Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provision of this Power of Attorney.



Our Agent shall provide an accounting for all funds handled and all acts performed as our Agent, but only if we so request or if such a request is made by any authorized personal representative or fiduciary acting on our behalf.

This Power of Attorney shall become effective immediately, and shall not be affected by either of our disability or lack of mental competence, except as may be provided otherwise by an applicable state statute. This is a Durable Power of Attorney. This Power of Attorney shall continue effective until December 31, 2012. This Power of Attorney may be revoked by either of us at any time by providing written notice to our Agent.

Dated 12/21, 2011 at Hopewell, New Jersey.
~~Key West, Florida.~~

J. Seward Johnson, Jr.

Joyce H. Johnson

Witness Signature: Deborah Komax
Name: Deborah Komax
City: Hopewell
State: NJ

Witness Signature: Kristine Hackbart
Name: Kristine Hackbart
City: Hopewell
State: NJ

STATE OF ~~FLORIDA~~ New Jersey, COUNTY OF Mercer, ss:

The foregoing instrument was acknowledged before me this 21st day of December, 2011 by J. Seward Johnson, Jr. and Joyce H. Johnson who is personally known to me [] or who has produced _____ as identification.

Signature of person taking acknowledgment
Janet H. Appleton
Notary Public State Of New Jersey
My Commission Expires August 8, 2016

Name typed, printed, or stamped