



Texas Department of Motor Vehicles
 Business Unit # 60800
 Purchase Order # 0000007233
 Purchase Order Change Notice (# 3)

Payment NET30 **Freight** FOB **Ship Via:** US MAIL **PCC:** 0 **Date:** 08/24/19 **PO Method:** LS **Dispatch:** Dispatch **Rev Dt:** 09/07/21
Terms: **Terms:** Destination **Via Print**

PLEASE NOTE: ADDITIONAL TERMS AND CONDITIONS MAY BE LISTED AT THE END OF THE PURCHASE ORDER.

Vendor: THE REAL PALM INVESTMENTS LLC
 SUITE 777
 9901 W IH 10
 SAN ANTONIO TX 78230-2246
 United States

Ship To: 1P22 - San Antonio Region
 15150 Nacogdoches Rd., Ste. 100
 San Antonio TX 78247
 United States

Vendor ID: 1825112966 6

Bill To: 4000 Jackson Avenue
 Austin TX 78731
 United States

Purchaser: Amanda Leigh Maxwell
Phone: 512/465-1226
Fax:

Bill To Fax:

Email: Amanda.Maxwell@txdmv.gov

Bill To Email: DMV_FIN-INVOICES@TxDMV.gov

PO Information:

POCN# 3 - by Mandy Maxwell 09/07/2021
 Updated vendor name and VID to The Real Palm Investments LLC, VID 18251129666. Original vendor name Herrero Company LLC, VID 1821251867

POCN# 2 - by Mandy Maxwell 07/30/2021
 Changed buyer from Patricia Campos to Mandy Maxwell. Added line 3 for FY22 funding.
 FIFTH YEAR: SEPTEMBER 1, 2021 - AUGUST 31, 2022

POCN #1, DATED 8/26/2020, reqn 9479, PCAMPOS
 Add line #2, increase po by 81,824.76;
 original po amount: \$81,824.76;
 New PO amount: 163,649.52
 Reason: Add moneys for term: 9/1/2020 thru 8/31/2021

Original terms and conditions shall remain the same.

Lease Payments

TX Gov Code, Sec. 2167.002, Lease payments for district office space for certain agencies and programs.

STATE LEASE 20537 SAN ANTONIO

change contract specialist from Debra Rosas to Patricia Campos, CTCM, CTPM

Change Orders:

Change orders will be allowed only if unforeseen conditions arise such as, but not limited to, increasing or decreasing quantities or if the department needs dictate changes. All changes shall be in the scope of original work. No verbal change orders shall be permitted. All change orders must be in writing with a Purchase Order Change Notice (POCN) issued by TxDMV Purchasing Section.

Payment:

Payment will be made in accordance with the Texas Prompt Payment Act, TGC, Subtitle F, Chapter 2251. Vendor shall submit one copy of a correct itemized invoice showing the purchase order number, payee ID., remit to address, and phone number on invoice. Vendors may submit an electronic invoice. All electronic invoices shall be sent to DMV_FIN-INVOICES@txdmv.gov (note: There is an underscore "_" between DMV and FIN). All invoices received at the email address will be filed for future reference and you will receive a receipt confirmation email. To avoid the confusion of duplicate invoices, please do not send other copies of this invoice via regular mail, fax or other means. On emails for electronic invoices, include the company name (as it appears on the invoice) and the purchase order number in the subject line to assist in identifying and processing your invoices

Authorized Signature

M. Maxwell, Purchaser, CTCM

09/07/2021



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in a timely manner. TxDMV will not incur any penalty for late payment if payment is made in 30 days or less from receipt of goods or services and a correct invoice, which-ever is later.

Quantity(ies):

Quantities are estimated: TxDMV does not guarantee to purchase any minimum or maximum quantity. TxDMV reserves the right to increase or decrease the quantity(ies) of the purchase order at the same original terms and conditions. The vendor will be notified in writing by purchase order change notice of any requirements for any increased or decreased quantity(ies).

Texas Department of Motor Vehicles Standard Terms and Conditions can be found at: <http://www.txdmv.gov/contractors-vendors>

Note: warrants will not be issued to a vendor without a current Texas Identification Number.

Lease Payments

TX Gov Code, Sec. 2167.002, Lease payments for district office space for certain agencies and programs.

STATE LEASE 20537 SAN ANTONIO

LEASE SERVICE TERM: MAY 1, 2017 - APRIL 30, 2027 (120 MONTHS)

FIRST YEAR: MAY 1, 2017 - APRIL 30, 2018
SECOND YEAR: MAY 1, 2018 - APRIL 30, 2019
THIRD YEAR: MAY 1, 2019 - APRIL 30, 2020
FOURTH YEAR: MAY 1, 2020 - APRIL 30, 2021
FIFTH YEAR: MAY 1, 2021 - APRIL 30, 2022
SIXTH YEAR: MAY 1, 2022 - APRIL 30, 2023
SEVENTH YEAR: MAY 1, 2023 - APRIL 30, 2024
EIGHTH YEAR: MAY 1, 2024 - APRIL 30, 2025
NINTH YEAR: MAY 1, 2025 - APRIL 30, 2026
FINAL YEAR: MAY 1, 2026 - APRIL 30, 2027

LESSOR CONTACT: JORGE HERRERO
(512) 658-2367
HERRERO1974@YAHOO.COM

LESSEE CONTACT: TEXAS FACILITIES COMMISSION
(512) 475-2438
GAYLA.DAVIS@TFC.STATE.TX.US

TXDMV DIVISION: FINANCE AND ADMINISTRATIVE SERVICES
TXDMV CONTACT: ANN PIERCE
ASSISTANT DIVISION DIRECTOR
(512) 465-4100
ANN.PIERCE@TXDMV.GOV

Authorized Signature

M. Naell Purchaser, CTCI

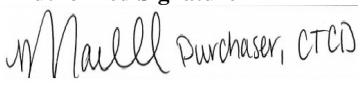
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Line-Sch:	Line Description:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
1-1	LEASE - SAN ANTONIO REGIONAL SERVICE CENTER, COMANCHE HILLS SHOPPING CENTER, 15150 NACOGDOCHES ROAD, SAN ANTONIO, TEXAS 78247, BEXAR COUNTY	971/45	12.0000	MO	\$6,818.73000	\$81,824.76	08/31/2019
						Schedule Total	\$81,824.76
Contract ID: 0000007233				ReqID: 0000008056			
SERVICE PERIOD: SEPTEMBER 1, 2019 - AUGUST 31, 2020 THIRD YEAR OF A TEN-YEAR LEASE							
						Item Total for Line # 1	\$81,824.76
2-1	Lease 20537 San Antonio Regional Service Center (Months 41 - 52) Term: 9/1/2020 thru 8/31/2021	971/45	12.0000	MO	\$6,818.73000	\$81,824.76	08/26/2020
						Schedule Total	\$81,824.76
Contract ID: 0000007233				ReqID: 0000009479			
						Item Total for Line # 2	\$81,824.76
3-1	Lease 20537 San Antonio Regional Service Center	971/45	12.0000	MO	\$6,818.73000	\$81,824.76	08/13/2021
						Schedule Total	\$81,824.76
Contract ID: 0000007233				ReqID: 0000010773			
Fifth Term: September 1, 2021 - August 31, 2022 Months 53 - 64 of a 120 month lease							
						Item Total for Line # 3	\$81,824.76
						Total PO Amount	\$245,474.28

All Shipments, Shipping papers, invoices and correspondence must be identified with our Purchase Order Number. Over shipments will not be accepted unless authorized by Purchaser prior to Shipment.

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Authorized Signature

M. Naell Purchaser, CTCI

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