Texas Department of Motor Vehicles
Business Unit # 60800
Purchase Order # 0000018110
Purchase Order Change Notice (# 1)

Payment Terms:	Freight Terms:	Ship Via:	PCC:	PO Date:	PO End Date:	PO Method:	Dispatch:	Rev Dt:
NET30	FOB Destination	US MAIL	0	08/19/2026	08/24/2027	LS	Dispatch Via Print	09/16/2026

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

Vendor: TPLJ3 REAL ESTATE HOLDINGS LP
3815 DACOMA ST
HOUSTON TX 770928717
United States

Ship To: See Detail Below

Ship To Attention: Brandy Monique Garcia

Bill To: 4000 Jackson Avenue
Austin TX 78731
United States

Vendor ID: 1334313361 0 000

Purchaser: Richard Emmanuel Oballo
Phone: 512/465-4199
Fax: 512/465-5641

Bill To Fax:

Email: richard.oballo@txdmv.gov

Bill To Email: DMV_FIN-INVOICES@TxDMV.gov

PO Information:

POCN#1 Richard Oballo 9/16/2026
Additional funds for Consumer Price Index (CPI) Adjustment Notification effective November 1, 2026 for the term 11/1/2026-10/31/2027 per Brandy Garcia

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

The term of the Lease is renewed for 36-months and 7 days, from October 25, 2024, through October 31, 2027, for the leased premises comprised of 11,554 square feet of space at $30.07 blended annual rate per square foot for a total of $28,952.39 per month.

Initial Term: 10/25/2024 to 08/25/2025 (Months 1 - 10) under PO #0000015010.

Future Lease terms:
August 25, 2025 to August 24, 2026 (Months 11 - 22) PO #0000016337, PO#0000017224
August 25, 2026 to August 24, 2027 (Months 23 - 34) PO#0000018110, 11/1/2026-10/31/2027- PO#0000018110 POCN#1
August 25, 2027 to October 24, 2027 (Months 35 - 36)
October 25, 2027 to October 31, 2027 (7 additional days)

January 24, 2026 - August 24,2026 Change in Lessor

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 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, whichever is later.
Note: Warrants will not be issued to a vendor without a current Texas Identification Number.

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

Authorized Signature
Richard Oballo
09/18/2026

change notice of any requirements for any increased or decreased quantity(ies).

Delivery:
Delivery of goods shall be in accordance with the delivery requirements of this purchase order, any underlying or associated contract for the goods being purchased and any other requirements set for by TxDMV or state law. Upon delivery, the bill of lading shall include at a minimum the following information: TxDMV Division and Contact Name, TxDMV Purchase Order number, Delivery Address, Vendor contact information and return address. If the vendor has an updated delivery schedule or more accurate delivery date, the vendor shall notify the TxDMV contact immediately.

Additionally, this Purchase Order is governed by the current TxDMV Contract Affirmations and TxDMV Contract Terms and Conditions, unless modified by Supplemental Conditions approved and provided by TxDMV. These documents can be found at: http://www.txdmv.gov/contractors-vendors. For the avoidance of doubt, unless expressly stated otherwise in this Purchase Order or a TxDMV signature document, in the event of a conflict, ambiguity, or inconsistency between or among any Purchase Order documents, all TxDMV documents take precedence over the Contractor's documents, if any.

TxDMV Contract Monitor:

Contract Monitors:
Lori Burns
Lori.Burns@TxDMV.gov
512-431-4772

Brandy Garcia
Brandy.garcia@txdmv.gov
512-465-4215

Vendor Contact:
TPLJ3 Real Estate Holdings LP
Attn: Luke Johnson III
3815 Dacoma Street
Houston, Tx. 77092
Phone: 713-684-0502
Email: Ljohnson@mobilease.com

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
1-1	Lease 20399 Houston Regional Service Center. Term: 8/25/26 - 8/24/27 (Months 23 -34)	30103	971/45	12.0000	MO	$28,952.39000	$347,428.68	08/24/2026

Ship To: 1P16

2110 E. Governors Circle
Houston TX 77092
United States

Delivery Instructions:

Schedule Total $347,428.68

Contract ID:
0000017224

ReqID:
0000019070

Item Total for Line # 1 $347,428.68

Authorized Signature
Richard Oballo
09/18/2026

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
2-1	Water Meter Consumption and Irrigation Meter Consumption (City of Houston). Water Meter: 06299350-BA-1.500 / Irrigation Meter: 15220866-BA-1.500. Term: 8/25/26 - 8/24/2027	30103	911/75	8000.0000	UNT	$1.00000	$8,000.00	08/24/2026

Ship To: 1P16

2110 E. Governors Circle
Houston TX 77092
United States

Delivery Instructions:

Schedule Total $8,000.00

Contract ID: 0000017224

ReqID: 0000019070

Item Total for Line # 2 $8,000.00

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
3-1	Gas Usage (CenterPoint Energy); Meter Number: 9519300055176. Term: 8/25/26 - 8/24/2027	30103	911/75	4800.0000	UNT	$1.00000	$4,800.00	08/24/2026

Ship To: 1P16

2110 E. Governors Circle
Houston TX 77092
United States

Delivery Instructions:

Schedule Total $4,800.00

Contract ID: 0000017224

ReqID: 0000019070

Item Total for Line # 3 $4,800.00

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
4-1	Electric Service (Freepoint Energy Solutions); Meter Number I87551086. Term: 8/25/26 - 8/24/2027	30103	911/75	40000.0000	UNT	$1.00000	$40,000.00	08/24/2026

Ship To: 1P16

2110 E. Governors Circle
Houston TX 77092
United States

Delivery Instructions:

Schedule Total $40,000.00

Contract ID: 0000017224

ReqID: 0000019070

Item Total for Line # 4 $40,000.00

Authorized Signature
Richard Oballo
09/18/2026

Texas Department of Motor Vehicles

Business Unit # 60800
Purchase Order # 0000018110
Purchase Order Change Notice (# 1)

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
5-1	**Lease 20399 Houston Regional Service Center. Consumer Price Index (CPI) Lease Payment Adjustment Notification effective November 1, 2026**	30103	971/45	**10.0000**	**MO**	**$506.67000**	**$5,066.70**	**09/23/2026**

Ship To: **1P00**

4000 Jackson Avenue
Austin TX 78731
United States

Delivery Instructions:

Schedule Total $5,066.70

Contract ID:
0000017224

ReqID:
0000019226

TERM 11/1/2026 - 10/31/2027

Item Total for Line # 5 $5,066.70

Total PO Amount $405,295.38

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

Authorized Signature

Richard Oballo

09/18/2026