



Texas Department of Motor Vehicles
 Business Unit # 60800
 Purchase Order # 0000015682

Payment Terms: NET30 **Freight Terms:** FOB Destination **Ship Via:** NA **PCC:** 0 **PO Date:** 02/26/2025 **PO End Date:** 08/31/2025 **PO Method:** IA **Dispatch:** Dispatch Via Print **Rev Dt:**

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

Vendor: BELTLINE PROPERTY MANAGEMENT LLC
 ATTN: LORNA TEMPLE, ASSET MANAGER
 615 N UPPER BROADWAY ST STE 101
 CORPUS CHRISTI TX 78401-0702
 United States

Ship To: 1P08 - Dallas Region
 1925 E. Beltline, Ste. 100
 Carrollton TX 75006
 United States

Ship To Attention: Monica C Hernandez

Bill To: 4000 Jackson Avenue
 Austin TX 78731
 United States

Vendor ID: 1873490026 1 001

Purchaser: Matthew Terrell Windham
Phone: 512/465-5808
Fax: 512/465-5641

Bill To Fax:

Email: Matthew.Windham@txdmv.gov

Bill To Email: DMV_FIN-INVOICES@TxDMV.gov

PO Information:

This purchase order adds FY25 funds for the 60 month lease renewal of Lease #7959 for TxDMV Carrollton Regional Service Center. The term of the Lease is renewed for 60 months, from April 1, 2025 through March 31, 2030, for the leased premises comprised of 7,865 square feet of space at \$17.51 annual rate per square foot for a total of \$11,476.35 per month. This purchase order replaces PO #60800 0000014884 upon its expiration after March 31, 2025.

Reference: Lease Renewal With Tenant Improvements Amendment for Lease #7959 Carrollton

Original Lease Term: April 1, 1995 through March 31, 2025
 Amended Lease Term: April 1, 2025 through March 31, 2030 (60 months)

Months 1-5 (April 1, 2025 through August 31, 2025) - PO #60800 0000015682
 Months 6-17 (September 1, 2025 through August 31, 2026)
 Months 18-29 (September 1, 2026 through August 31, 2027)
 Months 30-41 (September 1, 2027 through August 31, 2028)
 Months 42-53 (September 1, 2028 through August 31, 2029)
 Months 54-60 (September 1, 2029 through March 31, 2030)

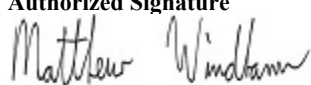
Lease Payments:
 TX Gov Code, Sec. 2167.002, Lease payments for district office space for certain agencies and programs.

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):

Authorized Signature

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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).

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. If this PO contains goods or services purchased from a DIR Cooperative Contract, the purchase is governed by the current TxDMV Supplemental Terms and Conditions with Affirmations for Purchases through the DIR Cooperative Contracts Program. 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 Contractors documents, if any.

TxDMV Contact:

Lori Burns
 lori.burns@txdmv.gov
 (512) 465-4081

TxDMV Contract Monitor:

Monica Hernandez
 monica.hernandez@txdmv.gov
 (512) 465-1261

Vendor Contact:

Beltline Property Management, LLC
 Attn: Kelly Marshall
 615 N. Upper Broadway, Suite 101
 Corpus Christi, TX 78401
 Phone: (361) 561-1700
 Email: kelly@tykomanagement.com

Alternate Vendor Contact:

Tonya Cher
 leasing@tykomanagement.com
 (361) 561-1700, x1

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
1-1	Lease Renewal FY25 for Lease #7959 Carrollton Regional Service Center	30103	971/45	5.0000	MO	\$11,476.35000	\$57,381.75	03/31/2025
							Schedule Total	\$57,381.75

Contract ID:
0000010615

ReqID:
0000016323

Current Lease Period: Months 1-5 (April 1, 2025 through August 31, 2025)

Overall Lease Period: April 1, 2025 through March 31, 2030

Lease Location:
 Carrollton RSC
 1925 E. Beltline, Ste. 100
 Carrollton, TX 75006

Item Total for Line # 1 **\$57,381.75**

Total PO Amount **\$57,381.75**

All Shipments, Shipping papers, invoices and correspondence must be identified with our Purchase Order Number. Over shipments will not be accepted

Authorized Signature

Matthew Windham

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unless authorized by Purchaser prior to Shipment.

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

Authorized Signature

Matthew Windham

02/27/2025