



Texas Department of Motor Vehicles
Business Unit # 60800
Purchase Order # 0000016444

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Payment Terms: NET30 **Freight Terms:** FOB Destination **Ship Via:** US MAIL **PCC:** 0 **PO Date:** 08/13/2025 **PO End Date:** 08/31/2026 **PO Method:** LS **Dispatch:** Dispatch Via Print **Rev Dt:**

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

Vendor: ROLLING OAKS MALL REALTY HOLDING LLC
1350 AVENUE OF THE AMERICAS
STE 1925
NEW YORK NY 10019-4700
United States

Ship To: 1P48 - San Antonio RSC Reno Rollin
6909 North Loop 1604 E ste 1199
San Antonio TX 78247
United States

Vendor ID: 1883726448 2 000

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

Ship To Attention: Monica C Hernandez

Bill To: 4000 Jackson Avenue
Austin TX 78731
United States

Email: Matthew.Windham@txdmv.gov

Bill To Fax:

Bill To Email: DMV_FIN-INVOICES@TxDMV.gov

PO Information:

This purchase order adds FY26 funds for the 120 month Lease #20706 San Antonio Regional Service Center at its new location at the Rolling Oaks Mall in San Antonio, TX.

STATE LEASE #20706 SAN ANTONIO

Original Lease Term: May 1, 2024 through April 30, 2034 (120 months)
Amended Lease Term: October 1, 2024 through September 30, 2034 (120 months)

Months 1-11: October 1, 2024 through August 31, 2025 - PO #60800 0000015190
Months 12-23: September 1, 2025 through August 31, 2026 - PO #60800 0000016444
Months 24-35: September 1, 2026 through August 31, 2027
Months 36-47: September 1, 2027 through August 31, 2028
Months 48-59: September 1, 2028 through August 31, 2029
Months 60-71: September 1, 2029 through August 31, 2030
Months 72-83: September 1, 2030 through August 31, 2031
Months 84-95: September 1, 2031 through August 31, 2032
Months 96-107: September 1, 2032 through August 31, 2033
Months 108-119: September 1, 2033 through August 31, 2034
Month 120: September 1, 2034 through September 30, 2034

This lease may be renewed up to 2 times for a period up to 60 months each.

Notes: TFC will be processing a Lease Term Amendment for October 1, 2024 - September 30, 2034 and revising the rent schedule based upon the new commencement date. The monthly lease payment beginning October 1, 2024 and ending September 30, 2025 is \$16,228.92.

Reference PO #60800 0000013346 for renovation costs portion of lease agreement.

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

Authorized Signature

Matthew Windham

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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 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 Contract Monitor:

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

TxDMV Contact:

Javier Gomez
Javier.Gomez@TxDMV.gov
512-465-3835

TxDMV Alternate Contact:

Monica Hernandez
Monica.Hernandez@TxDMV.gov
512-465-1261

Vendor Contact:

Rolling Oaks Mall Realty Holding LLC
c/o Summit Malls Management LLC
Attn: Legal Department
1350 Avenue of the Americas 19t FL. Stc. 1925
New York, NY 10019
Email : legal@summit-us.com

Authorized Signature

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Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
1-1	FY26 Funds for State Lease #20706 San Antonio Regional Service Center	30103	971/45	1.0000	MO	\$16,228.92000	\$16,228.92	08/31/2025
							Schedule Total	\$16,228.92
Contract ID: 0000015190					ReqID: 0000017153			
Current Lease Period: Months 12-23: September 1, 2025 through August 31, 2026								
Overall Lease Period: October 1, 2024 through September 30, 2034 (120 months)								
Lease Location: San Antonio RSC Rolling Oaks Mall 6909 N Loop 1604 E San Antonio, TX 78247 USA								
Item Total for Line # 1								\$16,228.92

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
2-1	FY26 Funds for State Lease #20706 San Antonio Regional Service Center	30103	971/45	11.0000	MO	\$16,669.96000	\$183,369.56	08/31/2025
							Schedule Total	\$183,369.56
Contract ID: 0000015190					ReqID: 0000017153			
Current Lease Period: Months 12-23: September 1, 2025 through August 31, 2026								
Overall Lease Period: October 1, 2024 through September 30, 2034 (120 months)								
Lease Location: San Antonio RSC Rolling Oaks Mall 6909 N Loop 1604 E San Antonio, TX 78247 USA								
Item Total for Line # 2								\$183,369.56

Total PO Amount \$199,598.48

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.

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

Authorized Signature

Matthew Windham

08/13/2025