



Texas Department of Motor Vehicles
 Business Unit # 60800
 Purchase Order # 0000017224

Payment Terms: NET30 **Freight Terms:** FOB Destination **Ship Via:** US MAIL **PCC:** 0 **PO Date:** 01/15/2026 **PO End Date:** 08/24/2026 **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: TPLJ3 REAL ESTATE HOLDINGS LP
 3815 DACOMA ST
 HOUSTON TX 770928717
 United States

Ship To: 1P16 - Houston North RSC
 2110 E. Governors Circle
 Houston TX 77092
 United States

Ship To Attention: Brandy Monique Garcia

Vendor ID: 1334313361 0 000

Bill To: 4000 Jackson Avenue
 Austin TX 78731
 United States

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:

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)
 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 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

Authorized Signature

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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 Contractors 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: 1/25/2026 - 8/24/2026	30103	971/45	7.0000	MO	\$28,952.39000	\$202,666.73	01/23/2026
							Schedule Total	<input type="text" value="\$202,666.73"/>

Contract ID:
0000017224

ReqID:
0000018091

Item Total for Line # 1

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. Term: 1/25/2026 - 8/24/2026	30103	911/75	4667.0000	UNT	\$1.00000	\$4,667.00	01/23/2026
							Schedule Total	<input type="text" value="\$4,667.00"/>

Contract ID:
0000017224

ReqID:
0000018091

Item Total for Line # 2

Authorized Signature

Richard Oballo

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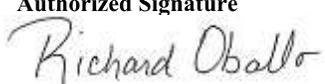
Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
3-1	Gas Usage (CenterPoint Energy); Meter Number: 9519300055176. Term: 1/25/2026 - 8/24/2026	30103	911/75	2800.0000	UNT	\$1.00000	\$2,800.00	01/23/2026
							Schedule Total	<input type="text" value="\$2,800.00"/>
Contract ID: 0000017224					ReqID: 0000018091			
							Item Total for Line # 3	<input type="text" value="\$2,800.00"/>

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: 1/25/2026 - 8/24/2026	30103	911/75	23334.000 0	UNT	\$1.00000	\$23,334.00	01/23/2026
							Schedule Total	<input type="text" value="\$23,334.00"/>
Contract ID: 0000017224					ReqID: 0000018091			
							Item Total for Line # 4	<input type="text" value="\$23,334.00"/>

Total PO Amount

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

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