



Texas Department of Motor Vehicles
 Business Unit # 60800
 Purchase Order # 0000014900

Payment Terms: NET30 **Freight Terms:** FOB Destination **Ship Via:** NA **PCC:** 0 **PO Date:** 08/23/2024 **PO End Date:** 08/31/2025 **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: 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

Ship To Attention: Monica C Hernandez

Vendor ID: 1825112966 6 000

Bill To: 4000 Jackson Avenue
 Austin TX 78731
 United States

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 120 month Lease #20537 for San Antonio Regional Service Center. This purchase order replaces PO #60800 0000013064 upon its expiration on August 31, 2024.

STATE LEASE 20537 SAN ANTONIO

Original Lease Term: May 1, 2017 through April 30, 2027 (120 months)
 Amended Lease Term: September 1, 2017 through August 31, 2027 (120 Months)

- Months 1 - 12 (September 1, 2017 through August 31, 2018) - PO #60800 0000004282
- Months 13 - 24 (September 1, 2018 through August 31, 2019) - PO #60800 0000004282
- Months 25 - 36 (September 1, 2019 through August 31, 2020) - PO #60800 0000007233
- Months 37 - 48 (September 1, 2020 through August 31, 2021) - PO #60800 0000007233
- Months 49 - 60 (September 1, 2021 through August 31, 2022) - PO #60800 0000007233
- Months 61 - 72 (September 1, 2022 through August 31, 2023) - PO #60800 0000011525
- Months 73 - 84 (September 1, 2023 through August 31, 2024) - PO #60800 0000013064
- Months 85 - 96 (September 1, 2024 through August 31, 2025) - PO #60800 0000014900
- Months 97 - 108 (September 1, 2025 through August 31, 2026)
- Months 109 - 120 (September 1, 2026 through August 31, 2027)

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.

Authorized Signature

08/23/2024



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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. 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:

Donny Ruenke
 donny.ruenke@txdmv.gov
 (512) 465-4089

TxDMV Contact:

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

Lessor Contact:

Jorge Herrero
 Phone: (210) 314-8319
 Email: admin@herrerowm.com
 herrero1974@yahoo.com

Lessee Contact:

Texas Facilities Commission
 Phone: (512) 475-2438
 Email: Gayla.Davis@lfc.state.tx.us

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:	
1-1	Lease Renewal FY25 for Lease #20537 San Antonio Regional Service Center	30103	971/45	12.0000	MO	\$6,818.73000	\$81,824.76	09/01/2024	
							Schedule Total	\$81,824.76	
Contract ID: 0000007233					ReqID: 0000015319				
Current Lease Period: Months 85 - 96 (September 1, 2024 through August 31, 2025)									
Overall Lease Period: September 1, 2017 through August 31, 2027 (120 Months)									
							Item Total for Line # 1	\$81,824.76	

Total PO Amount **\$81,824.76**

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

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