



Texas Department of Motor Vehicles
 Business Unit # 60800
 Purchase Order # 0000015190

Payment Terms: NET30 **Freight Terms:** FOB Destination **Ship Via:** US MAIL **PCC:** 0 **PO Date:** 10/22/2024 **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: ROLLING OAKS MALL REALTY HOLDING LLC
 1010 NORTHERN BLVD STE 212
 GREAT NECK NY 11021-5320
 United States

Ship To: 1P00 - TxDMV Warehouse
 4000 Jackson Avenue
 Austin TX 78731
 United States

Ship To Attention: Monica C Hernandez

Vendor ID: 1883726448 2 000

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 #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: November 1, 2024 through October 31, 2034 (120 months)

- Months 1-10: November 1, 2024 through August 31, 2025 - PO #60800 0000015190
- Months 11-22: September 1, 2025 through August 31, 2026
- Months 23-34: September 1, 2026 through August 31, 2027
- Months 35-46: September 1, 2027 through August 31, 2028
- Months 47-58: September 1, 2028 through August 31, 2029
- Months 59-70: September 1, 2029 through August 31, 2030
- Months 71-82: September 1, 2030 through August 31, 2031
- Months 83-94: September 1, 2031 through August 31, 2032
- Months 95-106: September 1, 2032 through August 31, 2033
- Months 107-118: September 1, 2033 through August 31, 2034
- Months 119-120: September 1, 2034 through October 31, 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 November 1, 2024 - October 31, 2024 and revising the rent schedule based upon the new commencement date. The monthly lease payment beginning November 1, 2024 and ending October 31, 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

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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:

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

TxDMV Contact:

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

Vendor Contact:

Rolling Oaks Mall Realty Holding, LLC
Attn: Legal Department
1010 Northern Boulevard, Suite 234
Great Neck, NY 11021
Tel: (516) 344-6980
Email : legal@kohanretail.com

Authorized Signature

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Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
1-1	FY25 Funds for State Lease #20706 San Antonio Regional Service Center	30103	971/45	10.0000	MO	\$16,228.92000	\$162,289.20	11/01/2024
							Schedule Total	\$162,289.20
Contract ID: 0000015190					ReqID: 0000015902			
Current Lease Period: Months 1-10: November 1, 2024 through August 31, 2025								
Overall Lease Period: November 1, 2024 through October 31, 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	\$162,289.20

Total PO Amount **\$162,289.20**

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

10/22/2024