



Texas Department of Public Safety Purchase Order

P.O. Date: 10/23/2015

Blanket Order Number

405-16-P005344

SHOW THIS NUMBER ON ALL
PACKAGES, INVOICES AND
SHIPPING DOCUMENTS.

V E N D O R	Vendor Number: 00026527 YOUNGDO WON 815 N BROAD ST LANSDALE, PA 19446-2320
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S H I P T O	
B I L L T O	

State Sales Tax Exemption Certificate: The undersigned claims an exemption from taxes under Chapter 20, Title 122A, Revised Civil Statutes of Texas, for purchase of tangible personal property described in this numbered order, purchased from contractor and/or shipper listed above, as this property is being secured for the exclusive use of the State of Texas.

Solicitation (Bid) No.:	Payment Terms: Shipping Terms: Delivery Calendar Day(s) A.R.O.: 0
Item # 4 For Payment Purpose Only This PO incorporates the following documents related to Killeen 1456 Building Lease 1) Lease Agreement executed on 10/19/99 between TFC and previous Lessor, Gary Purser 2) Lease Renewal Amendment executed on 03/30/2005 between TFC and previous Lessor, Gary Purser 3) Lease Renewal Amendment executed on 08/29/2009 between TFC and previous Lessor, Gary Purser 4) Change of Lessor Memorandum executed on 3/27/2015 between TFC and previous Lessor, HP Rentals, LLC 5) Lease Renewal Amendment executed on 03/26/2015 between TFC and previous Lessor, HP Rentals, LLC 6) Change of Lessor Memorandum executed on 9/15/2015 between TFC and new Lessor, Youngdo Won	

Item # 3
 Class-Item 971-45

Building Lease - Killeen 1456 FY 16 Funding - 10/01/2015 thru 08/31/2016
 Term of Lease for new Lessor: 10/1/2015 through 04/30/2017

Quantity	Unit Price	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Freight	Total Cost
11.00	\$ 4,415.00	EA	0.00 %	\$ 0.00		\$ 0.00	\$ 0.00	\$ 48,565.00

TAX: \$ 0.00
 FREIGHT: \$ 0.00
 TOTAL: \$ 48,565.00

APPROVED

By: Deborah Goree, CTPM, PMP

Phone#: (512) 462-6136

BUYER



THE STATE OF TEXAS)

RE: LEASE NO. 405-1456-E7E-KILLEEN

COUNTY OF TRAVIS)

STATE LEASE
(BID)

1. PARTIES

This Agreement is made and entered into this 14TH day of OCTOBER, 1999, by and between
 (a) LESSOR, GARY PURSER
 of BELL County, Texas, and
 (b) LESSEE, STATE OF TEXAS.

2. PROPERTY LEASED

Lessor promises, in return for the consideration described herein to be paid by the Lessee and the covenants set out herein to be kept by Lessee, to hereby lease, unto the Lessee, the following described property and premises, to wit:

<u>4,705</u>	square feet of net usable space, located in the
<u>PURSER OFFICE</u>	Building, at
<u>302 PRIEST DRIVE</u>	[Street address], in
<u>KILLEEN 76541</u>	[City]
<u>BELL</u>	County, Texas.

Lessor also promises to furnish any and all requirements related to such property and premises as set out in the Invitation for Bid, including specifications, the Bidder's response thereto, and the Notice of Award, each of which are incorporated herein by reference and made a part hereof for all purposes.

3. MONTHLY RENTAL

& 95/100

The State of Texas agrees to pay Lessor not more than THREE THOUSAND SEVEN HUNDRED SIXTEEN Dollars (\$ 3,716.95) per month during the term of this lease. (All additions or deletions of net usable space to this lease shall be based upon a charge of 79.00 cents per square foot per month.) Lessor agrees to submit monthly statements for rent to the occupying state agency. The monthly rentals provided for herein shall be due and payable by Lessee in advance on the first day of the month for which said rentals are due.

4. TERM OF THE LEASE

The term of this lease shall be for 60 months, commencing on the 1ST day of MAY, 2000, and ending on the 30TH day of APRIL, 2005, unless sooner terminated as hereinafter provided.

(a) The Lessee, at its option, may renew this lease in accordance with the terms and conditions of the Invitation for Bid and the specifications contained therein, by advising the Lessor in writing of its intent to do so no later than 30 days prior to the termination date described above in this paragraph. If the Invitation for Bid contained no reference to an option to renew for a specified term, this lease may be renewed once according to the same provisions that were in the original contract for a term not to exceed one year, on agreement of the parties.

(b) This lease contract is made and entered into in accordance with the provisions of Texas Government Code, Title 10, Subtitle D, and is made contingent upon the continuation of federally funded programs, or upon the availability of state funds appropriated by the Legislature, to cover the full term and cost of this lease. In the event a curtailment of federally funded programs occurs, or in the event state appropriated funds are unavailable, the General Services Commission, hereinafter referred to as the Commission, may assign another State agency to the space, or a part thereof, covered by this lease. Should the Commission be unable to find another State agency or agencies to fill, or partially fill the space, the Commission, upon written notice to the Lessor, either may terminate this lease, or adjust it in accordance with the provisions of this lease.

(c) If the Lessor shall be unable to give possession of the demised premises on the date of commencement of the term hereof by reason of the fact that the premises are located in a building being constructed and which has not been sufficiently completed to make such premises ready for occupancy, or if repairs, alterations, improvements or decorations of the demised premises are not ready for occupancy by the Lessee on the date of commencement of the term hereof, the Lessee may terminate the lease and attempt to secure other lease space in accordance with Texas Government Code, Title 10, Subtitle D. The Lessee may not terminate the lease if the delayed occupancy is the responsibility of the State, or is caused by conditions beyond the Lessor's control, such as strikes, lockouts, fire, unusual delay in transportation, unavoidable casualties, inclement weather, or any cause beyond the Lessor's control, which constitutes a justifiable delay. Should termination occur under this paragraph, the Lessor will be liable in damages for any additional amount the Lessee is required to pay for facilities substantially equal to those bid by the defaulting Lessor. If the Lessee so elects, the Lessee may continue to treat this lease as if in full force and effect for a period of no more than 120 days after the stated date of commencement. During this time, or for as long as possession does not commence, the rent reserved and covenanted to be paid shall not be paid, and Lessor shall be liable for all costs necessary to house the State agency in question during this term. Payment hereunder shall not begin until the possession of the premises is given or the premises are available for full occupancy by the Lessee.

1) Plo distribute MAC 10/2/00

5. GENERAL TERMS AND CONDITIONS

(a) Lessor further agrees that should the Lessee request additional space during the term of this lease, Lessor may furnish such space as is requested by the Lessee, if available, adjacent to space covered by this lease, at a rental not more than the monthly cost per square foot shown in paragraph 3. above, and to be concurrent with the balance of the period covered by this lease. If it is determined by the Commission that market conditions have changed since the start of this lease, or the start of any option period currently in effect, the monthly cost per square foot applicable to the space to be added may be adjusted to reflect present market conditions, as agreed to by the Lessor and Lessee. The Lessor shall also furnish any and all services provided in this lease. The lease of additional space shall not be valid, however, unless evidenced in writing and signed by both parties.

(b) Lessor covenants and agrees to pay all taxes of whatever nature, levied and assessed and to be levied or assessed, on or against the leased property and improvements during the term of the lease, and to keep the leased premises, property and buildings in good repair and condition during the continuance of the term of this lease, said maintenance to include, but is not limited to, the following services: Repair and patch wall, ceiling and floor surfaces; painting as needed; replacement of broken window glass; repair of window shades, blinds and/or drapes, fasteners and sash cord or chains; roof and ceiling leaks; building exterior, interior; plumbing, heating, air conditioning and ventilating equipment; fire protection equipment; miscellaneous valves; woodwork, locks, floor surfaces and coverings; lighting fixtures, and the replacement of all defective or burned-out light bulbs, fluorescent tubes, ballasts and starters.

(c) It is further understood and agreed that if the Lessor does not maintain the premises and all appurtenances thereto, as heretofore specified, in reasonably good repair, reasonable wear and tear excepted, the Lessee shall notify the Lessor in writing in reference thereto by registered mail. If, within thirty (30) days after such notice has been mailed to the Lessor, said Lessor fails to take steps to remedy the grievances specified, the Lessee may take such actions in accordance with paragraph 5.(n) below.

(d) Lessor hereby covenants and agrees that hereafter and during the term of this lease, it will not rent, lease or otherwise furnish space in this or any adjacent buildings under its control to any enterprise which, in the usual exercise of its business, could be expected to create noise or odors injurious or disruptive to Lessee's normal governmental activity.

(e) Lessor further covenants that it has good and sufficient title to the said premises, and has full power and authority to execute this lease and to place Lessee in possession of the premises in full satisfaction of and compliance with the terms and conditions herein. Lessor also agrees that it will not attempt to impose upon Lessee any requirements of other legal instruments related to these premises not referred to herein or made a part hereof. Lessor warrants and defends unto Lessee against the claims of all persons to the leasehold interests of the Lessee. Any person or entity executing this lease as agent for the Lessor shall attach to this lease sufficient evidence or authority to act in the capacity shown.

(f) Lessor warrants that the operation of the Lessee on the demised premises is not in violation of any city ordinance or statute or any restriction imposed against the demised premises, and that said Lessor will indemnify said Lessee for any direct or indirect loss sustained by Lessee as a result of the existence of such restriction, ordinance or statute.

(g) Lessor hereby covenants and agrees that the Lessee may bring on to the leased premises any and all equipment and improvements reasonably necessary for the efficient exercise of Lessee's governmental responsibilities. Any and all improvements which may have been made by the Lessee as shall be agreed to and adopted by the parties hereto shall become the property of the Lessee.

(h) Any signs necessary to indicate Lessee's name, location and governmental purpose shall be prepared and installed in accordance with Lessor's applicable rules and regulations and in keeping with building decor. Any special requirements of Lessee contrary to the above must be stated in the advertised specifications and made a part of this lease.

(i) On termination of this lease, by lapse of time or otherwise, Lessee may, within a reasonable time thereafter, at its option and expense, remove from said premises any and all improvements, equipment, appliances or other property placed or owned by it thereon, and shall deliver up said premises and property to Lessor in as good order and condition as they now are, or may be put by the Lessor, provided however, that reasonable use, ordinary wear and tear, depreciation, damages, or destruction by fire or the elements, or unavoidable casualty and repairs, and replacements, for which the Lessor is obligated, are excepted.

(j) If, during the term of this lease, said premises, or any portion thereof, shall be condemned for any public purpose, either party hereto shall have the option of terminating and canceling this lease upon thirty (30) days notice to the other party of its election to do so.

(k) It is mutually agreed between the Lessor and the Lessee that if said building and premises shall, during the term of this lease or previous thereto, be slightly damaged by fire or any other cause or causes, the same shall be promptly repaired by the Lessor. During the time of such repair, if the space cannot be fully utilized by Lessee, lease payments due hereunder shall be either reduced or withheld in accordance with the degree of non-use. But if said building and premises be so damaged as to render said premises unfit for occupancy, then, and from the date of such damage, this lease shall cease and be void, and rent and other obligations hereunder shall be due and payable only to the date of such damage. If the Lessor has available under his control space which will meet Lessee's needs and offers same to Lessee, the Lessee may at its option, occupy that space under the same terms and conditions of this lease.

(l) Lessee reserves the right to assign any agency of State government to occupy all or any part of the space described herein, but covenants and agrees that it will not assign or sublet all or any part of the leased premises to any private parties (persons or corporations).

(m) In the event Lessee shall be in default in the payment of rentals or other charges hereunder or shall otherwise breach its covenants or obligations hereunder, and shall be and remain in default for a period of thirty (30) days after written notice from Lessor to it of such default, Lessor shall have the right and privilege of terminating this lease and declaring the same at an end, and of entering upon and taking possession of said premises, and shall have the remedies now or hereafter provided by law for recovery of rent, repossession of the premises, and damages occasioned by such default.

(n) In the event Lessor shall breach or be in default in the performance of any of the covenants or obligations imposed upon Lessor by this lease, and shall remain in default for a period of thirty (30) days after written notice from Lessee to it of such default, Lessee shall have the right and privilege of terminating this lease and declaring the same at an end, and shall have the remedies now or hereafter provided by law for recovery of damages occasioned by such default. In lieu of a formal declaration of default and resulting termination as provided above, and in special cases urged by the occupying state agency, the Lessee may withhold payment of rent from Lessor, until such time as the violations have been corrected. If violations of this lease create an emergency situation and

LEASE NO. 405-1456-E7E-KILLEEN

threaten the occupying agency's ability to use the premises, the Lessee may correct all or any part of the violations and deduct the cost from rentals due the Lessor. Such extraordinary remedies will only be undertaken in the best interest of the state when a move following termination would be highly disruptive to the occupying agency and detrimental to its statutory functions.

(o) The failure of the Lessee or Lessor to insist in any one or more instances on a strict performance of any of the covenants of this lease shall not be construed as a waiver or relinquishment of such covenants in future instances, but the same shall continue and remain in full force and effect.

(p) This agreement and each and all of its covenants, obligations and conditions hereof, shall inure to the benefit of, and be binding upon, the heirs, personal representatives, successors and assigns of Lessor, and the successor in office of Lessee.

(q) This lease shall be effective as of the date the Commission executes this lease contract to Lessor. All proposals, negotiations, notices, and representations with reference to matters covered by this lease are merged in this instrument, and no amendment or modification thereof shall be valid unless evidenced in writing and signed by both parties, as identified below.

(r) Lessee covenants and agrees to abide by any and all reasonable rules promulgated by Lessor for the proper operation of the subject demised property and surrounds, provided only that all rules promulgated subsequent to commencement of this lease be submitted to Lessee for consideration and comment at least thirty (30) days prior to implementation.

6. SPECIAL TERMS AND CONDITIONS [shall be listed here, and shall include but not be limited to: Mutual cancellation clauses, provisions relating to performance bonds on new construction, special requirements peculiar to the occupying agency, and special requirements or conditions bid by the Lessor and accepted by the Commission prior to its award].

(a)

(b)

(c)

(d)

LESSOR:

GARY PURSER

By: Mary Purser
Signature
(Please type or print name under signature)

GARY PURSER
Title [See 5.(e) above]
254-634-5567
Area Code Telephone Number

Date: 10-19-99

LESSEE:

THE STATE OF TEXAS
Acting by and through the
GENERAL SERVICES COMMISSION

By: Carlos J. Hodge
CARLOS J. HODGE

STATE LEASE OFFICER
Title
(512) 463-3331
Area Code Telephone Number





General Services Commission

1711 San Jacinto - P.O. Box 13047
Austin, Texas 78711-3047
Web Site: www.gsc.state.tx.us
(512) 463-3035

CHAIRMAN
Gene Shull
COMMISSIONERS
Tomas Cardenas, Jr., P.E.
Jim Cox
Dionicio Vidal Flores, P.E.
Fred N. Moses
Barbara Rusling
EXECUTIVE DIRECTOR
Jim Muse

October 3, 2000

Mr. Randy Ayers
Purchaser IV
Texas Department of Public Safety
P. O. Box 4087 North Austin Station
Austin, Texas 78773

Re: Lease 405-1456-E7E-KILLEEN
Term: 5/1/2000 thru 4/30/2005

Dear Mr. Ayers:

Attached please find your copy of the signed contract on the above referenced lease for your permanent file. All other interested parties have been provided this information.

Respectfully,

Marianne Salas
Marianne Salas
Facilities Leasing

RECEIVED
2000 OCT - 9 AM 7:31
HEADQUARTERS
PURCHASING OFFICE

RECEIVED
2000 OCT - 5 PM 1:11
DEPT. OF PUBLIC SAFETY
ACCOUNTING



EXECUTIVE DIRECTOR
Cynthia L. Reed



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Texas Building and Procurement Commission

LEASE RENEWAL AMENDMENT

Lease: 1456 Killeen

Term: 05/01/00 through 04/30/05

This Agreement is made and entered into on this 30th of March⁰⁵ and between Lessor, **Gary Puser**, and LESSEE, STATE OF TEXAS acting by and through the Texas Building and Procurement Commission.

With reference to Lease Contract **1456 Killeen**, the occupying agency, the **Texas Department of Public Safety (DPS)** continues to occupy and remains in possession of the leased premises for a period of **60 months** from **May 1, 2005** through **April 30, 2010**. The renewal period pertains to **4,705** usable square feet of space at **\$9.48** annual rate for a total of **\$3,716.95** per month. In conjunction with this renewal, the Lessor agrees to add 120 square feet of space at **\$9.48** annual rate for a new total of **4,825** square feet or **\$3,810.85** per month.

All other terms and conditions shall remain the same. If you have any questions, please contact Gayla Davis at 512-475-2438.

TEXAS BUILDING AND PROCUREMENT
COMMISSION APPROVED:

A handwritten signature in black ink, appearing to read "Gregg Werkenthin", written over a horizontal line.

Gregg Werkenthin
State Lease Officer

Approved By:

A handwritten signature in black ink, appearing to read "Gary Puser", written over a horizontal line.

Gary Puser



Chair
Betty Reinbeck

Commissioners
William D. Darby
Virginia Hermosa
Brant C. Ince
Mike Novak
Jack W. Perry



Executive Director
Harvey Hilderbran

Mailing address:
P. O. Box 13047
Austin, TX 78711-3047

(512) 463-3446
www.tfc.state.tx.us

CHANGE OF LESSOR MEMORANDUM

Lease: 1456 Killeen
Term: 05/01/2000 through 04/30/2017

On this date, September 15, 2015, LESSEE, STATE OF TEXAS, acting by and through the Texas Facilities Commission, hereby serves notice of a change of Lessor for the leased premises, as follows:

The current Lessor is:

HP Rentals, LLC
Attn: Helen Purser
2901 East Stan Schlueter Loop
Killeen, TX 76542

Effective October 1, 2015, the new Lessor shall be:

Youngdo Won
815 N. Broad St.
Lansdale, PA 19446
Tel. (860) 462-7144
Email: soohosin@yahoo.com

At the direction of the Lessor, the Property Manager shall be:

DKS Properties
Attn: Donna Kim Miller
2005 Blue Heron
Harker Heights, TX 76548
Tel. (254) 371-3018
Email: donnakimmiller@gmail.com

Rental payments will be made via electronic transfer or mailed, and arranged between Lessor and occupying agency. All other terms and conditions of the lease contract remain unchanged. Please be advised that the State of Texas, as Lessee, is self-insured in accordance with Texas law.

TEXAS FACILITIES
COMMISSION APPROVED:

A handwritten signature in blue ink, appearing to read "Gayla Davis", is written over a horizontal line.

Gayla Davis, Manager, State Leasing
Services, Planning and Real Estate
Management Division

cc: James "Eddie" King, Texas Department of Public Safety
Ginna Harris, Texas Department of Licensing and Regulation
Regina Roberson, Texas Department of Insurance – Fire Safety Inspections, State Fire Marshal's Office

km

Texas Facilities Commission

Physical address: 1711 San Jacinto Blvd. Austin, Texas 78701

★ Planning and administering facilities in service to the State of Texas ★

**NOTICE OF CHANGE OF LESSOR
FOR STATE LEASE CONTRACTS**

(Please read and refer to Texas Facilities Commission (TFC) Rule and the standard State lease contract, and to the instructions and information on reverse side.)

RE: State Lease No. 1456 - City: Killeen, Texas

1. Name of New Lessor: YOUNGDO WON
(Owner of Record)

All vouchers submitted subsequent to receipt and acceptance by TFC of this completed Notice will be approved for payment by the TFC only to the Lessor named above in this item. Acceptance by the TFC will be indicated below by signature of the Manager, State Leasing Services for the Texas Facilities Commission.

2. Date of Transfer of Interest: 8/21/2015
(If transfer has been effected by duly recorded instrument, provide recording data below)

Date filed: 8/25/15 County of Record: Bell
Volume: VI-9383 Page: 181

TFC reserves the right to examine all instruments affecting transfer prior to approving vouchers for payment to the New Lessor.

3. Signatures Required: (For exception, see Item f. of the Instructions on the reverse side of this Notice)

(a) **OLD LESSOR:** _____ (As shown on existing contract)
Signature: _____ / _____ (Typed or printed name)
Title: _____ Date: _____

No voucher signed by the Old Lessor for a lease period subsequent to the date this Notice will approved by TFC for payment.

(b) **NEW LESSOR:** YOUNGDO WON (As shown in 1. above)
Address: 815 N BROAD ST. City: LANSDALE
State PA Zip: 19446 Tel. (860) 462-7144
Fax () _____ Email: sochosin@yahoo.com
Signature: _____ / YOUNGDO WON (Typed or printed name)
Title: OWNER Date: 9-1-2015
Payee Identification Number (PIN): _____

(c) **PROPERTY MANAGEMENT COMPANY:** DKS properties
Contact Person/Title: Danna Kim Miller
Address: 2005 Bluebonnet City: Fort Worth TX Zip: 76548
Tel. (254) 371-3018 Fax () _____ Email: dannakimiller@gmail.com

4. No vouchers received subsequent to generation of this Notice will be approved by TFC for payment to the New Lessor unless this Notice is completed and signed by all parties as indicated above, and signed by the Manager of State Leasing Services for TFC.

Approved on behalf of the Texas Facilities Commission
By: [Signature] Date: 9.15.15
Manager, State Leasing Services

**NOTICE OF CHANGE OF LESSOR
FOR STATE LEASE CONTRACTS**

(Please read and refer to Texas Facilities Commission (TFC) Rule and the standard State lease contract, and to the instructions and information on reverse side.)

RE: State Lease No. _____ City: _____, Texas

1. Name of New Lessor: _____
(Owner of Record)

All vouchers submitted subsequent to receipt and acceptance by TFC of this completed Notice will be approved for payment by the TFC only to the Lessor named above in this item. Acceptance by the TFC will be indicated below by signature of the Manager, State Leasing Services for the Texas Facilities Commission.

2. Date of Transfer of Interest: _____
(If transfer has been effected by duly recorded instrument, provide recording data below)

Date filed: _____ County of Record: _____

Volume: _____ Page: _____

TFC reserves the right to examine all instruments affecting transfer prior to approving vouchers for payment to the New Lessor.

3. Signatures Required: (For exception, see Item f. of the Instructions on the reverse side of this Notice)

(a) **OLD LESSOR:** H. P. Rentals LLC (As shown on existing contract)

Signature: Helen Purser / HELEN PURSER (Typed or printed name)

Title: owner Date: 9-8-15

No voucher signed by the Old Lessor for a lease period subsequent to the date this Notice will approved by TFC for payment.

(b) **NEW LESSOR:** _____ (As shown in 1. above)

Address: _____ City: _____

State _____ Zip: _____ Tel. () _____

Fax () _____ Email: _____

Signature: _____ / _____ (Typed or printed name)

Title: _____ Date: _____

Payee Identification Number (PIN): _____

(c) **PROPERTY MANAGEMENT COMPANY:** _____

Contact Person/Title: _____

Address: _____ City: _____ St. _____ Zip: _____

Tel. () _____ Fax () _____ Email: _____

4. No vouchers received subsequent to generation of this Notice will be approved by TFC for payment to the New Lessor unless this Notice is completed and signed by all parties as indicated above, and signed by the Manager of State Leasing Services for TFC.

Approved on behalf of the Texas Facilities Commission

By: [Signature] Date: 9.15.15
Manager, State Leasing Services

Executive Director
Edward L. Johnson



Chair
Betty Reinbeck

Commissioners
Malcolm E. Beckendorff
William D. Darby
Virginia Hermosa
Brant C. Iace
Barkley J. Stuart

LEASE RENEWAL AMENDMENT

Lease: 01456 Killeen

Term: 05/01/2000 through 04/30/2010

This Agreement is made and entered into on this date, August 25, 2009, by and between the Lessor, Gary Purser, and LESSEE, STATE OF TEXAS acting by and through the Texas Facilities Commission.

The occupying agency, the Department of Public Safety (DPS), shall continue to occupy and remain in possession of the leased premises for a period of 60 months, from May 1, 2010 through April 30, 2015. This period pertains to 4,825 square feet of space at \$9.48 annual rate per square foot for a total of \$3,810.85 per month.

All other terms and conditions remain the same. This amendment is by mutual agreement between Lessee and Lessor.

TEXAS FACILITIES
COMMISSION APPROVED:

Approved By:

Gregg Werkenthin
Deputy Executive Director for
Space Management & Leasing Services

Gary Purser Sr.
Gary Purser

cc: Ray Miller, Department of Public Safety
Ginna Harris, Texas Department of Licensing and Regulation

cc

BL-01456

RECEIVED

AUG 28 2009

FACILITIES LEASING

Chair
Betty Reinbeck

Commissioners
William D. Darby
Virginia Hermosa
Brant C. Ince
Mike Novak
Jack W. Perry
Alvin Shaw

Executive Director
Harvey Hilderbran

Mailing address:
P. O. Box 13047
Austin, TX 78711-3047

(512) 463-3446
www.tfc.state.tx.us

LEASE EXTENSION AMENDMENT

Lease: 1456 Killeen

Term: 05/01/2000 through 04/30/2015

This Lease Extension Amendment is made and entered into on this date, March 26, 2015 by and between the LESSOR, HP RENTALS, LLC. and LESSEE, STATE OF TEXAS acting by and through the Texas Facilities Commission, for and on behalf of the occupying agency, the Department of Public Safety (DPS).

The term of the Lease is extended for 24 months, from May 1, 2015 through April 30, 2017 for the leased premises comprised of 4,825 square feet of space at \$10.98 annual rate per square foot for a total of \$4,415.00 per month.

All other terms and conditions of the Lease remain the same and continue in full force and effect. This Lease Extension Amendment is by mutual agreement between Lessee and Lessor.

TEXAS FACILITIES
COMMISSION APPROVED:

APPROVED BY:

Peter Maass 3.30.15
Peter Maass, Deputy Executive
Director of Planning and Real Estate
Management Division

Helen Purser
HP Rentals, LLC as successor to Gary Purser
By: HELEN PURSER
Printed Name

cc: Roben Taglienti, Department of Public Safety
Ginna Harris, Texas Department of Licensing and Regulation
Regina Roberson, Texas Department of Insurance – Fire Safety Inspections, State Fire
Marshal's Office

jc

Texas Facilities Commission

State of Texas, Department of Transportation, Austin, Texas

Planning and administering facilities in service to the State of Texas