



Texas Department of Public Safety Purchase Order

Blanket Order Number

405-16-P006331

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

V E N D O R	Vendor Number: 00022597 DPS HOUSTON 2000 LLC 510 W 15th St ATTN: John Bundy Austin, TX 78701-1512
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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 # 2 This PO incorporates Texas Facilities Commission (TFC) Lease 20370 Houston executed 8/6/2014. Initial Term: 03/01/2016 through 02/28/2026 2 Renewal Options	

Item # 1
Class-Item 971-45

FY16 Building Lease 20370 - Drivers License - Houston Veterans Memorial Blvd. - Initial Term: 03/01/2016 through 01/31/2026
For Payment Purposes Only - Interagency Cooperation Contract pursuant to the authority granted by and in compliance with the provision of "The Interagency Cooperation Act, "TEX. GOV'T CODE ANN. 771.001-.010 (Vernon 2012).

Quantity	Unit Price	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Freight	Total Cost
6.00	\$ 62,726.09	EA	0.00 %	\$ 0.00		\$ 0.00	\$ 0.00	\$ 376,356.54

Item # 3
Class-Item 971-45

Building Lease 20370 - Drivers License - Houston Veterans Memorial Blvd FY16
Funding Term: 9/1/2015 through 8/31/2016
Lease Term: 6/1/2015 through 5/31/2025

Quantity	Unit Price	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Freight	Total Cost
12.00	\$ 64,058.64	EA	0.00 %	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00

Item # 4
Class-Item 971-45

Building Lease 20370 - Drivers License - Houston Veterans Memorial Blvd FY17
Funding Term: 9/1/2016 through 8/31/2017
Lease Term: 6/1/2015 through 5/31/2025

Quantity	Unit Price	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Freight	Total Cost
12.00	\$ 64,058.64	EA	0.00 %	\$ 0.00		\$ 0.00	\$ 0.00	\$ 768,703.68

Item # 5
Class-Item 971-45

Building Lease 20370 - Drivers License - Houston Veterans Memorial Blvd FY18
Funding Term: 9/1/2017 through 8/31/2018
Lease Term: 6/1/2015 through 5/31/2025

Quantity	Unit Price	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Freight	Total Cost
12.00	\$ 64,058.64	EA	0.00 %	\$ 0.00		\$ 0.00	\$ 0.00	\$ 768,703.68

Item # 6
Class-Item 971-45

Building Lease 20370 - Drivers License - Houston Veterans Memorial Blvd FY19
Funding Term: 9/1/2018 through 8/31/2019
Lease Term: 6/1/2015 through 5/31/2025

Quantity	Unit Price	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Freight	Total Cost
12.00	\$ 64,058.64	EA	0.00 %	\$ 0.00		\$ 0.00	\$ 0.00	\$ 768,703.68

Item # 7
Class-Item 971-45

Building Lease 20370 - Drivers License - Houston Veterans Memorial Blvd FY20
Funding Term: 9/1/2019 through 8/31/2020
Lease Term: 6/1/2015 through 5/31/2025

Quantity	Unit Price	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Freight	Total Cost
12.00	\$ 64,058.64	EA	0.00 %	\$ 0.00		\$ 0.00	\$ 0.00	\$ 768,703.68

Item # 8
Class-Item 971-45

Building Lease 20370 - Drivers License - Houston Veterans Memorial Blvd FY21
Funding Term: 9/1/2020 through 8/31/2021
Lease Term: 6/1/2015 through 5/31/2025

Quantity	Unit Price	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Freight	Total Cost
12.00	\$ 64,058.64	EA	0.00 %	\$ 0.00		\$ 0.00	\$ 0.00	\$ 768,703.68

Item # 9
Class-Item 971-45

Building Lease 20370 - Drivers License - Houston Veterans Memorial Blvd FY22
Funding Term: 9/1/2021 through 8/31/2022
Lease Term: 6/1/2015 through 5/31/2025

Quantity	Unit Price	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Freight	Total Cost
12.00	\$ 64,058.64	EA	0.00 %	\$ 0.00		\$ 0.00	\$ 0.00	\$ 768,703.68

Item # 10
 Class-Item 971-45

Building Lease 20370 - Drivers License - Houston Veterans Memorial Blvd FY23
 Funding Term: 9/1/2022 through 8/31/2023
 Lease Term: 6/1/2015 through 5/31/2025

Quantity	Unit Price	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Freight	Total Cost
12.00	\$ 64,058.64	EA	0.00 %	\$ 0.00		\$ 0.00	\$ 0.00	\$ 768,703.68

Item # 11
 Class-Item 971-45

Building Lease 20370 - Drivers License - Houston Veterans Memorial Blvd FY24
 Funding Term: 9/1/2023 through 8/31/2024
 Lease Term: 6/1/2015 through 5/31/2025

Quantity	Unit Price	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Freight	Total Cost
12.00	\$ 64,058.64	EA	0.00 %	\$ 0.00		\$ 0.00	\$ 0.00	\$ 768,703.68

Item # 12
 Class-Item 971-45

Building Lease 20370 - Drivers License - Houston Veterans Memorial Blvd FY25
 Funding Term: 9/1/2024 through 5/31/2025
 Lease Term: 6/1/2015 through 5/31/2025

Quantity	Unit Price	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Freight	Total Cost
9.00	\$ 64,058.64	EA	0.00 %	\$ 0.00		\$ 0.00	\$ 0.00	\$ 576,527.76

TAX: \$ 0.00
 FREIGHT: \$ 0.00
 TOTAL: \$ 7,102,513.74

APPROVED

By: Deborah Goree, CTPM, PMP
 Phone#: (512) 462-6136

BUYER

Chair
Betty Reinbeck

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



Executive Director
Terry Keel

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

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

CHANGE OF LESSOR MEMORANDUM

Lease: 20370 Houston
Term: 06/01/2015 through 05/31/2025

On this date, December 18, 2014, LESSEE, STATE OF TEXAS, acting by and through the Texas Facilities Commission, hereby serves notice of amends a change of Lessor for the leased premises, as follows:

The current Lessor is:

Development 2000, Inc.
Attn: John Bundy
510 West 15th Street
Austin, Texas 78703

Effective December 18, 2014, the new Lessor shall be:

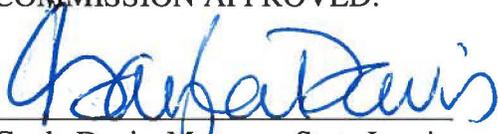
DPS Houston 2000, LLC
Attn: John Bundy
510 W. 15th Street
Austin, Texas 78703
Tel. (512) 306-0100
Fax (512) 306-0101
Email: jbundy@development2000.com

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

D2K Properties, Inc.
Attn: Jesse Maniccia
510 W. 15th Street
Austin, Texas 78701
Tel. (512) 617-4678
Fax (512) 306-0101
Email: jesse@d2kproperties.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:



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

cc: Michael Studebaker, 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

jc

Chair
Robert Thomas

Commissioners
Betty Reinbeck
William D. Darby
Mike Novak
Jack W. Perry
Patti Jones



Executive Director
Harvey Hilderbran

Mailing address:
P. O. Box 13047
Austin, TX 78711-3047
(512) 463-3446
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LEASE TERM AMENDMENT

Lease: 20370 Houston

Term: 08/01/2015 through 07/31/2025

This Lease Term Amendment is made and entered into on this date, 11-3-15, by and between the LESSOR, DPS HOUSTON 2000, 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 commencement date of this lease is amended to February 1, 2016 and the termination date is amended to January 31, 2026, with the term remaining at 120 months.

As a result, Item 6. (f) of the CPI Escalation Clause on page 3 of 37 pages of the lease contract shall be changed to read as follows:

- (f) The first eligible CPI rent adjustment for this lease will be February, 1, 2017, based upon the percent change in the CPI from November, 2015 and November, 2016, using a Base Factor of 25%. Each succeeding year, the same procedure, as outlined above will be used.

The monthly rental of \$62,726.09 for 22,154 usable square feet at \$33.98 annual rate shall remain the same.

This amendment is in accordance with 7. (i) of the terms of the lease agreement, and is by mutual agreement between Lessee and Lessor.

TEXAS FACILITIES
COMMISSION APPROVED:

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

Approved By:

DPS Houston 2000, LLC

By:

Printed Name

cc: 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
Jeffery Hutchens, Moody National Bank

jc

Texas Facilities Commission

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

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