

VENDOR

PURCHASE ORDER

TEXAS A&M FOREST SERVICE

PURCHASING DEPARTMENT

 Order Date
08/14/2025

Page 01

200 Technology Way, Suite 1120, College Station, TX 77845-3424; Phone 979-458-7380, FAX 979-458-7386

Purchase Order No.	(Include this number on all correspondence and packages)
P600039	

 VENDOR GUARANTEES
MERCHANDISE DELIVERED ON
THIS ORDER WILL MEET OR
EXCEED SPECIFICATIONS IN
THE BID INVITATION.

VENDOR
25649015110 SANDY BECKER SMITHVILLE WEST BUSINESS CTR 2790 MONTE MAE TERRACE LOS ANGELES, CA 90064-3437

 ALL TERMS AND
CONDITIONS SET
FORTH IN OUR BID
INVITATION BECOME
A PART OF THIS
ORDER.

INVOICE TO:
TEXAS A&M FOREST SERVICE LA GRANGE OFFICE PO DRAWER G LA GRANGE TX 78945
SHIP TO:
TEXAS A&M FOREST SERVICE LA GRANGE OFFICE PO DRAWER G LA GRANGE TX 78945

 ANY EXCEPTIONS TO PRICING OR DESCRIPTION CONTAINED HEREIN MUST BE APPROVED
BY THE TEXAS A&M FOREST SERVICE PURCHASING DEPARTMENT **PRIOR** TO SHIPPING.

 PLEASE NOTE: IF YOUR INVOICE IS NOT ADDRESSED AS INSTRUCTED
PAYMENT WILL BE DELAYED.

Item	Description	Quantity	UOM	Unit Price	Ext Price
1	USER REF: 000000-WRJ SMITHVILLE OFFICE FULL LEASE PAYMENT FROM 09/01/25 TO 02/28/26 ***** NET 30 ***** NOTE TO VENDOR: "SHIP TO" AND "INVOICE TO" ADDRESSES MAY DIFFER. FAILURE TO SUBMIT INVOICE TO PROPER ADDRESS MAY RESULT IN DELAYED PAYMENT. EXEMPT PURCHASE - TEXAS A&M FOREST SERVICE PURCHASING PROCEDURES, SECTION 6 (EXEMPT PURCHASES). EXEMPT PAYMENT OF LEASED OFFICE SPACE SMITHVILLE OFFICE LEASE 09/01/25-02/28/26 REFERENCE LEGAL FILE #2016-0041063 RENEWAL SIGNED 04/04/25. VENDOR QUOTE: LEASE VENDOR REF: SANDY BECKER	6	MO	4,272.080	25,632.48
				TOTAL	25,632.48

BGS

Texas A&M Forest Service cannot accept collect freight shipments.

FOB: NOT SPECIFIED

Terms:

FAILURE TO DELIVER - If the vendor fails to deliver those supplies by the promised delivery date or a reasonable time thereafter, without giving acceptable reasons for delay, or if supplies are rejected for failure to meet specifications, the State reserves the right to purchase specified supplies elsewhere, and charge the increase in price and cost of handling, if any, to the vendor. No substitutions nor cancellations permitted without prior approval of Purchasing Department.

 IN ACCORDANCE WITH YOUR BID, SUPPLIES/EQUIPMENT MUST BE PLACED IN THE
DEPARTMENT RECEIVING ROOM BY

The State of Texas is exempt from all Federal Excise Taxes.

STATE AND CITY SALES TAX EXEMPTION CERTIFICATE: The undersigned claims an exemption from taxes under Texas Tax Code, Section 151.309 (4), 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.

The Terms and Conditions of the State of Texas shall prevail.

THIS ORDER IS NOT VALID UNLESS SIGNED BY THE PURCHASING AGENT

PURCHASING AGENT FOR

TEXAS A&M FOREST SERVICE

FIRST AMENDMENT TO AGREEMENT FOR LEASE OF SPACE

THIS FIRST AMENDMENT TO AGREEMENT FOR LEASE OF SPACE ("First Amendment") is entered into effective the _____ day of _____, 2025 (the "Effective Date") by and between **BLANCHARD BECKER GENERAL STORE, LLC**, a Texas limited liability company ("**LANDLORD**") and the **BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM** ("**A&M SYSTEM**"), an agency of the State of Texas, for the use and benefit of Texas A&M Forest Service, for the purpose of amending the Agreement for Lease of Space dated on or about February 22, 2024 related to 4,508 square feet of office/warehouse space and equipment repair bay, situated in the Smithville West Business Park, located at 125 Keller Road, Unit C4 and Unit A4, Smithville, Bastrop County, Texas (the "Lease").

RECITALS

WHEREAS, LANDLORD and A&M SYSTEM desire to amend the term of the Lease as set forth in Section 2.1 of the Lease.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, **A&M SYSTEM and LANDLORD** hereby agree as follows:

1. **Initial Term.** Section 2.1 of the Lease is hereby amended and restated in its entirety as follows:

"The initial term of the Lease will commence on March 1, 2024 (the "Commencement Date") and end on February 28, 2026, unless terminated sooner pursuant to the Lease."

2. **Rent.** The amount of Rent as set forth in Article 3 of the Lease is increased to \$3,100.00 Base Rent plus \$1,172.08 NNN/CAM for a one-year renewal total of FOUR THOUSAND TWO HUNDRED SEVENTY-TWO AND 08/100 DOLLARS (\$4,272.08) per month.

3. **Binding Effect.** This First Amendment will be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and assigns.

4. **Other Terms.** Except as expressly provided herein, all of the terms and conditions of the Lease, as amended, and any and all other documents described in or executed in connection with the Lease will continue in full force and effect and are hereby affirmed.

5. **Counterparts.** This First Amendment may be executed in multiple counterparts, each of which will be fully effective as an original, and all of which together will constitute one and the same instrument. To facilitate execution of this First Amendment, the parties hereto may execute and exchange, by electronic mail PDF, counterparts of the signature pages. Signature pages may be detached from the counterparts and attached to a single copy of this First Amendment to physically form one document. The parties hereto consent and agree that this First Amendment may be signed and/or transmitted by facsimile, e-mail of a .pdf document or using electronic signature technology (e.g., via DocuSign or similar electronic signature technology), and that such signed electronic record will be valid and as effective to bind the party so signing as a paper copy

bearing such party's handwritten signature. The parties further consent and agree that (a) to the extent a party signs this First Amendment using electronic signature technology, by clicking "SIGN", such party is signing this First Amendment electronically, and (b) the electronic signatures appearing on this First Amendment will be treated, for purposes of validity, enforceability and admissibility, the same as handwritten signatures.

[SIGNATURES WILL FOLLOW ON NEXT PAGE]

EXECUTED this _____ day of _____, 2025 by LANDLORD.

BLANCHARD BECKER GENERAL STORE, LLC,
a Texas limited liability company

DocuSigned by:
WARREN S BECKER
By: _____
WARREN S. BECKER
Owner

EXECUTED this 4th day of April, 2025 by A&M SYSTEM.

**BOARD OF REGENTS OF THE TEXAS A&M
UNIVERSITY SYSTEM**, an agency of the State of Texas,
for the use and benefit of Texas Forest Service

By: AL DAVIS
AL DAVIS
Director
Texas A&M Forest Service

APPROVED AS TO FORM:



GERRY M. BROWN
Assistant General Counsel, Property & Construction
Office of General Counsel
The Texas A&M University System