

VENDOR

PURCHASE ORDER

TEXAS A&M FOREST SERVICE

PURCHASING DEPARTMENT

 Order Date
08/29/2025

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)
P600103	

 VENDOR GUARANTEES
MERCHANDISE DELIVERED ON
THIS ORDER WILL MEET OR
EXCEED SPECIFICATIONS IN
THE BID INVITATION.
INVOICE TO:
 TEXAS A&M FOREST SERVICE
FRP--INCIDENT RESPONSE
200 TECHNOLOGY WAY, SUITE 1162
COLLEGE STATION TX 77845-3424

VENDOR	14554710400 DEERFIELD WAREHOUSES LLC 5102 INVERNESS DR BRYAN, TX 77802-6095
--------	--

 ALL TERMS AND
CONDITIONS SET
FORTH IN OUR BID
INVITATION BECOME
A PART OF THIS
ORDER.
SHIP TO:
 TEXAS A&M FOREST SERVICE
FRP--INCIDENT RESPONSE
200 TECHNOLOGY WAY, SUITE 1162
COLLEGE STATION TX 77845-3424

 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-MT Lease of Warehouse Space Located At: 10500 State Highway 30 College Station, TX 77845 ***** 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). REFERENCE OGC LEASE #2024-110002 TERM OF LEASE: 4/1/24 - 3/31/29 TERM OF PO: 9/1/25 - 8/31/26 PREVIOUS PO# P500010 VENDOR QUOTE: LEASE VENDOR REF: DEERFIELD WAREHOUSES, L.L.C	12	MO	5,797.440	69,569.28
	TOTAL				69,569.28

BGS

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

FOB: NOT SPECIFIED

Terms:

FAILURE TO DELIVER - If the vendor fails to deliver these 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 17th day of JUNE, 2025 (the "Effective Date") by and between DEERFIELD WAREHOUSES, L.L.C., 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 December 8, 2023 (the "Lease") related to 4,800 square feet of office/warehouse space and approximately 1.5 acres (fenced) area including covered parking, located at 10500 State Highway 30, College Station, Brazos County, Texas (the "Premises").

RECITALS

WHEREAS, LANDLORD and A&M SYSTEM have agreed to certain improvements to be made to the Premises and an increase in Rent relative thereto.

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. Tenant Improvements. LANDLORD agrees to construct the improvements to the Premises listed on Exhibit "A" attached hereto (the "Tenant Improvements"). LANDLORD will pay all costs and expenses associated with the construction of the Tenant Improvements, and LANDLORD will perform all management of the construction of the Tenant Improvements. There will be no charge to A&M SYSTEM for the construction or management of the Tenant Improvements. LANDLORD agrees to complete construction of the Tenant Improvements no later than June 30, 2025.
2. Rent. Provided LANDLORD has timely completed the Tenant Improvements in a good and workmanlike manner, the amount of Rent as set forth in Section 3.01 of the Lease will be increased to FIVE THOUSAND SEVEN HUNDRED NINETY-SEVEN AND 44/100 DOLLARS (\$5,797.44) per month, beginning July 1, 2025 and continuing for the remainder of the Term of the Lease.
3. Sublease. LANDLORD and Property Owner by execution hereof consent to A&M SYSTEM subletting a workstation in the Building to the U.S. Department of Interior.
4. 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.
5. 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.

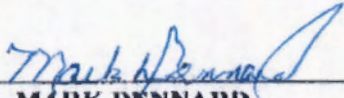
6. Counterparts. This First Amendment may be executed in multiple counterparts, each of which will be fully effective as an original, and all of which together will constitute one and the same instrument. To facilitate execution of this First Amendment, the parties hereto may execute and exchange, by 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 17th day of JUNE, 2025 by LANDLORD.

DEERFIELD WAREHOUSES, L.L.C., a Texas limited liability company

By: HWY 30 WAREHOUSES, L.L.C., a Texas limited liability company, its Governing Person

By: 
MARK DENNARD
Sole Owner

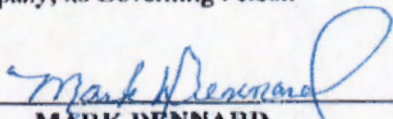
And

By: 7-D PROPERTIES, LLC, a Texas limited liability company, its Governing Person

By: 
FRANK D. DESTEFANO
Managing Member

PROPERTY OWNER CONSENT TO SUBLEASE:

HWY 30 WAREHOUSES, L.L.C., a Texas limited liability company, its Governing Person

By: 
MARK DENNARD
Sole Owner

And

7-D PROPERTIES, LLC, a Texas limited liability company, its Governing Person

By: 
FRANK D. DESTEFANO
Managing Member

[SIGNATURES CONTINUE ON NEXT PAGE]

EXECUTED this 13 day of 2025, 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: 

ALPHONSE DAVIS
Director
Texas A&M Forest Service

*Deputy Director
for*

APPROVED AS TO FORM:



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

Tenant Improvements

EXHIBIT "A"
(Page 1 of 2)

QUOTE
118

23 Apr 2025

Champ 2.0 Construction
Texas
US A
cprhst1@yahoo.com
Bill To
10500 SH 30 Suite 300
Subject
10500 SH 30 Suite 300

Item Description Qty Unit Price Total

1 Demo counter and existing walls in reception area to provide more space 1.00 2,100.00 2,100.00

2 Remove existing handwash station cabinets and top in office area. Curvedly 5 foot in length. Remove vanity toilet sink mirror, exhaust fan in bathroom to be replaced w new vanity. Install new 8 foot vanity w top and sink in reception area. Install new mirror. Install new exhaust fan.

3 Install new hot water unit in bathroom. 1.00 4,525.00 4,525.00

4 Strip existing VCT flooring. Remove existing cove base in office. Furnish and install commercial grade LVP (vinyl plank look). We request all items be removed prior to starting.

5 Remove old lighting in office. Furnish and install new water style lighting in office (approx 18-20) station. Install new plug in bathroom for extra hot water sink.

6 Repair all shutoff/damage that occurred during demo. Reconstruction. Paint all office areas w semi color and a wall color of clients choice.

7 Repair all shutoff/damage that occurred during demo. Reconstruction. Paint all office areas w semi color and a wall color of clients choice.

EXHIBIT "A"
(Page 2 of 2)

Sub Total	27,835.00
Total	\$26,045.00

Notes
 1. List of all the documents