

# PURCHASE ORDER

VENDOR

TEXAS A&M FOREST SERVICE  
PURCHASING DEPARTMENT

Order Date

04/02/2026

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) |
| P600276            |                                                          |

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

|                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------|
| <b>VENDOR</b>                                                                                                       |
| 25649015110<br>SANDY BECKER<br>SMITHVILLE WEST BUSINESS CTR<br>2790 MONTE MAE TERRACE<br>LOS ANGELES, CA 90064-3437 |

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

|                                                                                            |
|--------------------------------------------------------------------------------------------|
| <b>INVOICE TO:</b>                                                                         |
| TEXAS A&M FOREST SERVICE<br>LA GRANGE OFFICE<br>PO DRAWER G<br>LA GRANGE TX 78945          |
| <b>SHIP TO:</b>                                                                            |
| TEXAS A&M FOREST SERVICE<br>BASTROP OFFICE<br>125 KELLAR RD UNIT C4<br>SMITHVILLE TX 78957 |

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-SDB<br>TAMFS Smithville Office Lease<br>05/01/26 through 08/31/26<br>TFS-125 Kellar Rd.expiring lease #2025110001<br>Legal Files No. 2016-0041063<br>GMB 2/25/26<br><br>***** NET 30 *****<br><br>NOTE TO VENDOR:<br>"SHIP TO" AND "INVOICE TO" ADDRESSES MAY<br>DIFFER. FAILURE TO SUBMIT INVOICE TO PROPER<br>ADDRESS MAY RESULT IN DELAYED PAYMENT.<br><br>EXEMPT PURCHASE - TEXAS A&M FOREST SERVICE<br>PURCHASING PROCEDURES, SECTION 6 (EXEMPT<br>PURCHASES).<br><br>TFS-125 KELLAR RD EXPIRING LEASE #2025110001<br>LEGAL FILES NO. 2016-0041063<br>GMB 2/25/26<br>EXEMPT PAYMENT OF LEASED OFFICE SPACE<br>SMITHVILLE OFFICE LEASE 05/01/26-08/31/26<br><br>VENDOR QUOTE: LEASE<br>VENDOR REF: SANDY BECKER | 4        | EA  | 4,080.000  | 16,320.00 |
|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |     | TOTAL      | 16,320.00 |

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

## **SECOND AMENDMENT TO AGREEMENT FOR LEASE OF SPACE**

**THIS SECOND AMENDMENT TO AGREEMENT FOR LEASE OF SPACE** ("Second Amendment") is entered into effective the 27 day of March, 2026 (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, as amended by that certain First Amendment to Agreement for Lease of Space dated effective April 4, 2025, 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 (collectively, the "Lease").

### **RECITALS**

**WHEREAS, LANDLORD and A&M SYSTEM** desire to extend the Term 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. Term. The Term of the Lease as set forth in Section 2.1, as amended, is hereby extended through February 28, 2027.
2. Binding Effect. This Second Amendment will be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and assigns.
3. 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.
4. Counterparts. This Second 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 Second 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 Second Amendment to physically form one document. The parties hereto consent and agree that this Second 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 Second Amendment using electronic signature technology, by clicking "SIGN", such party is signing this Second Amendment electronically, and (b) the electronic signatures appearing on this Second Amendment will be treated, for purposes of validity, enforceability and admissibility, the same as handwritten signatures.

EXECUTED this \_\_\_\_\_ day of 3/27/2026, 20\_\_\_\_ by LANDLORD.

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

DocuSigned by:  
WARREN S BECKER  
By: F2AA6576F3FA400...  
**WARREN S. BECKER**  
Owner

EXECUTED this 25<sup>th</sup> day of February, 2026 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: A. G. Davis  
**A. G. 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



# Harrison-Pearson *Since 1918*

December 22, 2025

Texas A&M Forest Service  
200 Technology Way, #1120  
Attn.: Terry Smith  
College Station, TX 77845

Re: 2025 Reconciliation of Bldg. Operation Expenses (CAM) / 125 Kellar Rd

Dear Tenant:

As per the terms and conditions of your lease agreement, you are to pay your pro-rata portion of Building Operation Expenses (aka CAM) assessed for the property. Below is the reconciliation for 2025:

|                                            |                        |
|--------------------------------------------|------------------------|
| 2025 CAM/ Sq Ft                            | \$2.61                 |
| Tenant Unit Sq Ft                          | x 4,508                |
| Tenant's Pro Rata Share                    | = \$11,762.14          |
| Prorated 8 months (May-Dec 2025)           | = \$ 7,841.43          |
| Less 2025 CAM Charged (\$1,172.08 x 8 mos) | - \$ 9,376.64          |
| <b>2025 CAM Overpayment</b>                | <b>= (\$ 1,535.21)</b> |

- Your account shows a trailing **overpayment balance** of **\$1,025.00**
- Your **2025 CAM overpayment** is **\$1,535.21**
  - **Your total overpayment credit is \$2,560.21**
- **Beginning January 2026, your total monthly charge will be as follows:**

|                               |                    |
|-------------------------------|--------------------|
| Base Rent                     | \$ 3,100.00        |
| CAM Reimb                     | \$ 980.00          |
| <b>2026 Monthly Charges =</b> | <b>\$ 4,080.00</b> |

- **To utilize your \$2,560.21 credit, please pay \$1,519.79 for January 2026.**

If you have any questions, please contact our office.

Scott Bond  
Administrative Manager  
**Harrison-Pearson Assoc., Inc.**  
4014 Medical Pkwy #100  
Austin, Texas 78756  
(512) 276-8322 Direct  
Scott@hpaoffice.com

4014 Medical Parkway, #100 Austin, Texas 78756  
(512) 472-6201 Fax (512) 472-6461  
www.harrisonpearson.com

