PURCHASE ORDER

RECEIVING

TEXAS A&M FOREST SERVICE
PURCHASING DEPARTMENT

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

Order Date 08/13/2026

Page 01

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

P700004

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

INVOICE TO:

TEXAS A&M FOREST SERVICE
LA GRANGE OFFICE
PO DRAWER G
LA GRANGE TX 78945

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.

SHIP TO:

TEXAS A&M FOREST SERVICE
BASTROP OFFICE
125 KELLAR RD UNIT C4
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
	USER REF: 000000-SDB				
1	TAMFS Smithville Office Lease 09/01/26 through 02/28/27 TFS-125 Kellar Rd.expiring lease #2025110001 Legal Files No. 2016-0041063 GMB 2/25/26	6	EA	4,080.000	24,480.00
				TOTAL	24,480.00
	***** 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). TFS-125 KELLAR RD EXPIRING LEASE #2025110001 LEGAL FILES NO. 2016-0041063 GMB 2/25/26 EXEMPT PAYMENT OF LEASED OFFICE SPACE SMITHVILLE OFFICE LEASE 09/01/26-02/28/27 VENDOR QUOTE: LEASE VENDOR REF: SANDY BECKER Purchase made by an Institution of Higher Education, Section 51.9335 Education Code.				
CEC					

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

DESTINATION FRT INCLUDED

FOB:

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

PURCHASE ORDER

RECEIVING

TEXAS A&M FOREST SERVICE
PURCHASING DEPARTMENT
200 Technology Way, Suite 1120, College Station, TX 77845-3424; Phone 979-458-7380, FAX 979-458-7386

Order Date 08/13/2026

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Item	Description	Quantity	UOM	Unit Price	Ext Price
	CC FY ACCOUNT NO. DEPT. -- ---- ----------------- ----- 11 2027 124048-00050-5860 FOPS			24,480.00	
	DOCUMENT DATE: 08/13/2026				
	DEPT.CONTACT: SARAH BROOKS PHONE NO.: 979-968-5555				
	PCC CD: 9				
	TYPE FUND: S TYPE ORDER:				
CEC					

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

FOB: DESTINATION FRT INCLUDED

Terms:

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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:
By: WARREN S BECKER
F2AAC576F3FA400...
WARREN S. BECKER
Owner

EXECUTED this 25th 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
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

Prepared by Office of General Counsel
TFS-125 Keller Rd Expiring Lease, 2025110001
Legal Files No. 2016-0041063
GMB 2/25/26

Harrison-Pearson *Since 1918*

Harrison-Pearson Celebrating 100 YEARS 1918 • 2018 Real Estate

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
2025 CAM Overpayment	**= ($ 1,535.21)**

- 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
2026 Monthly Charges =	**$ 4,080.00**

- **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