

TEXAS A&M FOREST SERVICE
PURCHASING DEPARTMENT

Page 01

RECEIVING

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)
P700028	

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

INVOICE TO:
TEXAS A&M FOREST SERVICE FREDERICKSBURG OFFICE RURAL FIRE DEFENSE PO BOX 1032 FREDERICKSBURG TX 78624
SHIP TO:
TEXAS A&M FOREST SERVICE FREDERICKSBURG OFFICE 100 BUSINESS COURT FREDERICKSBURG TX 78624

VENDOR
17460024450 VICTORIA COUNTY 115 N BRIDGE ST STE 122 VICTORIA, TX 77901-6544

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

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-CRT Vicotria Office Lease 9/1/2026 - 8/31/2027 ***** 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. VENDOR QUOTE: LEASE VENDOR REF: BENJAMIN ZELLER Purchase made by an Institution of Higher Education, Section 51.9335 Education Code. CC FY ACCOUNT NO. DEPT. -- --- ----- ----- 11 2027 124050-00078-5860 FOPS DOCUMENT DATE: 08/20/2026 DEPT.CONTACT: PHONE NO.: PCC CD: 9	12	MO	1,305.140 TOTAL	15,661.68 15,661.68

CEC

CEC

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

FOB: DESTINATION FRT INCLUDED

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

Chern & Chernith

PURCHASING AGENT FOR

TEXAS A&M FOREST SERVICE

**TEXAS A&M FOREST SERVICE
PURCHASING DEPARTMENT**

Page 02

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TEXAS A&M FOREST SERVICE
FREDERICKSBURG OFFICE
RURAL FIRE DEFENSE
PO BOX 1032
FREDERICKSBURG TX 78624

VENDOR
17460024450 VICTORIA COUNTY 115 N BRIDGE ST STE 122 VICTORIA, TX 77901-6544

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INVITATION BECOME
A PART OF THIS
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SHIP TO:

TEXAS A&M FOREST SERVICE
FREDERICKSBURG OFFICE
100 BUSINESS COURT
FREDERICKSBURG TX 78624

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	TYPE FUND: TYPE ORDER:				
CEC					

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Chuyen E. Luu

PURCHASING AGENT FOR

TEXAS A&M FOREST SERVICE

**THE TEXAS A&M UNIVERSITY SYSTEM
AGREEMENT FOR LEASE OF SPACE**

This Agreement for Lease of Space (this "Lease") is by and between **VICTORIA COUNTY, TEXAS** as the landlord ("LANDLORD") and the **BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM**, an agency of the State of Texas, as the tenant ("A&M SYSTEM"), for the use and benefit of Texas A&M Forest Service (the "TFS").

ARTICLE 1
PREMISES

1.1 **Description of Premises.** LANDLORD, in consideration of the rents and mutual covenants and obligations of this Lease, hereby leases to A&M SYSTEM the following described premises (the "Premises") as a regional office to administer the Texas A&M Forest Service Regional Fire Coordinator Program and Wildland Urban Interface Program and as a staging area for the regional activities of TFS:

892 square feet of net rentable area consisting of one office (172 square feet), one office (181.7 square feet), one storage room (95.625 square feet), an exclusive use interior hallway (353.675 square feet) and entry (89 square feet) as depicted on the floor plan attached hereto as Exhibit "A", in the building known as the Victoria County Annex (the "Building"), located at 205 N. Bridge Street, Victoria, Texas 77902, and the non-exclusive right to use, in common with other tenants, all public spaces within the Building (including the lobbies, hallways, elevators, stairwells and restrooms), and the related driveways, parking facilities, and similar improvements.

1.2 **Tenant Improvements.** Intentionally Omitted.

1.3 **Signage.** The design and location of any exterior signs desired by A&M SYSTEM will be submitted to LANDLORD for written approval prior to being erected. Any interior signs will be erected by LANDLORD or will be erected by A&M SYSTEM with LANDLORD's written approval. A&M SYSTEM's signs will be erected or installed at its expense.

1.4 **Taxes.** LANDLORD is solely responsible for all ad valorem real property taxes and assessments, or other taxes and assessments levied against the Building, the Premises and the Land.

1.5 **Utilities.** LANDLORD will furnish, without extra charge to A&M SYSTEM, all utilities serving the Premises, including but not limited to electric services, gas (if applicable), water, sanitary sewer, solid waste disposal, and A/C and heating costs.

1.6 **Telephone.** TFS is responsible for all telephone charges, including but not limited to, long distance service and facsimile.

1.7 Janitorial Services. A&M SYSTEM is responsible for janitorial services to the Premises at A&M SYSTEM's sole cost.

1.8 Extermination Services. LANDLORD will provide extermination services to the Premises at intervals specified by LANDLORD in writing to A&M SYSTEM. If the specified intervals are not sufficient to eradicate pests, LANDLORD will provide additional extermination service upon A&M SYSTEM's request.

ARTICLE 2 TERM

2.1 Initial Term. The term of this Lease will be for five years commencing on September 1, 2023 (the "Commencement Date") and shall expire on August 31, 2028 (the "Term"), unless sooner terminated in accordance with the terms of this Lease.

2.2 Intentionally deleted.

2.3 Early Termination. A&M SYSTEM or LANDLORD may terminate this Lease with no penalty by providing written notice to the other party at least 30 days in advance of the termination date.

2.4 Intentionally deleted.

ARTICLE 3 RENT

3.1 Rent. During the Term of this Lease, A&M SYSTEM agrees to pay LANDLORD in advance, no later than the fifth day of each month, rent in the amounts listed below provided that the first monthly payment is due on or before the Commencement Date.

<u>Year</u>	<u>Rent Amount</u>
September 1, 2023-August 31, 2024	\$ 1,267.13/month
September 1, 2024-August 31, 2026	\$ 1,305.14/month
September 1, 2026-August 31, 2028	\$ 1,344.30/month

Rent for any partial month shall be prorated.

3.2 Intentionally deleted.

3.3 Availability of Funding. This Lease may be contingent upon the continuation of state or federally funded programs, the appropriation of funds by the Texas Legislature and/or the availability of specific funds to cover the full term and cost of this Lease. In the event a curtailment of state or federally funded programs occurs, state appropriations are curtailed or withdrawn, or in the event specific funds are unavailable to A&M SYSTEM, A&M SYSTEM may terminate this Lease upon written notice to LANDLORD, or may assign this Lease, or sublet the Premises, or any part of the Premises, to another agency of the State of Texas, without further duty or obligation

EXECUTED effective the 17 day of July, 2023 by LANDLORD.

VICTORIA COUNTY, TEXAS

By: 
HON. BENJAMIN ZELLER
County Judge

[SIGNATURES CONTINUE ON NEXT PAGE]