

**PURCHASE ORDER**  
**THE TEXAS A&M UNIVERSITY SYSTEM**  
**HEALTH SCIENCE CENTER**

FILE

200 Technology Way, Suite 2079, College Station, Texas 77845-3424; Phone 979-436-9219, FAX 979-436-0074

Order Date

10/13/2016

Page

01

Include PO number on all Correspondence and packages
P700004

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

<b>VENDOR</b>
*****1360 HTA-BRAZOS VALLEY 1 LLC PO BOX 11407 DEPT 2179 BIRMINGHAM, AL 35246-2179

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

INVOICE (IN DUPLICATE) TO AGENCY BELOW
TEXAS A&M HEALTH SCIENCE CTR FACILITIES, UTILITIES, SAFETY, AND SECURITY ADMINISTRATION CLINICAL BUILDING 1 (CB1) 8441 STATE HIGHWAY 47 STE 4130 BRYAN TX 77807
SHIP TO:
TEXAS A&M HEALTH SCIENCE CTR FACILITIES, UTILITIES, SAFETY, AND SECURITY ADMINISTRATION CLINICAL BUILDING 1 (CB1) 8441 STATE HIGHWAY 47 STE 4130 BRYAN TX 77807

P700004

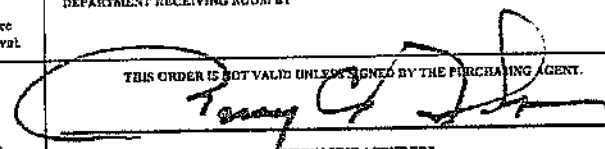
R700005

ANY EXCEPTION TO PRICING OR DESCRIPTION CONTAINED HEREIN MUST BE APPROVED BY  
 HUB & PROCUREMENT SERVICES 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: 212101-00000				
	AGREEMENT FOR LEASE OF SPACE 5585746V.11 OF 2/16/2010.				
	THIS PO FOR FYT AND ENCUMBRANCE PURPOSES ONLY				
	REF: TAM HSC CNT # 14-2480380				
	PERIOD OF SVC: 9/1/16 TO 8/31/17				
1	Lease of HSC Clinic Bldg 1, for period 09/01/2016-02/28/2017. CAM charge per month \$35,558.15.	6	MO	35,558.150	213,348.90
2	Lease of HSC Clinic Bldg 1, for period 09/01/2016-07/31/2017. Monthly Basic rent is \$76,846.13.	11	MO	76,846.130	845,307.43
3	Lease of HSC Clinic Bldg 1, for period 03/01/2017-08/31/2017. CAM charge per month \$39,113.97.	6	MO	39,113.970	234,683.82
4	Lease of HSC Clinic Bldg 1, for period 08/01/2017-08/31/2017. Monthly Basic rent is \$78,382.92.	1	MO	78,382.920	78,382.92
				<b>TOTAL</b>	<b>1371,723.07</b>
	Purchase made by an Institution of Higher Education, Section 51.9335 Education Code.				
	CC      FY      ACCOUNT NO.      DEPT.				
	23      2017      212101-00000-5870      4130			1371,723.07	
	DOCUMENT DATE: 10/13/2016				

SAW

<b>FOR: NOT SPECIFIED</b> The Texas A&M University System Health Science Center cannot accept collect freight shipments.		<b>Terms:</b>
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. Neither substitutions nor cancellations permitted without prior approval.		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 EXEMPTIONS 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 THE TEXAS A&M UNIVERSITY SYSTEM HEALTH SCIENCE CENTER

# PURCHASE ORDER

## THE TEXAS A&M UNIVERSITY SYSTEM HEALTH SCIENCE CENTER

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\*\*\*\*\*1360  
HTA-BRAZOS VALLEY 1 LLC  
PO BOX 11407 DEPT 2179  
BIRMINGHAM, AL 35246-2179

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CLINICAL BUILDING 1 (CB1)  
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BRYAN TX 77807

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THE TEXAS A&M UNIVERSITY SYSTEM HEALTH SCIENCE CENTER

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Item	Description	Quantity	UOM	Unit Price	Ext Price
SAW	DEPT.CONTACT: LAURA TEMPLETON PHONE NO.: 979-436-0542  PCC CD: 9  TYPE FUND: S TYPE ORDER: HIED				

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PURCHASING AGENT FOR  
THE TEXAS A&M UNIVERSITY SYSTEM HEALTH SCIENCE CENTER

**Templeton, Laura L.**

---

**From:** William Mirsky <WilliamMirsky@htareit.com>  
**Sent:** Friday, September 30, 2016 12:27 PM  
**To:** Cervenka, Mark A.  
**Cc:** Templeton, Laura L.  
**Subject:** RE: ~~Ground Lease~~ Letter Follow Up  
**Attachments:** Copy of Copy of FY 2017 CB1-Projected HTA lease Exp.xlsx

Good afternoon Mark,

In double checking I agree with your reading of the lease agreement. Therefore, the next base rent increase is not until August 2017. The CAM charge increase most likely will go into effect in March 2017. Based on this I have updated the attached excel spreadsheet to reflect same.

Thank you and I apologize for the confusion.

Bill

**From:** Cervenka, Mark A. [mailto:Cervenka@tamhsc.edu]  
**Sent:** Friday, September 30, 2016 12:06 PM  
**To:** William Mirsky <WilliamMirsky@htareit.com>  
**Cc:** Templeton, Laura L. <templeton@tamhsc.edu>  
**Subject:** RE: ~~Ground Lease~~ Letter Follow Up

Bill:

I have a question.....as I read the lease agreement, it appears to me that the Commencement Date (Month) started in February. We have seen the CAM charge changes show up in February/March 2016 and the base rent increase (1.5%) started with the August 2016 invoice.

As I look at your estimated base rent and CAM charges for FY17 you provided, you show both the CAM and Base rent increasing with the January 2017 monthly invoice.

We are trying to establish when the proper month will be for changes in the CAM and base rent.

Please advise.

Thanks!  
Mark

**From:** William Mirsky [mailto:WilliamMirsky@htareit.com]  
**Sent:** Thursday, September 22, 2016 1:33 PM  
**To:** Cervenka, Mark A. <Cervenka@tamhsc.edu>  
**Subject:** RE: ~~Ground Lease~~ Letter Follow Up

Hi Mark,

Attached is the projection of the base rent and the CAM charges. Since we are in process of doing budgets, the CAM numbers have not been finalized. I can provide you with this once this occurs.

Thank you.  
Bill

From: Cervenka, Mark A. [mailto:Cervenka@tamhsc.edu]  
Sent: Thursday, September 22, 2016 10:09 AM  
To: William Mirsky <WilliamMirsky@htareit.com>  
Cc: Templeton, Laura L. <templeton@tamhsc.edu>  
Subject: RE: ~~Ground Lease~~ Letter Follow Up

Bill:

Can you also provide us with a projection of the base rent and CAM charges for upcoming FY? I understand that the CAM will be estimates at some point. We are simply trying to project the total expenses so we can budget on our side and our FY runs from Sept-Aug.

Thanks!  
Mark

~~From: William Mirsky [mailto:WilliamMirsky@htareit.com]  
Sent: Thursday, September 22, 2016 8:54 AM  
To: Cervenka, Mark A. <Cervenka@tamhsc.edu>  
Subject: RE: ~~Ground Lease~~ Letter Follow Up~~

~~Good morning Mark,~~

~~I am waiting on corporate to answer your question where they want the invoice sent.~~

~~Thank you.  
Bill~~

~~From: Cervenka, Mark A. [mailto:Cervenka@tamhsc.edu]  
Sent: Wednesday, September 21, 2016 10:21 AM  
To: William Mirsky <WilliamMirsky@htareit.com>  
Cc: Templeton, Laura L. <templeton@tamhsc.edu>  
Subject: RE: ~~Ground Lease~~ Letter Follow Up~~

~~Bill:~~

~~Our records show that we did not send out the 2016 invoice. We will get that out asap. With the turn over you guys have had, can you please verify the address we need to send the invoice to.~~

~~Thanks!  
Mark~~

~~From: William Mirsky [mailto:WilliamMirsky@htareit.com]  
Sent: Friday, September 16, 2016 10:18 AM  
To: Cervenka, Mark A. <Cervenka@tamhsc.edu>  
Subject: ~~Ground Lease~~ Letter Follow Up~~

Good morning Mark,

It was good to meet you and thank you for providing Jay and me with valuable information on the operations of the building.

Attached is the last letter invoice we received in Feb 2015 for the ground lease. You were correct in the monthly amount being \$59,715. Just as soon as we receive a similar invoice letter then we can remit a payment for 2016.

Also, attached is the ground lease estoppel which explains why the ground lease base rent reverted back to the higher amount.

Thank you and look forward to working with you.

William M. Mirsky, CPM®

*Senior Property Manager*

**Healthcare Management of America**

1200 Binz, Suite 1210 | Houston, TX 77004

[williammirsky@htareit.com](mailto:williammirsky@htareit.com) | [www.htareit.com](http://www.htareit.com)

p: 713.795.9000 | c: 713-254-1140 | f: 713.795.9004

## VISUAL COMPLIANCE RESTRICTED PARTY SCREENING

Search criteria: **HTA Brazos Valley 1, LLC** (Exact match)  
[Export, Sanctions, GSA, Police, PEP and International data groups]

Date of search: **Thursday, October 13, 2016**

Time of search: **08:49 AM EDT**

Report created by: **SUSAN WARREN, TEXAS A&M - HEALTH SCIENCE CENTER**

### NO MATCHING RECORDS FOUND

#### AUTHORITIES:

- Department of Commerce Denied Persons [BIS]
- Department of Commerce Entity List [BIS]
- Department of Commerce "Unverified" List [BIS]
- Department of State Arms Export Control Act Debarred Parties [DDTC]
- Department of State Munitions Export Control Orders [DDTC]
- Department of State Nonproliferation Orders
- Department of State Iran Sanctions (ISA and TRA)
- WMD Trade Control Designations [OFAC]
- Department of State Designated Terrorist Organizations
- Department of State Terrorist Exclusion List
- Palestinian Legislative Council List [OFAC]
- Federal Register General Orders
- Specially Designated Nationals and Blocked Persons [OFAC]
- Foreign Sanctions Evaders List (FSE-IR) [OFAC]
- Sectoral Sanctions Identifications List (UKRAINE-E013662) [OFAC]
- Persons Identified as Blocked Solely Pursuant to Executive Order 13599 [OFAC]
- United Nations Consolidated List
- GSA Parties Excluded from Federal Procurement Programs [SAM/EPLS]
- GSA Parties Excluded from Federal Nonprocurement Programs [SAM/EPLS]
- GSA Parties Excluded from Federal Reciprocal Programs [SAM/EPLS]
- Air Force Special Investigations - Top Ten Fugitives
- Alcohol, Tobacco, Firearms and Explosives Most Wanted
- FBI Ten Most Wanted Fugitives
- FBI Most Wanted Terrorists
- FBI Kidnappings and Missing Persons
- FBI Seeking Information
- FBI Wanted Fugitives
- Food and Drug Administration - Clinical Investigators
- Food and Drug Administration - Debarment List
- Food and Drug Administration - Disqualified and Restricted
- Homeland Security Investigations Most Wanted
- Naval Criminal Investigative Service - Wanted Fugitives
- U.S. Immigration and Customs Enforcement Most Wanted
- U.S. Drug Enforcement - Major International Fugitives
- U.S. Marshals Service - Major Fugitive Cases
- U.S. Marshals Service - Top 15 Most Wanted
- Office of Research Integrity PHS Administrative Actions
- U.S. Postal Inspection Service - Most Wanted
- U.S. Secret Service Most Wanted
- OIG Entities Excluded from Federal Health and Medicare Programs
- CIA Chiefs of State and Cabinet Members of Foreign Governments [Politically Exposed Persons]
- Japan Foreign End-Users of Concern
- Kingdom of Saudi Arabia Wanted Militants
- CPSEP Listed Entities
- Australia Foreign Affairs Consolidated List
- European Union Consolidated List
- Interpol Recently Wanted
- HM Treasury Consolidated List [England]
- Canadian Economic Sanctions
- Canadian Border Services Agency Wanted List
- RCMP Wanted Fugitives
- FinCEN (USA PATRIOT Act) Section 311 - Special Measures
- World Bank Listing of Ineligible Firms
- OSFI Consolidated List - Entities
- OSFI Consolidated List - Individuals
- OSFI Warning List



**Glenn Hegar**  
Texas Comptroller of Public Accounts



## DEBARRED VENDOR LIST

The following vendors shown below are debarred from doing business with the State of Texas, effective from the date of debarment for the length of time indicated. Whether they are listed below or not, the debarred vendors include the vendors' successors in interest as defined in Rule §20.102(b)(4).

Vendor ID Number	Vendor Name/Address	Date of Debarment	Length of Debarment
1562456928900	Smith Housewares and Restaurant Supplies 500 Erie Blvd. Syracuse, NY 13202	November 12, 2014	5 Years
1743261315000	Walker's Electric Company 1520 Park St Beaumont TX 77701 Also: Walkers Electric Company Calvin G. Walker Stacy Walker	August 28, 2012	5 Years