# 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 979-436-0874

ORDER DATE 10/13/2016

VENDOR

******1360
HTA-BRASOS VALLEY 1 LLC
PO BOX 14407 DEPT 2279
BIRMINGHAM, AL 35246-2179

INVOICE (DUPLICATED TO AGENCY BELOW)

TEXAS A&M HEALTH SCIENCE CTR
FACILITIES, UTILITIES, SAFETY, AND SECURITY ADMINISTRATION
CLINICAL BUILDING 1 (CBL)
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 (CBL)
8441 STATE HIGHWAY 47 STE 4130
BRYAN TX 77807

PLEASE NOTE: IF YOUR INVOICE IS NOT ADDRESSED AS INSTRUCTED PAYMENT WILL BE DELAYED.

ANY EXCEPTION TO PRICING OR DESCRIPTION CONTAINED HEREBIN MUST BE APPROVED BY HSC PURCHASING SERVICES PRIOR TO SHIPPING.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Quantity</th>
<th>UOM</th>
<th>Unit Price</th>
<th>Ext Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Lease of HSC Clinic Bldg 1, for period 09/01/2016-02/28/2017. CAM charge per month $35,558.15.</td>
<td>6</td>
<td>MO</td>
<td>35,558.15</td>
<td>213,348.90</td>
</tr>
<tr>
<td>2</td>
<td>Lease of HSC Clinic Bldg 1, for period 09/01/2016-07/31/2017. Monthly Basic rent is $76,846.13.</td>
<td>11</td>
<td>MO</td>
<td>76,846.13</td>
<td>845,307.43</td>
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<td>3</td>
<td>Lease of HSC Clinic Bldg 1, for period 03/01/2017-08/31/2017. CAM charge per month $39,113.97.</td>
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<td>4</td>
<td>Lease of HSC Clinic Bldg 1, for period 08/01/2017-08/31/2017. Monthly Basic rent is $78,382.92.</td>
<td>1</td>
<td>MO</td>
<td>78,382.92</td>
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</tbody>
</table>

TOTAL 1371,723.07

Purchase made by an Institution of Higher Education, Section 51.9335 Education Code.

CC FY ACCOUNT NO. DEPT.
23 2017 212101-08000-5870 4130

DOCUMENT DATE: 10/13/2016

SAW

FOR: NOT SPECIFIED

The Texas A&M University System Health Science Center cannot accept credit cards.

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 equivalent supplies elsewhere, and charge the increased in price and cost of shipping, if any, to the vendor. Written authorization to cancellations permitted without prior approval.

The State of Texas is exempt from all Federal Zeste Terms.

STATE AND CITY SALES TAX EXEMPTIONS CERTIFICATE: The undersigned claims an exemption from taxes under Texas Tax Code, Section 151.065(b), for purchase of tangible personal property described in this numbered order, purchased from an out-of-state vendor as 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.

In accordance with Texas Education Code, Section 21.011(f), the State of Texas requires a 2%-units of the amount of the number of the amount of the order must be placed in the department discovered room by

Purchasing Agent for THE TEXAS A&M UNIVERSITY SYSTEM HEALTH SCIENCE CENTER

### Terms:

- **Start Date:** [Insert Start Date]
- **End Date:** [Insert End Date]
- **Payment Terms:** [Insert Payment Terms]
**PURCHASE ORDER**

**THE TEXAS A&M UNIVERSITY SYSTEM**

**HEALTH SCIENCE CENTER**

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

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**VENDOR**

**HITA-BRAZOS VALLEY 1 LLC**

PO BOX 11407 DEPT 2179

BIRMINGHAM, AL 35246-2179

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**INVOICE BY 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

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

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**Purchase made by an Institution of Higher Education, Section 51.9335 Education Code.**

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**SWM**

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**POB:** NOT SPECIFIED

The Texas A&M University System Health Science Center cannot accept collect freight shipments.

**TERMS:**

In accordance with State of Texas Supply Agreements, must be placed in the department receiving room by.

**THIS ORDER IS NOT VALID UNLESS SIGNED BY THE PURCHASING AGENT.**

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The State of Texas is exempt from all Federal Excise Taxes

STATE AND CITY SALES TAX EXEMPTIONS CERTIFICATE: The undersigned claims an exemption from tax under Texas Tax Code, Section 151.3944, for purchase of tangible personal property described in this itemized order, purchased from a contractor, for an amount less than the exemption limit above, as the property being leased for the exclusive use of the State of Texas. The Terms and Conditions of the State of Texas shall prevail.

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**PURCHASING AGENT FOR**

**THE TEXAS A&M UNIVERSITY SYSTEM HEALTH SCIENCE CENTER**
PURCHASE ORDER
THE TEXAS A&M UNIVERSITY SYSTEM
HEALTH SCIENCE CENTER
200 Technology Way, Suite 2079, College Station, Texas 77845-3424; Phone 979-436-9219, FAX 979-436-0074

FILE
VENDOR

Vendor:

********1360
HITA-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.

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

INVOICE (IN DUPLICATE) TO AGENCY BELOW

TX HEALTH CENTER
FACILITIES, UTILITIES, SAFETY, AND SECURITY ADMINISTRATION
CLINICAL BUILDING 1 (CB1)
8441 STATE HIGHWAY 47 STE 4130
BRYAN TX 77807

SHIP TO:

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<tr>
<td>DEPT.CONTACT: LAURA TEMPLETON</td>
<td>PHONE NO.: 979-436-0542</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCC CD: 9</td>
<td>TYPE FUND: S TYPE ORDER: HIED</td>
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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, and if such 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.

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 151.341(1), for purchases of tangible personal property distributed in this numbered order, purchased from contractor and/or supplier 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.

TERMS:
IN ACCORDANCE WITH YOUR ORDER, SUPPLIES/EQUIPMENT MUST BE PLACED IN THE DEPARTMENT RECEIVING ROOM BY

THIS ORDER IS NOT VALID UNLESS SIGNED BY THE PURCHASING AGENT.

Purchasing Agent for
THE TEXAS A&M UNIVERSITY SYSTEM HEALTH SCIENCE CENTER
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

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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 our 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 | 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 Trade Sanctions [TRA and TESA]
- 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-TR) [OFAC]
- Sectoral Sanctions Identifications List (UKRAINE-EQ13662) [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
- CPSBP 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


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).

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