

MARY ALDOUS
First Assistant

BILL REED
Criminal Division Chief



MARY SHINE
Chief - Civil Division

JAMES WOLFE
Chief Investigator

TOM SELLECK

CRIMINAL DISTRICT ATTORNEY
BRAZORIA COUNTY

September 15, 2025

Via email Mle@silvestriusa.com

Michael Le
Commercial Real Estate Advisor
Silvestri Investments
1215 Gessner Dr.
Houston, Texas 77055

**Re: Extension of Lease Term
Alvin Shopping Center Lease Agreement between Brazoria County, Texas and
Festival Properties, Inc.
1228 FM 1462, Alvin, Texas**

Dear Mr. Le:

On June 30, 2022, Brazoria County, Texas (the "County") entered into a Lease Agreement with Festival Properties, Inc. for property located in the Alvin Shopping Center, located at 1228 FM 1462, Alvin, Texas. On May 28, 2024, the Parties entered into a Lease Extension Agreement for this location with the lease term ending November 30, 2025. The Lease Agreement and Lease Extension Agreement are attached hereto as "Attachment 1" and incorporated into this letter agreement.

This letter agreement serves as an agreement between the County and Landlord to extend the Lease Term of the Lease Agreement and Lease Extension Agreement effective December 1, 2025. Said Term will become a month-to-month lease at the rate of \$5,662.80 as set forth on "Attachment 2". The County and Landlord further agree that all terms and covenants of the Lease Agreement and Lease Extension shall apply to the month-to-month Lease Term.

The County's new facility is under construction and should be completed in April or May 2026. When the building is complete and the County has a set move date, the County will provide to Landlord 30-days written notice of termination of the month-to-month agreement.

If this agreement is satisfactory to Landlord, please indicate your acceptance thereof by signing and emailing this letter to me at maryc@brazoriacountytx.gov.

COUNTY COURTHOUSE, 111 E. LOCUST, SUITE 408A, ANGLETON, TEXAS 77515

Angleton Area
(979) 864-1233

Houston Area
(281) 756-1233

Brazosport Area
(979) 864-1525

Fax-Criminal Division
(979) 864-1525

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(979) 864-1712

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September 15, 2025
Page 2

If you have any concerns or questions, please contact me.

Regards,




Mary Shine
Assistant District Attorney

AGREE TO TERMS OF LETTER AGREEMENT:

LANDLORD:


FESTIVAL PROPERTIES, INC.

By:  _____
Authorized Representative

Date: 9/18/25

TENANT:

BRAZORIA COUNTY, TEXAS

By:  _____
L.M. "Matt" Sebesta, Jr.
County Judge
Brazoria County, Texas

Date: 10-14-25

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