

LEASE EXTENSION AGREEMENT

This Lease Extension Agreement (“Extension”) is an extension of an Alvin Shopping Center Lease dated June 30, 2022, by Festival Properties, Inc. ("Landlord") and Brazoria County ("Tenant") for the lease of approximately 3,600 sq ft located at 1228 FM 1462, Alvin, Texas 77511 (“Premises”). The Alvin Shopping Center Lease, together with all assignments, extensions, amendments, and addendums thereto, are referred to collectively herein as “Lease”. The Lease is incorporated herein by reference as if set forth fully herein.

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, Landlord and Tenant agree as follows:

1. Capitalized terms contained in this Extension will have the same meaning as the terms contained in the Lease unless otherwise set forth herein.
2. The Term of the Lease is extended from December 1, 2024, to November 30, 2025.
3. Tenant agrees to pay on the first day of each month during the Term, in advance, without notice or demand, Minimum Rent as follows:

| <u>Months</u> | <u>Monthly Minimum Rent</u> |
|--------------------------------|-----------------------------|
| 12/01/2024 - 11/30/2025 | \$ 5,148.00 |

4. In addition to Minimum Rent, Tenant will pay Estimated Monthly Additional Costs and other charges, if any, as provided by the Lease.
5. Except as specifically modified by this Extension, all terms and conditions of the Lease shall remain the same and shall continue throughout the Term of the Lease as extended hereby.

Signed effective as of May 28, 2024.

LANDLORD:
FESTIVAL PROPERTIES, INC.

TENANT:
BRAZORIA COUNTY

By: _____
Authorized Representative

By: _____
County Judge