



**District Office**  
T 650.526.3500  
1400 Montecito Ave.  
Mountain View, CA 94043

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James Mazet

E.F. Brett and Company, Inc.

1 Commercial Boulevard, Suite 203

Novato, CA 94949

Re: Lease-Leaseback Agreement;  
Multi-Site Window Replacement Project;  
**Notice of Buyout and Termination of Leases**

Dear Mr. Mazet,

On or about **December 8, 2022**, the **Mountain View Whisman School District** ("District") and **E.F. Brett and Company, Inc.** ("Contractor") (collectively, the "Parties") entered into a Site Lease and a Facilities Lease (collectively "Leases") for the development, construction, and installation of the above-referenced project ("Project") at multiple District sites.

The Contractor completed the Project pursuant to the Leases on or about April 1, 2025, and the District filed a Notice of Completion for the Project on or about **April 14, 2025**. The Parties executed a Memorandum of Commencement Date (Exhibit E to the Facilities Lease) that the term of the Facilities Lease commenced on or about April 14, 2025.

Pursuant to Exhibit C to the Facilities Lease, the District wishes to make the "Option Price" payment to the Contractor and buyout the Facilities Lease. Therefore, the Parties hereby agree that the Option Price that will be paid **within 35 days** of the execution by both Parties of this termination letter shall be **\$743,611.00**. Upon the District's payment of this portion of the Option Price, the Parties:

- (1) Waive any other notice requirements in the Leases,
- (2) Immediately terminate the Leases.

The Parties hereby specifically agree that all rights and obligations indicated in the Leases that survive termination of the Leases shall remain in full force and effect including, without limitation, guarantees, warranties and indemnification.

Sincerely,

Rebecca Westover, Chief Business Officer  
Mountain View Whisman School District

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The Parties hereby agree to the terms of this Notice of Buyout and Termination of Leases:

Dated: \_\_\_\_\_, 2025

Dated: \_\_\_\_\_, 2025

**Mountain View Whisman School District**

**E.F. Brett and Company, Inc.**

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: Rebecca Westover

Print Name: \_\_\_\_\_

Print Title: CBO

Print Title: \_\_\_\_\_

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