

EARLY TERMINATION OF COMMERCIAL LEASE AGREEMENT

Premises Location: _____ Effective Termination Date: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

Recitals:

WHEREAS, Landlord and Tenant entered into a Lease Agreement for the Premises described above (the "Lease");
AND WHEREAS, the Parties desire to terminate the Lease prior to its natural expiration on terms and conditions set forth herein.

1. Termination of Lease:

The Lease shall terminate effective as of the Effective Termination Date set forth above. From and after such date, neither Party shall have any further obligations under the Lease, except as expressly set forth in this Agreement.

2. Surrender of Premises:

Tenant shall vacate and surrender possession of the Premises to Landlord on or before the Effective Termination Date, in good condition, reasonable wear and tear excepted. Tenant shall remove all personal property and return keys and access devices to Landlord.

3. Rent and Payments:

Tenant shall pay all rent and other charges due under the Lease through the Effective Termination Date. No further rent shall accrue after the Effective Termination Date. Any prepaid rent covering periods after termination shall be refunded to Tenant unless otherwise agreed.

4. Security Deposit:

Landlord shall return the security deposit to Tenant in accordance with the terms of the Lease and applicable law, less any lawful deductions for damages, unpaid rent, or other charges. Any deducted amounts shall be itemized and provided to Tenant.

5. Release and Waiver:

Except for obligations arising under this Agreement or those accruing prior to the Effective Termination Date, each Party releases the other from any claims, demands, liabilities, or causes of action arising out of or related to the Lease or Premises.

6. Representations and Warranties:

Each Party represents and warrants that it has full power and authority to enter into this Agreement, that this Agreement constitutes a valid and binding obligation enforceable against the Party in accordance with its terms, and that the execution of this Agreement does not violate any other agreement or law.

7. Governing Law; Venue:

This Agreement shall be governed by and construed in accordance with the laws of the State of _____, without regard to its conflict of laws principles. The Parties consent to the exclusive jurisdiction and venue of the state and federal courts located in _____ County, _____.

8. Entire Agreement; Amendments:

This Agreement constitutes the entire agreement between the Parties with respect to the subject matter herein and supersedes all prior negotiations, representations, or agreements, whether written or oral. No amendment or modification shall be binding unless in writing and signed by both Parties.

9. Counterparts and Electronic Signatures:

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument. Electronic signatures shall be deemed to have the same legal effect as original signatures.

10. Miscellaneous:

If any provision of this Agreement is held invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect. The Parties agree to execute any additional documents reasonably necessary to effectuate the terms of this Agreement.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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