

EARLY TERMINATION OF LEASE AGREEMENT

Lease Address: _____ Effective Date of Termination: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

Recitals:

WHEREAS, Landlord and Tenant entered into a Lease Agreement (the "Lease") for the premises located at the Lease Address stated above; and WHEREAS, the parties desire to terminate the Lease early on the terms and conditions set forth herein.

1. Termination of Lease:

The Lease is hereby terminated effective as of the Effective Date of Termination stated above. From and after this date, neither party shall have any further obligations under the Lease, except as specifically set forth in this Agreement.

2. Payment and Release:

Tenant shall pay to Landlord the sum of _____ Dollars (USD _____) as consideration for early termination. Upon receipt of such payment, Landlord releases Tenant from any further obligations under the Lease. Any security deposit held by Landlord shall be handled in accordance with the Lease and applicable law.

3. Condition of Premises:

Tenant shall surrender possession of the premises to Landlord on or before the Effective Date of Termination, in good order and condition, reasonable wear and tear excepted. Tenant shall remove all personal property, and repair any damage caused by such removal.

4. Waiver and Mutual Release:

Upon execution of this Agreement and payment of the consideration specified herein, each party releases and discharges the other party from all claims, demands, and causes of action relating to the Lease or its termination, except for claims arising from breach of this Agreement.

5. Governing Law and 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, _____.

6. Entire Agreement:

This Agreement constitutes the entire understanding between the parties with respect to early termination of the Lease, superseding all prior negotiations, discussions, and agreements. Any amendment must be in writing and signed by both parties.

7. Counterparts and Signatures:

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Signatures exchanged by electronic means shall be deemed original.

8. Miscellaneous:

8.1 Severability: If any provision hereof is invalid or unenforceable, the remainder shall remain in full force. 8.2 No Waiver: Failure to enforce any provision shall not constitute a waiver. 8.3 Binding Effect: This Agreement shall bind the parties and their successors and assigns.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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