



On this day, _____, this **LEASE TERMINATION AGREEMENT** is formed between the **LANDLORD** _____ and the **TENANT** _____.

CURRENT LEASE

The Landlord and the Tenant are parties to the leased premises described below:

ADDRESS _____ **CITY** _____ **STATE** _____ **ZIP CODE** _____

LEASE TERM (select one)

RENT PAYMENT

- FIXED** lease expires on _____ \$ _____
- MONTHLY** lease renews on the _____ of each month. **NOTES:**
- WEEKLY** lease renews every _____.

Subject to the terms and conditions set forth hereinafter, the Landlord and the Tenant desire to provide for the termination of the Lease Agreement and the return of the leased premises prior to the current expiration date.

TERMINATION AGREEMENT

In lieu of the original expiration, the parties agree to terminate the Lease Agreement on _____ ("Lease Termination Date").

1. Tenant agrees to pay Rent through the Lease Termination Date.
2. Tenant agrees to pay \$ _____ Lease Termination Fee which must be paid by the Lease Termination Date.
3. Tenant shall surrender and return the premises to the Landlord prior to the Lease Termination Date in as good a state and condition as they were at the beginning of the Lease Agreement.

Upon satisfaction of the obligations set forth in this Agreement, neither the Landlord nor the Tenant shall have further rights or obligations with respect to the Lease Agreement. If any legal action is commenced to enforce or interpret the terms of this Lease Termination Agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief to which the prevailing party may be entitled.

This Agreement shall be governed, construed and interpreted by state law. This Agreement shall constitute the final agreement and understanding of the parties on the subject matter hereof. If any provision of this Lease Termination Agreement is deemed invalid or unenforceable, the remaining provisions of this Agreement shall be enforced to the maximum extent permitted by law.

The Landlord and Tenant have read this document in its entirety and have signed in agreement below:

DATE

DATE





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