

EARLY LEASE TERMINATION AGREEMENT

Location: _____ Effective Date: _____

Parties:

Landlord: _____

Tenant: _____

Premises:

Address: _____

Lease Original Term: _____

Recitals:

WHEREAS, Landlord and Tenant entered into a lease agreement (the "Lease") for the Premises identified above; and WHEREAS, Tenant desires to terminate the Lease prior to its scheduled expiration date; and WHEREAS, Landlord agrees to accept early termination of the Lease under the terms and conditions set forth herein.

1. Termination of Lease

The Lease is hereby terminated effective as of the Effective Date set forth above. Tenant shall surrender possession of the Premises to Landlord on or before the Effective Date, in accordance with the terms of this Agreement.

2. Surrender of Premises

Tenant agrees to vacate and surrender the Premises in broom-clean condition, free of Tenant's personal property and debris, and in good repair, reasonable wear and tear excepted.

3. Payment and Fees

Tenant shall pay to Landlord the Early Termination Fee in the amount of _____ USD, due on or before the Effective Date. Tenant shall also pay all rent, utilities, and other charges accrued through the Effective Date.

4. Security Deposit

Landlord shall return Tenant's security deposit in accordance with the terms of the Lease and applicable law, less any lawful deductions for damages beyond normal wear and tear.

5. Release of Liability

Upon Tenant's full performance of the terms of this Agreement, Landlord and Tenant mutually release and discharge each other from all claims, demands, damages, actions, or causes of action arising under the Lease or otherwise related to the tenancy.

6. Default

If Tenant fails to comply with any term or condition of this Agreement, including timely payment of fees or surrender of the Premises, Landlord shall have all rights and remedies available under the Lease and applicable law.

7. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of _____ (without regard to conflict-of-law principles).

8. Entire Agreement

This Agreement constitutes the entire understanding between the parties regarding early termination of the Lease and supersedes all prior negotiations, understandings, or agreements.

9. Amendments

Any amendment or modification of this Agreement must be in writing and signed by both parties.

10. Notices

All notices required under this Agreement shall be in writing and deemed given when delivered by hand, certified mail, overnight courier, or email with confirmation, to the addresses set forth below or as otherwise designated by the parties in writing.

11. Counterparts and Execution

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Electronic and PDF signatures shall be considered valid and binding.

12. Waiver

No waiver of any breach or default under this Agreement shall be deemed a waiver of any subsequent breach or default.

13. Severability

If any provision of this Agreement is found invalid or unenforceable, the remaining provisions shall remain in full force and effect.

14. Representations and Warranties

Each party represents and warrants that it has full power and authority to enter into this Agreement and that the execution and delivery of this Agreement has been duly authorized.

15. Landlord's Access

Tenant shall allow Landlord or Landlord's agents reasonable access to the Premises for the purpose of inspection or showing to prospective tenants or purchasers.

16. No Admission of Liability

This Agreement is not an admission of liability or wrongdoing by either party.

17. Attorney's Fees

In the event of any dispute arising under this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

18. Survival

All obligations and rights under this Agreement which by their nature should survive termination shall survive.

19. Binding Effect

This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns.

20. Additional Provisions

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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