

TERMINATION OF LEASE AGREEMENT

Location: _____ Date: _____

Parties:

Landlord Name: _____

Tenant Name: _____

Premises:

Address of Leased Premises: _____

Recitals:

WHEREAS, Landlord and Tenant entered into a Lease Agreement for the Premises identified above (the "Lease");
AND WHEREAS, the parties desire to terminate the Lease Agreement in accordance with the terms set forth herein;
NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Termination of Lease

The Lease is hereby terminated by mutual agreement of the parties as of the Effective Date of this Termination Agreement. Tenant shall vacate and surrender possession of the Premises to Landlord on or before the Effective Date, free of all personal property and debris.

2. Effective Date

The effective date of this Termination of Lease Agreement shall be the date upon which this Agreement is fully executed by both parties (the "Effective Date").

3. Release of Claims

Except as specifically set forth herein, each party releases and forever discharges the other from any and all claims, demands, damages, actions, causes of action, or liabilities arising out of or related to the Lease or its termination.

4. Rent and Security Deposit

Tenant shall pay all rent and other charges due under the Lease through the Effective Date. Landlord shall return the security deposit to Tenant in accordance with applicable law, less any lawful deductions for damages, unpaid rent, or other charges.

5. Condition of Premises

Tenant shall surrender the Premises in a clean and broom-swept condition, reasonable wear and tear excepted. Tenant shall repair any damage caused by Tenant or Tenant's agents.

6. Mutual Cooperation

The parties agree to execute such further documents and take such further actions as may be necessary to effectuate the termination of the Lease as contemplated by this Agreement.

7. No Admissions

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

8. Entire Agreement

This Termination of Lease Agreement constitutes the entire agreement between the parties relating to the termination of the Lease, and supersedes any and all prior negotiations, representations, or agreements, whether written or oral.

9. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State in which the Premises are located, without regard to conflict of law principles.

10. Counterparts

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

11. Notices

All notices required or permitted under this Agreement shall be in writing and shall be deemed given when delivered personally, sent by nationally recognized overnight courier, certified mail return receipt requested, or electronic transmission with confirmation, to the addresses set forth in the Lease or as otherwise designated by the parties in writing.

12. Binding Effect

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

13. Further Assurances

Each party agrees to execute and deliver any additional documents and to perform any further acts necessary to consummate the transactions contemplated by this Agreement.

14. Severability

If any provision of this Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect.

15. Authority

Each party represents and warrants that it has full power and authority to enter into this Agreement and that the person signing this Agreement on its behalf is authorized to do so.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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