

COMMERCIAL LEASE TERMINATION AGREEMENT

Date: [Insert Date]

Landlord: [Insert Landlord Name]

Tenant: [Insert Tenant Name]

Property Address: [Insert Full Property Address]

This Early Lease Termination Agreement ("Agreement") is made regarding the lease dated [Insert Original Lease Start Date] for the property mentioned above.

1. Termination Date: The Landlord and Tenant mutually agree that the Lease shall terminate on [Insert Termination Date] (the "Termination Date").

2. Surrender of Property: The Tenant agrees to vacate the premises and return all keys to the Landlord on or before the Termination Date. The property must be delivered in the condition required by the original lease.

3. Termination Fee: (Check one)

☐ The Tenant shall pay a termination fee of \$[Insert Amount] by [Insert Date].

☐ No termination fee is required.

4. Security Deposit: The security deposit of \$[Insert Amount] shall be handled as follows:
[Insert details regarding refund or retention].

5. Release of Liability: Upon fulfillment of the terms of this Agreement, both parties release each other from all further obligations and liabilities under the original Lease, except for any provisions that expressly survive termination.

6. Governing Law: This Agreement shall be governed by the laws of the State of [Insert State].

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

Landlord Signature: _____

Print Name: [Insert Name]

Tenant Signature: _____

Print Name: [Insert Name]