

Date: [Insert Date]

Landlord: [Insert Landlord Name]

Tenant: [Insert Tenant Name]

Premises: [Insert Full Address of Commercial Property]

COMMERCIAL LEASE TERMINATION AND RELEASE OF LIABILITY

This Agreement is entered into between the Landlord and the Tenant to formally terminate the commercial lease dated [Insert Original Lease Start Date] for the property located at [Insert Address].

1. Termination Date: The parties agree that the Lease shall terminate effective as of [Insert Termination Date]. On or before this date, Tenant shall vacate the premises and return all keys to the Landlord.

2. Surrender of Premises: Tenant agrees to leave the premises in "broom clean" condition, subject to normal wear and tear. All personal property belonging to the Tenant must be removed by the Termination Date.

3. Mutual Release and Waiver of Conflict: In consideration of this early termination, both Landlord and Tenant hereby release, waive, and forever discharge each other from any and all claims, disputes, grievances, or causes of action arising out of the Lease or the tenancy, whether known or unknown, occurring prior to the date of this agreement.

4. Security Deposit: The parties agree that the security deposit of \$[Insert Amount] shall be handled as follows: [Insert "Returned in full" or "Applied toward outstanding rent/repairs"].

5. No Further Obligations: Upon execution of this agreement and the vacation of the premises, neither party shall have any further obligations to the other, except as specifically provided herein.

6. Entire Agreement: This document constitutes the entire agreement between the parties regarding the termination of the lease and supersedes any prior oral or written agreements regarding the same.

Signed this [Insert Day] day of [Insert Month], [Insert Year].

Landlord Signature: _____

Print Name: [Insert Name]

Tenant Signature: _____
Print Name: [Insert Name]