

# Early Termination Addendum to Lease Agreement

This Early Termination Addendum ("Addendum") is made part of the lease agreement ("Lease") dated \_\_\_\_\_, by and between:

**Landlord:** \_\_\_\_\_

**Tenant:** \_\_\_\_\_

**Premises:** \_\_\_\_\_

## 1. Early Termination Right

The Tenant may terminate the Lease before the expiration date by providing written notice to the Landlord at least \_\_\_\_\_ days in advance of the intended termination date.

## 2. Termination Fee

Tenant agrees to pay a termination fee of \$ \_\_\_\_\_ as consideration for early termination of the Lease.

## 3. Condition of Premises

Tenant will surrender possession of the Premises in accordance with the conditions and requirements set forth in the Lease.

## 4. Release

Upon Tenant's compliance with the terms of this Addendum, both parties are released from further obligations under the Lease as of the early termination date, except for those that expressly survive termination.

## 5. Other Provisions

All other Lease terms remain effective unless specifically modified by this Addendum. In case of conflict, the provisions of this Addendum shall control.

\_\_\_\_\_  
Landlord Signature      Date: \_\_\_\_\_

\_\_\_\_\_  
Tenant Signature      Date: \_\_\_\_\_