

# Early Termination Addendum to Lease Agreement

This Early Termination Addendum (â€œAddendumâ€) is made part of the lease agreement (â€œLeaseâ€) 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 Tenantâ€™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: \_\_\_\_\_