

# Mutual (Early) Lease Termination Agreement

\_\_\_\_\_  
Date

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

Tenant(s): \_\_\_\_\_

Leased Premises: \_\_\_\_\_

This Mutual Early Lease Termination Agreement is incorporated into and made part of the original lease agreement that was executed by the above-referenced Landlord and Tenant at the above-referenced leased premises.

Under the original lease (see attached) dated \_\_\_\_\_, Tenant(s) agreed to pay the Landlord monthly rent in the amount of \$\_\_\_\_\_ on the 1<sup>st</sup> of each month. Tenant(s) have paid rent through \_\_\_\_\_. The original lease expires on \_\_\_\_\_. Upon mutual agreement and consideration, both parties agree to terminate this lease on \_\_\_\_\_, subject to the below conditions.

Tenant provided a security deposit in the amount of \$\_\_\_\_\_. \$\_\_\_\_\_ is being withheld pursuant to the itemized list attached to this agreement.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If either party violates any part of this agreement, they are also considered in violation of the Lease Agreement. If a violation occurs, either party may initiate legal proceedings in accordance with local and state regulations to seek judgment for monies owed as a result of the violation.

Each party to this agreement releases the other party from all claims, demands, damages, rights, liabilities, and causes of action of any nature whatsoever, whether at law or equity, known or unknown, suspected or unsuspected, which are related or in any manner incidental to the Lease or the Premises and which first arise out of transactions and occurrences from and after the new termination date.

This Mutual Agreement is the complete agreement between the above-referenced Landlord and Tenant(s) regarding the early termination of the attached lease. Any other promises or covenants made by the Tenant(s) or Landlord, oral or written, are null and void.

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord Signature

\_\_\_\_\_  
Date