

LEASE TERMINATION AGREEMENT

This Lease Termination Agreement is entered into by and between _____ ("Landlord"), and _____ ("Tenant"). By a certain lease dated _____ (the "Lease"), Landlord leased to Tenant the premises described as follows: _____ (Legal Description). Landlord and Tenant both desire to terminate and cancel the Lease.

Therefore, in consideration of the mutual covenants contained herein and other valuable consideration received, and with the intent to be legally bound, Landlord and Tenant agree as follows:

1. Landlord and Tenant hereby mutually terminate and cancel the Lease effective _____ (Date). Tenant hereby releases to Landlord all right, title and interest in and to the Premises that Tenant may have acquired by reason of the Lease.
2. Tenant will vacate the Premises and surrender possession to Landlord on the effective date hereof, free of all occupants. Landlord will accept this surrender. The Premises shall be delivered to Landlord in the same condition as they were at the commencement of the Lease, reasonable wear and tear excepted.
3. Landlord and Tenant each hereby release the other and their agents from any and all claims, causes of action, demands and liabilities of whatever nature in connection with the Lease or the Premises which either of them ever had, now has or hereafter may have.
4. This Lease Termination Agreement shall be binding upon and shall inure to the benefit of Landlord and Tenant and their respective heirs, legal representatives, successors and assigns.

AGREED & ACCEPTED

DATE _____ TENANT _____

DATE _____ TENANT _____

DATE _____ LANDLORD _____

DATE _____ LANDLORD _____