

# COMMERCIAL LEASE TERMINATION AND RELEASE AGREEMENT

In consideration of Ten and 00/100th (\$10.00) Dollars cash in hand paid by each of the undersigned parties to the other and in further consideration of the mutual promises and benefits flowing among the parties hereto, it is agreed among

\_\_\_\_ ("Tenant"), \_\_\_\_\_ ("Landlord"),  
\_\_\_\_ ("Listing Broker"), and \_\_\_\_\_

("Leasing Broker") that the Lease Agreement ("Agreement") with a Commencement Date of \_\_\_\_\_, among Tenant, Landlord, Listing Broker, and Leasing Broker for the lease of property located at:

\_\_\_\_ (Address),  
\_\_\_\_ (City), \_\_\_\_ (State), \_\_\_\_\_ (Zip), (hereinafter the "Property") is effective this date,  
hereby terminated by mutual agreement of the parties for the following reason(s):

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

The monies listed below, including any security deposit, shall be paid in the following manner and is approved and authorized by all parties hereto:

\$ _____	to	_____
\$ _____	to	_____
\$ _____	to	_____
\$ _____	to	_____

Upon the execution of this Termination and Release Agreement, none of the parties shall have any further rights under the Lease Agreement and any guarantee(s) thereof vis-a-vis one another or any real estate broker referenced herein. Each of the undersigned parties hereby dismisses, releases and forever discharges one another and their respective heirs, executors, successors, assigns, officers, agents and employees from any and all claims, demands, causes of action, suits, sums of money, damages, and judgments whatsoever, in law and in equity, whether known or unknown, which any of the undersigned parties has ever had, now has or may or might in the future have against any of the other undersigned parties arising out of or in connection with the Lease Agreement, the rights and obligations of the undersigned parties thereunder, and any guarantee(s) of the Lease Agreement.

Notwithstanding the above, Landlord agrees to pay to Broker(s) the real estate commission set forth in the Lease Agreement, if within \_\_\_\_\_ days after the date of this Termination and Release Agreement, the Property, or any part thereof or any property to be used as an addition, expansion, or substitution for the Property, is leased to Tenant, or an entity affiliated with Tenant. Furthermore, Landlord shall pay Broker(s) a commission in the amount of \_\_\_\_\_ percent ( \_\_\_\_ %) of the gross sales price at closing if Tenant, or an entity affiliated with Tenant, acquires from Landlord title to the Property or any part thereof or any property as an addition, expansion, or substitution for the Property within \_\_\_\_\_ months after the date of this Termination and Release Agreement.

**IN WITNESS WHEREOF**, the parties hereto have set their hand and seal this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant

Listing Broker: \_\_\_\_\_

Leasing Broker: \_\_\_\_\_

By: \_\_\_\_\_  
Broker or Broker's Affiliated Licensee

By: \_\_\_\_\_  
Broker or Broker's Affiliated Licensee

*NOTE: This form is provided by TAR to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its content except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the TAR logo in conjunction with any form other than standardized forms created by TAR is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.*



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F75 Commercial Lease Termination and Release Agreement

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