**Commercial**

**Lease Termination Agreement Form**

**This Commercial Lease Termination Agreement ("Agreement") is made and entered into on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Date] by and between:  
Landlord Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Tenant Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Premises Address:  
Street: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
City: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
State: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ZIP Code: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Lease Start Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Lease End Date (Original): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Terms of Termination:**

1. **Termination Date: The parties agree to terminate the lease effective \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.**
2. **Outstanding Obligations:**
   * **Rent Amount Due (if any): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
   * **Utility Payments Due: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
3. **Deposit Refund: The remaining security deposit of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ will be returned to the tenant by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Date].**

**Reason for Termination:  
Specify Reason: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Mutual Agreement:  
Both parties agree that the termination of the lease is by mutual consent and absolves future liability.**

**Signatures:  
Landlord Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Tenant Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**