**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: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**