Mutual Lease Termination Agreement

This **Mutual Lease Termination Agreement** (“***Agreement***”) is made effective as of ("***Effective Date***"), by and between the parties below:

Landlord

Tenant

Landlord and Tenant are collectively referred to as the “***Parties***.”

1. Original Lease

The Parties entered into a lease agreement dated concerning the property located at (“***Property***”), including any amendments, renewals, addenda, or written modifications (collectively, the “***Lease***”).

2. Mutual Termination

The Parties agree to terminate the Lease by mutual consent effective at on (“***Termination Date***”). The Lease will end on the Termination Date, and neither Party will have further obligations under the Lease except as expressly stated in this Agreement or as required by applicable law.

This Agreement is not a notice of eviction, a finding of breach, or an admission of fault by either Party.

3. Possession and Surrender of Property

Tenant shall vacate and return possession of the Property to Landlord no later than the Termination Date. At that time, Tenant shall remove all personal property, return all keys, access cards, garage openers, and other means of access, and leave the Property in the condition required by the Lease, ordinary wear and tear excepted.

Any personal property remaining at the Property after the Termination Date will be handled as required by applicable law.

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4. Rent and Other Charges

Tenant shall pay all rent, utility charges, and other amounts properly due under the Lease through the Termination Date. The Parties agree that the amount due as of the effective date of this Agreement is:

Description	Amount
Rent through the Termination Date	
Utilities or other approved charges	
Early termination payment, if any	
Credits or adjustments	
Total Amount Due	

Tenant shall pay the Total Amount Due on or before _____. Landlord's acceptance of payment does not waive any right expressly preserved under this Agreement.

5. Security Deposit

Landlord shall account for and return Tenant's security deposit in accordance with the Lease and applicable law. Landlord may deduct amounts lawfully permitted for unpaid rent, unpaid charges, damage beyond ordinary wear and tear, cleaning required under the Lease, or other lawful obligations.

Within the period required by applicable law, Landlord shall provide Tenant with any required written accounting and remit any remaining balance to the following forwarding address:

_____ _____ _____ _____ _____ _____

6. Property Condition and Final Inspection

The Parties may conduct a final inspection of the Property on _____. Tenant may attend the inspection unless applicable law provides otherwise. A final inspection does not limit Landlord's right to identify damage or charges discovered later, provided those charges are permitted by the Lease and applicable law.

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7. Release of Claims

Except for obligations created by this Agreement, claims arising from a breach of this Agreement, and rights that cannot legally be waived, each Party releases the other from claims, demands, liabilities, and causes of action arising out of the Lease or occupancy of the Property through the Termination Date.

This release does not waive either Party's rights concerning unpaid amounts, security-deposit accounting, property damage, fraud, intentional misconduct, or any claim that applicable law does not permit to be released.

8. No Admission of Liability

This Agreement reflects a voluntary resolution between the Parties. Neither Party admits liability, wrongdoing, or breach of the Lease by signing this Agreement.

9. Notices

Any notice relating to this Agreement must be delivered personally, sent by recognized courier, mailed by certified mail with return receipt requested, or sent by email to the contact information in the first page of this Agreement. Notice is effective when received, except as otherwise required by applicable law.

10. Governing Law

This Agreement shall be governed by the laws of the state, province, or territory where the Property is located, without regard to rules that would apply another jurisdiction's laws.

11. Entire Agreement and Amendment

This Agreement contains the complete agreement between the Parties regarding the mutual termination of the Lease. It replaces prior discussions or understandings on that subject. Any amendment must be in writing and signed by both Parties.

12. Severability

If any provision of this Agreement is found unenforceable, the remaining provisions shall remain in effect to the extent permitted by law.

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13. Voluntary Execution

Each Party confirms that they have read and understood this Agreement, have had the opportunity to seek independent legal advice, and are signing voluntarily. Each Party acknowledges that electronic signatures and electronically delivered copies of this Agreement are intended to be valid and enforceable to the extent permitted by applicable law.

Landlord

Name

Date

Signature

Tenant

Name

Date

Signature

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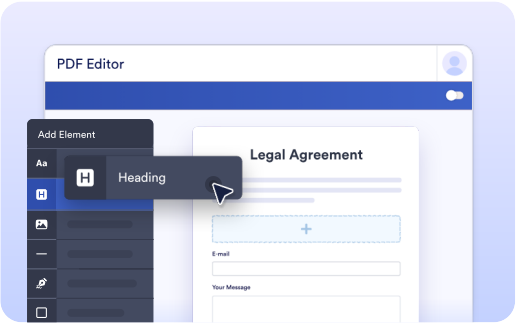
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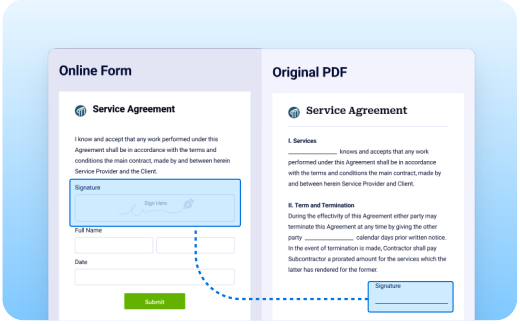
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