

EARLY TERMINATION LEASE ADDENDUM

LEASE DATED: _____ **LEASE LENGTH:** _____
LEASE START DATE: _____ **LEASE END DATE:** _____
SUBJECT PROPERTY: _____

If the aforementioned Lease is not satisfied in its entirety, then in addition to the pre-printed terms of the Lease and all previous addendums, Lessee(s)/Guarantor(s) shall also be responsible for the following.

1. If Lessor extended /granted or agreed to rent reductions, credits or allowances for any reason, Lessee(s)/Guarantor(s) shall owe Lessor those amounts for the entire lease term. (i.e. rent credits/reductions/paint allowances, etc.)

- Rent Credits/Reductions _____
- Paint Allowance _____
- Lawn/Garden Allowance _____
- Other Allowance _____
- Other Allowance _____

2. Until a new suitable* Lessee has paid, completed and entered into a new lease with the Lessor, the current Lessee(s)/Guarantor(s) will still be responsible for the following:

- a) Remainder of the entire Lease including all terms, conditions and associated addendums.
- b) Monthly rent of _____ and other fees/costs agreed upon in Lease/ associated addendums.
- c) Early termination affects the Lessor and in turn it costs them time, resources and expenses that Lessor would not normally incur at the same frequency if the Lease had been satisfied in its entirety. Therefore, the current Lessee (s) will also be responsible for the following:

- Listing fee to re-list the property: _____% of one full month of rent.
- Other _____
- Marketing/Advertising fees beyond the MLS and associated feeds. _____
- Marketing Materials (flyers, other media) _____
- Open House/ Broker Tour Expenses (catering, advertising/supplies, payroll) _____
- Utilities, Property Expenses & associated fees. (see below)

The following utilities/property expenses, shall be kept in current Lessee(s)/Guarantor(s) name until new Lessee(s) move in:

- Gas
- Electricity
- Water/Sewer
- Wireless Internet (if it contributes to electric locks/thermostats, etc. or shares w/other units)
- Alarm Monitoring
- Lawn/Garden Maintenance
- Other _____

If current Lessee(s)/Guarantor(s) shut off any of the aforementioned utilities/property expenses, then current Lessee(s)/Guarantor(s) will be responsible for their payments and any additional costs incurred including but not limited to deposits and downtime.

*A suitable Lessee shall be one who qualifies for the new lease, agrees to all lease terms & conditions, rules, regulations, and addendums, including but not limited to passing all background, employment, credit, criminal and other checks as per Lessor and Broker.

All other terms and conditions shall remain in full force and effect

LESSEE	LESSOR
NAME _____	NAME _____

X _____	DATE _____	X _____	DATE _____
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LESSEE	LESSOR
NAME _____	NAME _____

X _____	DATE _____	X _____	DATE _____
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