

## Addendum to Lease — Early Termination of Lease Term

(To be attached to Lease Agreement)

Tenant Name(s): \_\_\_\_\_

Apartment Community Name: \_\_\_\_\_

Lease Dates: \_\_\_\_\_

This Addendum, made this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, is attached to, and made a part of, that certain Apartment Lease Contract (the Lease) by and between \_\_\_\_\_ [Company name] and \_\_\_\_\_ [Tenant's name].

In consideration of the Lease and the mutual covenants contained herein, the parties agree as follows:

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### EARLY TERMINATION OF LEASE TERM

During the initial term specified in Paragraph 1, a Lessee shall be entitled to terminate the lease by providing Landlord with written notice (as required in Paragraph 29) of not less than thirty (30) days (specifying a vacate date of the last day of a calendar month) and payment of an early termination fee equal to:

- a) Two (2) months' rent if Lessee has fulfilled less than nine (9) months of the Lease term (as of the proposed vacate date), or
- b) One (1) month's rent if Lessee has fulfilled at least nine (9) months of the Lease term (as of the proposed vacate date).

The Lease will be considered terminated upon receipt by Landlord of a proper written notice and payment (in the form of a cashier's check or money order) of the early termination fee and all rent and other charges (on or before the vacated date) due through the date of Lessee vacating the apartment. If Lessee fails to timely vacate, pay the early termination fee, or pay any other charges due through the date of vacating, the attempted early termination permitted by this paragraph shall be deemed void, and the other provisions of this Lease with respect to charges associated with a Lease break shall apply.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

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