

## **LEASE TERMINATION AGREEMENT**

### **1. RETURN OF POSSESSION OF PREMISES:**

Subject to Paragraph 4 hereof, Tenant will surrender and return possession of the Premises to Landlord on or prior to August 31, 2008:

- (i) in the same condition as exists as of the date of this Agreement, ordinary wear and tear excepted, and free and clear of all of Tenant's personal property, trash and other removable items and free and clear of any other leasehold occupants. Landlord and Tenant acknowledge and agree that the recent damages to the Premises caused by a partial collapse of the roof and broken sprinkler line will be repaired and/or replaced in accordance with the terms, covenants and conditions of the Lease regarding the same. Nothing herein is intended to or does release the Parties or their insurers from any obligations relating to such damage and loss. Except as otherwise provided in Paragraph 2 hereof, Landlord acknowledges and agrees that the restoration obligations under the Lease are hereby waived and prior to vacating the premises Tenant shall not be obligated to
- (ii) remove any Lessee Owned Alterations
- (iii) remove or replace any Utility Installations,
- (iv) remove any other improvements to the Premises, and
- (v) repair or replace the parking lot, truck bays or any other portion of Premises.

**2. LEASE TERMINATION:** Subject to Paragraph 4, Landlord and Tenant each acknowledges and agrees that the Lease and all of the Parties' right, title and interest under the Lease and any estate created thereby shall be deemed terminated effective on the Termination Date; provided, however, that the following obligations of the Tenant and/or Landlord shall not be released and shall survive termination of the Lease:

- I. Tenant's obligation to return the Premises in good operating condition and state of repair, ordinary wear and tear excepted;
- II. Tenant's obligations under Paragraphs 6.2(c) and 6.2(d) of the Lease (hazardous substances);
- III. Tenant's obligations under Paragraph 8.7 of the Lease which arise on or prior to the Termination Date (personal injury claims),
- IV. Tenant's obligation to pay the rent, expenses, real estate taxes, triple net charges and other amounts due from Tenant under the Lease thru the Termination Date;

# **Sample Early Termination Clause Of Residential Lease**

**Alison Clarke, Paul Kohler**



## **Sample Early Termination Clause Of Residential Lease:**

Every Landlord's Legal Guide Marcia Stewart, Janet Portman, Ann O'Connell, 2024-08-27 The legal forms and state rules every landlord and property manager needs To keep up with the law and make money as a residential landlord you need a guide you can trust Every Landlord s Legal Guide From move in to move out here s help with legal financial and day to day issues You ll avoid hassles and headaches not to mention legal fees and lawsuits Use this top selling book to screen and choose tenants prepare leases and rental agreements avoid discrimination invasion of privacy personal injury and other lawsuits hire a property manager keep up with repairs and maintenance make security deposit deductions handle broken leases learn how to terminate a tenancy for nonpayment of rent or other lease violations restrict tenants from renting their place on Airbnb and deal with bed bugs mold and lead hazards The 17th edition is completely revised to provide your state s current laws covering deposits rent entry termination late rent notices and more With Downloadable Forms Includes access to more than 30 essential legal forms including a lease and rental agreement rental application notice of entry tenant repair request security deposit itemization property manager agreement and more Landlord's Legal Kit For Dummies Robert S. Griswold, Laurence C. Harmon, 2014-07-01 The landlord s essential guide to residential rental law Landlord s Legal Kit For Dummies is a comprehensive guide to the laws and legalities of renting property This one stop legal reference provides both guidance and the correct forms that help landlords avoid tenant issues which could lead to legal ramifications From screening potential tenants to handling your own insurance and taxes you ll find expert insight in this easy to read style that simplifies complex legal matters into understandable terms The book includes access to all the needed legal forms in both English and Spanish and contains current information about applicable codes ordinances and policies across the country Landlords have a responsibility to provide a safe fully operational home for their tenants and oversights can result in major court settlements As a landlord you need to know what the law requires of you You also need to understand your rights and the actions available to you when the tenant is in the wrong This resource brings you up to speed with the most current information about residential rental property law The book covers privacy rights domicile laws paperwork and more Features up to date lease forms and contracts available for download online Provides information about applicant screening questionnaires and anti discrimination policies Includes state and local building codes health ordinances and landlord tenant laws Instructs you how to handle breach of lease situations and evictions There s even guidance on hiring a lawyer to protect your assets property and rights Ignorance of the law is no excuse in court and it frequently leads to misunderstandings that can hurt your wallet and your reputation Before you lease another property get all your ducks in a row with the essential instruction and tools in Landlord s Legal Kit For Dummies **5 Easy Steps to Your First Rental Property** E.J. Williams, 2021-07-26 How Newbie Investors Can Use 5 Easy Steps to Get Their First Rental Property and Plan for an Early Retirement Building wealth and going into early retirement is something many people dream of but only a few achieve it The

reason could be that they know they want to get comfortable financially so they can retire early but they do not know how to get there Is this your story Have you always wanted a way out of the rat race but find yourself in circumstances that prevent you from leaving Well I have been in a similarly bad situation Having been honorably discharged from the Army two years after my first injury I could barely find any well paying jobs and life was difficult Eventually with the help of a mentor I started real estate investing and it is one of the best decisions of my life I have been able to go from struggling with my wife and three kids to living in abundance and I want to help you do the same In 5 Steps to Your First Rental Property Real Estate Investing Guide for Beginners you will learn How to overcome the limiting beliefs that have stopped you from investing in real estate The different ways to get funding for your real estate investment even if you have no money at all Different strategies for finding the right property at a great deal How to find the right property manager that will take the stress off you when dealing with tenants The after closing details that will help you get your rental property running and producing cash flow About a partnership opportunity with me my mentor and his team who has a track record of bringing 20% ROI from their real estate investment And so much more If you want to make your dream of an early retirement using real estate investing a reality then I will see you on the pages of this book Click the Add to Cart button right now and let s get started

**Property and Trust Law in Singapore** Alvin See,Yip Man,Goh Yihan,2018-12-18 Derived from the renowned multi volume International Encyclopaedia of Laws this practical analysis of the law of property in Singapore deals with the issues related to rights and interests in all kinds of property and assets immovable movable and personal property how property rights are acquired fiduciary mechanisms and security considerations Lawyers who handle transnational disputes and other matters concerning property will appreciate the explanation of specific terminology application and procedure An introduction outlining the essential legal cultural and historical considerations affecting property is followed by a discussion of the various types of property Further analysis describes how and to what extent legal subjects can have or obtain rights and interests in each type The coverage includes tangible and intangible property varying degrees of interest and the various ways in which property is transferred including the ramifications of appropriation expropriation and insolvency Facts are presented in such a way that readers who are unfamiliar with specific terms and concepts in varying contexts will fully grasp their meaning and significance The book includes ample references to doctrine and cases as well as to relevant international treaties and conventions Its succinct yet scholarly nature as well as the practical quality of the information it provides make this book a valuable time saving tool for any practitioner faced with a property related matter Lawyers representing parties with interests in Singapore will welcome this very useful guide and academics and researchers will appreciate its value in the study of comparative property law

**Your Military Family Network** Military Family Network (Mfn),2007-02 Vital information and resources to help every member of a military family succeed in each aspect of their personal lives

**The California Landlord's Law Book** Nils Rosenquest,2025-04-29 No resource in print or online gives such detailed and

practical information to California landlords and property managers who are subject to a large number of detailed state local and federal laws and regulations The 40 forms are designed for every common situation from tenancy terminations to notices to enter to required disclosures all of which are subject to legal requirements New information on state wide rent control and fair housing

**Essentials of Residential Property Management** Daleik A. Vaughn, 2025-06-18 This text provides students and instructors with an in depth exploration into the management of single family homes manufactured home parks and multi family residences It examines the essential principles and practices that underpin effective property management providing a historical overview of the property management profession The author also provides detailed discussions on the responsibilities of managing various types of residential properties including themes such as development and implementation of maintenance plans legal compliance financial management and risk migration In addition the book offers practical application legal aspects of property management and technological advances in the field highlighting modern tools to streamline operations and enhance communications Featuring learning objectives key terms review questions and practical examples for effective teaching and learning this text provides students with a thorough grounding in both the theoretical and practical aspects of residential property management preparing them for real world challenges

*Income Tax Regulations, Final and Proposed Under Internal Revenue Code* United States. Department of the Treasury, 1985

Leases & Rental Agreements Janet Portman, Ann O'Connell, 2023-08-01 Create a solid binding lease that complies with your state laws If you rent out residential real estate you need to create documents that are legally valid where your rental property is located Every state has its own rules when it comes to what landlords must include in their leases and generic forms don t tell you what you need to know Not only does this book contain instructions on how to tailor your rental documents to your state s laws it also gives you customizable versions of key rental forms you need including a fixed term lease a month to month rental agreement a rental application tenant reference and credit check forms move in and move out letters and a property inspection checklist The 15th edition is completely updated to reflect the latest landlord tenant laws find out what your state requires regarding security deposits entry to rental property disclosures termination notices and much more This new edition also covers topics relevant to today s landlords such as cautions about asking for applicants criminal history when you can seek attorneys fees and things to consider when using tenant screening reports

**Family Guide to Mental Illness and the Law** Linda Tashbook, 2019 Family Guide to Mental Illness and the Law offers the nuts and bolts legal information and problem solving steps families need This accessible resource explains how common legal issues uniquely impact people with various forms of mental illness and what family members can do to help

**The Army Lawyer**, 1985

**Law Forms for Personal Use** The Editors of Nolo, The Editors of Nolo Nolo the Editors, 2023-07-04 Previous edition titled as 101 law forms for personal use

**Property Law** Alison Clarke, Paul Kohler, 2005-12-01 An innovative examination of the law s treatment of property this student textbook provides an extremely useful and readable account of

general property law principles It draws on a wide range of materials on property rights in general and the English property law system in particular looking at all kinds of property not just land It includes the core legal source materials in property law along with excerpts from social science literature legal theory and economics many of which are not easily accessible to law students These materials are accompanied by a critical commentary as well as notes questions and suggestions for further reading It will be of interest to undergraduate property law students and to non law students taking property law modules in courses covering planning environmental law economics and estate management

**Enforcing Covenants** Brian Jones, 2017-09-08 Enforcing Covenants focuses on the measures which managers of residential leasehold property can deploy to encourage leaseholders and other parties to abide by their contractual obligations with a view to achieving the most effective management of their estates and developments In particular the book concentrates on the changes to the law introduced by the Commonhold and Leasehold Reform Act 2002 Enforcing obligations in leases has never been easy and the 2002 Act has made it even more onerous for the hard pressed property manager Very few will be able to avoid having to take enforcement action especially when bringing in the funds to make management feasible Subjects examined in this book include the new rules on forfeiture the new rules on ground rents service charge recovery enforcing county court judgments the new procedures and jurisdictions of the Leasehold Valuation Tribunals enforcing repairs neighbour disputes and nuisance cases injunctions and specific performance costs and administration charges alternative dispute resolution Enforcing Covenants is essential reading for anyone involved in the management of property whether they be professionals or lay directors of residents management companies As well as examining the relevant law and decisions of the Leasehold Valuation Tribunals the book provides much practical guidance on rules and procedures illustrated by precedent forms and notices and backed up by some light hearted case studies

**Commercial Real Estate Investing in Canada** Pierre Boiron, Claude Boiron, 2009-01-26 Many investors include commercial real estate in their portfolio yet there are few comprehensive resources available to those looking for information on how to profit in commercial real estate Written by a father and son team with extensive experience in buying selling and developing commercial real estate Commercial Real Estate Investing in Canada is a must have guide for all real estate investors This one of a kind compendium will guide readers on such topics as The business of real estate Land use controls Taxation of property Types of income producing properties Renovations and repairs Property management Property appraisals Conducting due diligence Real estate contracts And much more Commercial Real Estate Investing in Canada is a tremendously valuable and indispensable tool to all Canadian real estate investors agents brokers property managers landlords loan officers builders and lawyers

**A Practical Approach to Landlord and Tenant** Simon Garner, Alexandra Frith, 2017 The A Practical Approach series is the perfect partner for practice work Each title focuses on one field of the law providing a comprehensive overview of the subject together with clear practical advice and tips on issues likely to arise in practice The books are also an excellent resource for those new to the law

where the expert overview and clear layout promote clarity and ease of understanding Now in its eighth edition *A Practical Approach to Landlord and Tenant* continues to provide a comprehensive and systematic guide to the particularly complex principles and practice of landlord and tenant law Condensing the case law and statutory codes into one manageable volume this book provides a valuable user friendly introduction for lawyers and students alike The authors explain the fundamentals of landlord and tenant law providing a broad coverage from creating a tenancy through to termination Offering extensive treatment of both the common law and statutory codes this book provides detailed analysis of areas such as leases tenancy assignment and subletting agricultural holdings business tenancies and eviction The eighth edition has been comprehensively updated to cover all recent developments in landlord and tenant law It considers the requirements on landlords defined in the Deregulation Act 2015 as well as the developments on the seizing of tenant's assets as contained in the Commercial Rent Arrears Recovery Procedure CRAR 2014 This edition provides an overview of the effect that the provisions of the Immigration Act 2016 and the Housing and Planning Act 2016 will have on residential tenancies in England It also reflects on the impact of new case law such as the advances in the tenancy deposit protection scheme as well as changes to business and assured tenancies Very much a practical guide this title makes frequent use of examples checklists forms and precedents specifically designed to assist the busy professional and student *A Practical Approach to Landlord and Tenant* is an indispensable resource for those working in this field

**Truth-in-Leasing** United States. Congress. House. Banking and Currency Committee, 1975

First-Time Landlord Ilona Bray, Janet Portman, 2025-05-27 This book is perfect for newbie landlords renting out a single family home It covers all the basics of renting property the right way such as following the law and keeping things safe Also included are tips on figuring out expenses and earnings picking reliable tenants and sidestepping troublesome ones making the most of tax deductions and handling maintenance and management duties

Internal Revenue Bulletin United States. Internal Revenue Service, 1983

*Every Tenant's Legal Guide* Janet Portman, Ann O'Connell, 2024-05-28 Renters have many legal rights learn yours and how to protect them The only book of its kind *Every Tenant's Legal Guide* gives you the legal and practical information you need plus dozens of sample letters and forms to find a great rental and landlord Learn your rights regarding pets guests deposits and privacy and find out how to notify your landlord about needed repairs and use rent withholding or repair and deduct if you have to avoid disputes with roommates over rent deposits guests and noise fight illegal discrimination retaliation or sexual harassment navigate state and local rent control laws deal with hazards like lead paint mold and bed bugs break a lease with minimum liability and get your security deposit returned on time The 11th edition of *Every Tenant's Legal Guide* includes charts detailing every state's landlord tenant laws This edition also includes information on how to deal with large impersonal corporate landlords and the competitive rental markets found in nearly every state

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