



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 _____, 200__ is attached to, and made a part of, that certain Apartment Lease Contract (the lease) by and between _____ and _____

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

EARLY TERMINATION OF LEASE TERM

During the initial term specified in Paragraph _____. A Lessee shall be entitled to terminate the lease by providing Landlord with written notice (as required in Paragraph _____) 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 rent if Lessee has fulfilled at lease 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, payment (in the form of cashiers 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