

EARLY TERMINATION LEASE AMENDMENT

1 Landlord _____
2 Tenant _____
3 Premises _____

4 This Early Termination Lease Amendment (this "Amendment") amends the lease agreement referenced above for the Premises described above (the
5 "Lease"), which is currently between the parties named above (the "Parties"). The effective date of this Amendment is the date of the last signature
6 below. Capitalized terms not defined in this Amendment have the meanings given to them in the Lease. As used in this Amendment, "Lease" means
7 the original Lease as modified by all amendments, assignments, consents, notices, subordination agreements, non-disturbance agreements,
8 attornment agreements, and other instruments affecting the Lease. The Parties desire to amend the Lease on the following terms and conditions.

9 **1. TERM:** The expiration date of the Term of the Lease is deleted and replaced with (*insert date*) _____ (the "Expiration
10 Date").

11 **2. SURRENDER:** Prior to the Expiration Date, Tenant will comply with all provisions of the Lease related to surrendering the Premises, including
12 (without limitation) surrender, move-out, Premises condition (maintenance, repair, replacement), cleaning, removal of personal property,
13 abandonment, holdover, and any removal of tenant improvements required by Landlord under the Lease. Landlord will endeavor to inspect the
14 Premises before the Expiration Date and notify Tenant of any non-compliance.

15 **3. LAST MONTH'S RENT AND SECURITY DEPOSIT:** Landlord will comply with any last month's rent and security deposit provisions of the Lease.

16 **4. EARLY TERMINATION FEE:** In lieu of Rent that would have accrued after the Expiration Date, Tenant will pay an early termination fee in the
17 amount of \$ _____ to Landlord at least _____ Days (fifteen [15] if not filled in) before the Expiration Date. The early termination fee includes
18 all charges due under the Lease, including Base Rent and Additional Rent, such as operating expenses.

19 **5. DEFAULT:** Landlord may revoke this Amendment if Tenant is or becomes in material default of a material provision of this Lease.

20 **6. SURVIVAL:** The provisions of the Lease expressly intended to survive expiration or other termination of the Lease will survive the Expiration Date.

21 **7. OTHER:** (*describe*) _____
22 _____
23 _____
24 _____

25 **8. NO OTHER MODIFICATIONS:** The provisions of the Lease that are not modified by this Amendment remain unchanged and in full force and effect.

26 Tenant _____ Date/Time _____ ←
27 Print _____

28 Tenant _____ Date/Time _____ ←
29 Print _____

30 Landlord _____ Date/Time _____ ←
31 Print _____

32 Landlord _____ Date/Time _____ ←
33 Print _____

34 Tenant's Agent _____
35 Landlord's Agent _____