

## AGREEMENT FOR EARLY TERMINATION OF LEASE

This Agreement made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by and between \_\_\_\_\_ (insert name of landlord) (the "Landlord") \_\_\_\_\_ (insert name of tenant) (the "Tenant").

Further to the Lease Agreement between the parties dated the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (the "Lease") with respect to the rental premises located at \_\_\_\_\_ [insert street address], \_\_\_\_\_ [city/town], Massachusetts (the "Premises"), the Landlord and the Tenant hereby agree that the Lease be terminated prior to the designated expiry date set out in the Lease, pursuant to the following terms and conditions:

1. The Tenant shall provide the Landlord with a written notice of early termination no later than \_\_\_\_ (\_\_\_) days prior to the proposed date of termination.
2. The Tenant shall continue to pay rent until and including the proposed date of termination. If required, the rent payable will be calculated on a *pro rata* basis.
3. The Tenant shall return to the Landlord all keys, garage door openers, security cards, and other means of access for the Premises on the day the Tenant vacates the Premises.
4. The Tenant shall leave the Premises in the same condition, normal wear and tear excepted, as it was at the beginning of the Lease.
5. In addition to the rent as stated in paragraph 2 herein, the Tenant shall also pay to the Landlord an amount equal to \_\_\_\_ months rent prior to vacating the Premises.
6. In the event the Tenant vacates the Premises by the proposed termination date and has paid the amount as stated in paragraph 5 herein, the Tenant shall be eligible for the return of any security/damage deposit in accordance with the laws of the Commonwealth of Massachusetts.

**THIS IS A 2-PAGE FORM.**