

# AGREEMENT FOR EARLY TERMINATION OF LEASE

This Agreement made this \_\_\_\_\_ day of \_\_\_\_\_ by and between \_\_\_\_\_ (the "Landlord")

Further to the Lease Agreement dated \_\_\_\_\_, \_\_\_\_\_, Alberta (the "Premises") located at \_\_\_\_\_ [city/town], \_\_\_\_\_, Alberta (the "Premises") be terminated prior to the designated expiration date on the following conditions:

1. The Tenant shall terminate the Lease no later than \_\_\_\_\_ (\_\_\_\_\_).
2. The Tenant shall provide written notice of termination no later than \_\_\_\_\_ date of termination. If required, the Tenant shall provide \_\_\_\_\_.
3. The Tenant shall return all keys, security cards, and other means of access to the Premises.
4. The Tenant shall leave the Premises in good condition and tear excepted, as it was at the time of termination.
5. In addition to the above, the Tenant shall pay to the Landlord an amount equal to \_\_\_\_\_.
6. In the event the Tenant has not paid the amount as of the termination date and has paid the security/damage deposit, the Landlord shall have the right to claim from the Tenant any amount due for the return of any security/damage deposit.
7. In the event the Tenant has not paid the amount as of the termination date and/or has not provided the security/damage deposit, the Landlord, in its sole discretion, may deem the Lease terminated as of the termination date and the provisions of the Lease shall not be applicable. The Landlord shall then retain the right to claim from the Tenant any amount due for the return of any security/damage deposit and breaking the Lease.
8. This Agreement shall be governed by the laws of the Province of Alberta and shall be subject to the jurisdiction of a court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

\_\_\_\_\_  
Signature of Landlord

\_\_\_\_\_  
Signature of Tenant