

EARLY LEASE TERMINATION

If tenant seeks to terminate the rental agreement prior to the expiration of the rental term, tenant has two (2) options from which to choose in satisfying its obligations for payment of rent owed under the agreement: Tenant shall forfeit his or her security deposit in the event of early termination of the rental agreement by tenant, regardless of the reason such early termination is sought. The costs of any damages found by Flagship Realty Group upon inspection of the rental property shall be billed to tenant for all repair services rendered. Also, any additional expenses caused to the property owner will be owed by the tenant (ex. Leasing fees, cleaning, etc.). Tenant agrees to allow Flagship Realty Group to show the property to prospective tenants upon the giving of a minimum of twenty-four (24) hours advance notice to Tenant, unless Tenant specifically agrees to a shorter notice period.

_____ I accept the \$300.00 fee for terminating my lease early and will select one option below to satisfy my lease obligations.

_____ Tenant shall pay rent at the rate and according to the terms set forth in the Rental Agreement until such time as Flagship Realty Group has re-rented the property by entering into a Rental Agreement with a new tenant at the same or greater rate. During such time, Flagship Realty Group pledges, in good faith, to use its best efforts to find another tenant to lease the property;

OR

_____ Upon the giving by tenant of sixty (60) days written notice to Flagship Realty Group, and payment of rent as agreed during this sixty (60) day period, and upon the payment by tenant of two (2) additional month's rent at the time such notice is given, Flagship Realty Group agrees to release tenant from any and all further liability for rent due under the Rental Agreement. Tenant must pay a total of four (4) month's rent - two (2) month's rent accruing during the sixty (60) day notice period, plus two (2) additional months rent, in order for Flagship Realty Group to execute a written release of tenant from any further liability under such Rental Agreement.

SIGNATURE

DATE

SIGNATURE

DATE

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