

**COMMERCIAL LEASE TERMINATION**

**THIS AMENDMENT** to the Commercial Lease Agreement (Amendment) is made and entered into as of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between PRG Balakieson (Landlord) and \_\_\_\_\_(Tenant) for the purpose of amending and terminating the Commercial Lease Agreement between Landlord and Tenant executed on or about date \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ (Lease).

**WITNESSETH:**

Pursuant to the provisions of the Lease, Tenant is currently leasing Suite/s \_\_\_\_\_ in the property located at **9081 2<sup>nd</sup> Street, Frisco, Texas 75034**. Tenant desires to terminate the Lease for Suite/s \_\_\_\_\_, and Landlord has agreed to this termination.

**WHEREAS**, Landlord and Tenant have reached certain agreements, which the Landlord and Tenant are desirous of confirming such agreements as set forth herein.

**NOW, THEREFORE**, in consideration of the above recitals, the mutual covenants and agreements contained herein and the Lease, it is agreed as follows:

- 1- Suite/s \_\_\_\_\_ Lease is terminated as of \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.
- 2- Tenant acknowledges receipt of refund of full balance of security deposit.
- 3- Tenant has made arrangement to forward any and all mail and deliveries. Any mail received for Tenant or representatives may be discarded by Landlord or representatives.
- 4- Tenants has returned all keys to the premises.
- 5- Tenant will empty the premises and leave in good, clean working condition.
- 6- Other:
  
- 7- This amendment sets forth the entire agreement with respect to the matters set forth herein. There are no additional oral or written representations or agreements.
- 8- As an inducement for Landlord to enter into this Amendment, Tenant hereby represents that Landlord is not in violation of the Lease, and that Landlord has fully performed all obligations under the Lease as of and up to the execution date of this Amendment by the Tenant. In case of any inconsistency between the provisions of the Lease and this Amendment, the provisions of the later shall govern and control.
- 9- Landlord and Tenant retain all remedies available under Texas Law.

**IN WITNESS WHEREOF**, this Amendment is executed as of the date set forth above.

Landlord

Tenant/s

PRG Balakieson

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_