COMMERCIAL LEASE TERMINATION AGREEMENT

UNSIGNED DRAFT — ACTUAL TERMS, CONSENTS OR REQUIRED REVIEW INCOMPLETE

This is a preparation document. It is not an executed agreement, a payment receipt, proof of disclosure delivery or an independent legal approval.

Agreement date: [DATE]. **Property jurisdiction:** WI.

Owner/provider or sublandlord: [OWNER PROVIDER OR SUBLANDLORD LEGAL NAME]. **Notice contact:** [OWNER PROVIDER OR SUBLANDLORD NOTICE ADDRESS].

Tenant/customer or subtenant: [TENANT CUSTOMER OR SUBTENANT LEGAL NAME]. **Notice contact:** [TENANT CUSTOMER OR SUBTENANT NOTICE ADDRESS].

Property and actual rights included: [ACTUAL PROPERTY ADDRESS UNIT AREAS AND]

Authority, necessary parties and consents: [OWNERSHIP AUTHORITY REQUIRED PARTIES ACTUAL CONSENTS]

The parties agree only to the express terms below, subject to applicable mandatory law and the stated conditions. No non-signing owner, lender, guarantor or other person is bound merely by being named here.

Existing lease and actual documents

Original/master lease date: [DATE].

Lease, parties, term and amendments: [ORIGINAL MASTER LEASE PARTIES EXACT PROPERTY]

Records actually supplied and incorporated: [ACTUAL COPIES SUPPLIED RECIPIENTS DELIVERY DATES]

A reference to a document is not an acknowledgement that it has been supplied. Identify the complete governing documents and any delivery still required before execution or occupancy.

Actual guaranty status: unknown. **Documents, parties, intended treatment and separate consents:** [ACTUAL GUARANTY DOCUMENTS PARTIES PROPOSED CHANGES]

This agreement does not independently create, extend or release a guaranty. Any intended change or release requires the actual holder's and other necessary parties' authorization and an appropriate separately completed instrument.

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Agreed termination and settlement

The parties agree to terminate the identified lease on **[DATE]**, only with the following expressly stated effective time and conditions:

[EXACT EFFECTIVE TIME CONDITIONS SURRENDER REQUIREMENTS]

Final rent, fees, credits and payments: [AGREED FINAL RENT FEES CREDITS PAYMENTS]

Reconciliation, records and settlement timing: [FINAL EXPENSES UTILITIES TAXES RECORDS AND]

Deposit, deductions and accounting: [ACTUAL DEPOSIT HELD CUSTODY PERMITTED DEDUCTIONS]

Surrender, condition and forwarding contact: [POSSESSION CONDITION PROPERTY REMOVAL KEYS INSPECTION]

No payment is acknowledged without an actual receipt record. The agreement is not automatically void for nonpayment, and no penalty, forfeiture, revival of the lease or increased holdover rent is supplied beyond the express lawful terms.

Claims and surviving obligations

Release selection: unknown. Only the exact lawful release terms expressly stated below are proposed; unresolved scope must remain unsigned.

Exact release or reservation, conditions and exclusions: [EXACT RELEASING RELEASED PARTIES CLAIMS TIME]

Surviving obligations, separate instruments and remedies: [OBLIGATIONS THAT SURVIVE SEPARATE INSTRUMENTS AND]

This form does not automatically waive unknown claims or a statutory protection such as California Civil Code §1542. Any intended waiver requires its own express terms and applicable review; selecting termination alone does not establish that choice. No person lacking authority to release another's rights can do so by this agreement.

Notices, disputes and mandatory requirements

Governing law, forum, process and fee terms: [ACTUAL GOVERNING LAW COMPETENT FORUM DISPUTE]

Notice contacts, methods and timing: [NOTICE CONTACTS DELIVERY METHODS AND EFFECTIVE]

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Actual state/local requirements and execution arrangements: [APPLICABLE STATE LOCAL EXECUTION DISCLOSURE AND]

No automatic arbitration, jury waiver, fee shifting, claim waiver or self-help remedy is inserted. Required notices, consent, possession procedures and bankruptcy protections remain applicable. A private allocation does not remove either covered landlord's or tenant's duties to protected persons under ADA Title III, including 28 C.F.R. §36.201(b).

Attachments and final terms

Actual complete exhibits, notices and separate agreements: [ACTUAL COMPLETE EXHIBITS NOTICES SEPARATE CONSENTS]

Additional express terms: [ADDITIONAL AGREED TERMS OR EXPLICITLY NONE]

Read the agreement with its identified attachments and resolve omissions before signing. Changes require an actual written agreement signed by the necessary parties. Review selections are not independent verification or counsel approval. **No signature fields are included while actual terms, requirements, delivery, release scope or guaranty status remain unresolved.**

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