

**EARLY TERMINATION WITH NOTICE:** In the event the Tenant wishes to terminate the lease early for any reason prior to the conclusion of the terms in Paragraph 3, the tenant must give Marchant notice in writing and sign a lease termination agreement. Once the lease termination letter is signed by all parties, Marchant will put the property back on the market and search for a new tenant. The following charges are to be paid to the Landlord to mitigate any damages suffered by the Landlord due to the early termination. Tenant agrees to maintain the property and landscaping and to pay all rent, utilities, and late fees due to the Landlord for the period of time left on the lease until the Landlord has re-rented the unit and the new tenants have moved in. Tenant further agrees to pay Marchant a Lease Termination Fee of \$250 for Agent's efforts to locate a new Tenant or securing the residence. Landlord and Tenant agree that these fees are not punitive in nature but are rather to be used to mitigate damages resulting from the early termination of the lease by the Tenant.