

**ADDENDUM TO LEASE**  
**EARLY TERMINATION OR LIQUIDATED DAMAGES**

This Addendum was made and entered into on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between \_\_\_\_\_ hereinafter referred to as "Residents" and the owners and management of \_\_\_\_\_ Apartments, hereinafter referred to as "Landlord, and the parties agree to the following:

- a. In the event Resident desires to terminate the Lease before the natural expiration date of the Lease, Resident may cancel this Lease contract provided that all of the conditions below are fully satisfied to Landlord's personal satisfaction. Failure to fulfill all of the conditions to the Landlord's satisfaction will be considered a breach of this agreement.

1) Written notice of termination must be received by Landlord not later than thirty (30) days prior to the proposed termination date. Rent must be paid through the termination date. Termination date must be the end of the month. No mid-month termination dates will be accepted.

2) Resident must choose one of the following:

\_\_\_\_\_ I/We agree, as provided in the rental agreement, to pay \$ \_\_\_\_\_ (an amount that does not exceed two month's rent) as liquidated damages or an early termination fee, if I elect to terminate the rental agreement, and the landlord waives the right to seek additional rent beyond the month in which the landlord retakes possession.

\_\_\_\_\_ I/We do not agree to liquidated damages or an early termination fee, and I/We acknowledge that the landlord may seek damages as provided by law.

3) Upon vacating the apartment the apartment must be left in its original condition, with normal wear and tear excepted.

- b. In the event Resident is a member of the United States Armed Forces and chooses to terminate the lease in accordance with the Florida Statute 83.682, Resident must provide no less than 30 days written notice of Resident's intent to terminate the lease. Furthermore, such notice must be accompanied by a copy of the Resident's military transfer orders or a letter from Resident's superior officer. Full compliance with the notice requirements of Florida Statute 83.682 is required.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Authorized Agent for Landlord

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant