

BREACH OF LEASE AGREEMENT

Property Address: _____ Lease Reference: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

Lease Details:

Lease Commencement Date: _____

Lease Expiration Date: _____

Monthly Rent Amount (USD): _____

Breach Details:

Description of Breach: _____

1. Notice of Breach

Landlord has notified Tenant in writing of the specific breaches of the Lease Agreement. Tenant acknowledges receipt of such notice and the opportunity to cure the breach(es) within the time frame set forth herein.

2. Tenant's Default

Tenant has failed to comply with the terms and conditions of the Lease Agreement, including but not limited to failure to pay rent, unauthorized subletting, property damage, or violation of other covenants.

3. Right to Cure

Tenant shall have ____ days from the date of receipt of this Notice to cure the breach(es). Failure to remedy the breach(es) within said period shall result in Landlord exercising rights to terminate the Lease.

4. Termination of Lease

If Tenant fails to cure the breach(es) within the specified time, Landlord may terminate the Lease Agreement by written notice and take possession of the Property in accordance with applicable law.

5. Rent and Damages

Tenant remains liable for all rent due through the termination date, as well as any damages, costs, and expenses incurred by Landlord as a result of the breach including reasonable attorneys' fees.

6. Remedies Cumulative

All remedies available to Landlord under this Agreement and by law are cumulative and may be exercised singularly or concurrently at Landlord's discretion.

7. Waiver

No waiver of any breach of any term or condition of this Agreement shall be deemed a waiver of any subsequent breach

of the same or any other term or condition.

8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of _____, without regard to its conflict of laws principles.

9. Attorney's Fees

In any legal action to enforce this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

10. Severability

If any provision of this Agreement is found to be invalid or unenforceable, the remainder of the Agreement shall remain in full force and effect.

11. Entire Agreement

This Agreement constitutes the entire understanding of the parties with respect to the subject matter hereof and supersedes all prior agreements and understandings.

12. Notices

All notices under this Agreement shall be in writing and delivered personally, by certified mail, or by nationally recognized overnight courier to the addresses set forth above or to such other address as a party may designate in writing.

13. Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

14. Binding Effect

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors, and assigns.

15. No Oral Modification

No amendment or modification of this Agreement shall be valid or binding unless made in writing and signed by both parties.

16. Force Majeure

Neither party shall be liable for delays or failures in performance resulting from causes beyond such party's reasonable control, including but not limited to acts of God, government actions, or natural disasters.

17. Tenant's Obligations Post-Termination

Upon termination of the Lease, Tenant shall vacate the Property promptly and return possession to Landlord in broom-clean condition, subject to normal wear and tear.

18. Security Deposit

Landlord may retain the security deposit to cover damages, unpaid rent, and costs incurred due to Tenant's breach, with an accounting provided to Tenant as required by law.

19. No Admission of Liability

Nothing in this Agreement shall be construed as an admission of liability or wrongdoing by either party.

20. Signatures

The parties have executed this Breach of Lease Agreement as of the date of signing below.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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