**LEASE TERMINATION CLAUSE**

In a termination clause, either party has the right to request a termination of the entire lease before its expiration. The difference between the early termination clause and the lease termination clause is that the latter shows mutual written consent between the landlords and the tenants. In contrast, the early termination clause states that the landlord may break the agreement if the tenants break any lease term.

In general words, the landlord releases the tenants from any future obligations, and the tenants surrender the premises. Keep in mind that the landlord may still be able to charge an extra rent amount or fee for early termination.