



AGREEMENT TO TERMINATE FIXED TERM TENANCY

Member Office

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LESSOR:

TENANT/s: (INSERT DETAILS)

PREMISES: (INSERT ADDRESS)

AGENT: REAL ESTATE TRADING CO. PTY LTD T/A RAY WHITE (GLADSTONE)

FIXED TERM TENANCY:

Date commenced:

Date due to finish:

The Lessor and the Tenant have a Fixed Term Tenancy Agreement ("Tenancy"). The Tenant has asked the Lessor to allow early termination of the Tenancy. In consideration of the Lessors agreement to the early termination the Lessor and the Tenant agree that:

1. The Tenant will pay rent and other charges in accordance with the Tenancy (including those provided for by the *Residential Tenancies Act*), until a new tenancy agreement for the Premises starts or until expiration of the Tenancy, whichever is the sooner;
2. The Tenant authorises the Lessors agent to supply any prospective tenant with particulars relevant to a proposed tenancy of the Premises;
3. The Tenant will pay (to the agent) the Lessor's reasonable costs of _____
when the Agent finds a replacement tenant who enters into a valid/enforceable Residential Tenancy Agreement;
4. The Tenant agrees that payment as per Section 3 is to be paid _____
5. The Tenant will allow inspections of the premises at reasonable times by prospective tenants accompanied by the Agent.
6. The existing Tenancy will terminate when a new Residential Tenancy Agreement with a replacement tenant commences.
7. The Agent is acting for the Lessor in all matters arising under this Agreement.

Date: Signature(s) of Tenant(s)

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Date: Signature of Lessor/Agent of