

## Lease cancellation agreement

This Cancellation Agreement ("lease cancellation Agreement") is made and entered into on 12/12/2024, by and between:

Landlord: Mary Jo Masterson

Number: (918) 344-0478

And

Tenant: The Discovery Group Incorporated.

Phone Number: 713-722-0102

Unit Name: SOU3701 Address: 3701 S Richmond Ave, Tulsa, OK 74135

### Terms and Conditions:

1. **Rent Responsibility:** The tenant (lessee) will be responsible for paying rent for the entire lease term, even if they vacate the property before the lease ends. If the tenant terminates the lease improperly or without valid reasons, or if the landlord evicts the tenant, the tenant will still be liable for rent until the landlord secures a new tenant for the property or re-leases it.
2. **Settlement of Outstanding Payments:** Any outstanding payments, including utilities, damages, or other charges, must be cleared by the tenant before the final cancellation is processed.
3. **Forfeiture of Security Deposit:** The security deposit will be forfeited and applied toward outstanding amounts.
4. **30-Day Notice:** The tenant must provide at least 30 days' written notice to terminate the lease. If the tenant gives less than 30 days' notice, they will be responsible for paying an additional one-month fee. If they cancel early, they automatically lose their deposit.
5. **Full Contract Responsibility:** Regardless of notice, tenants are responsible for paying the full contract amount.
6. **Employer Proof Requirement:** The tenant must provide proof from their employer that the termination was not due to the tenant's negligence. This proof is required for the landlord's approval of the termination.
7. **Additional Penalties:** If the lease is terminated and the landlord has to perform legal or administrative work to find a new tenant, the tenant will be responsible for those costs. If the matter escalates to small claims court, the tenant will be required to pay the allowed amount as per the court's ruling.
8. **Arrangements for Final Property Inspection:** The tenant agrees to allow the landlord to conduct a final inspection of the property before the cancellation is finalized.
9. **Return of Keys and Access:** The tenant agrees to return all keys and provide access to the property to the landlord for the final inspection and any required maintenance or repairs.

By signing this Agreement, both parties agree to the terms and conditions stated above.

Landlord's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_