

ADDENDUM GIVING THE TENANT A CHOICE OF DAMAGES IF TENANT ENDS LEASE EARLY

This Addendum to the Lease is for the premises at: [REDACTED].

By this addendum, Tenant has a choice of what happens if Tenant ends the lease early. Tenant can pay a fixed amount OR allow Landlord to charge what is allowed by statute. This choice must be made at the time the Lease is signed. If no choice is made, and Tenant ends the lease early, then Landlord will charge what is allowed by Florida Statutes.

MAX 2 times Monthly Rent

Mark only one Choice. Fill in all blanks before tenant makes the choice.

Choice 1

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Tenant agrees, as provided in this addendum, to pay **\$4,800.00** (an amount that does not exceed 2 months' rent) to Landlord as liquidated damages or an early termination fee, if Tenant elects to terminate the rental agreement, and Landlord waives the right to seek additional rent beyond the month in which the Landlord retakes possession.

Tenant will still owe rent (as well as any other charges due under the terms of the lease or Florida law) until the end of the month in which Tenant vacates.

Tenant will not owe any future rent due under the lease with Choice 1.

Choice 2

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Tenant does not agree to paying a Liquidated Damage or an Early Termination Fee and Tenant acknowledges that the Landlord may seek damages as provided by law.

Tenant may owe future rents as they become due under the lease with Choice 2.

[REDACTED] TENANT

DATE

[REDACTED] TENANT

DATE

[REDACTED] OWNER

DATE

[REDACTED] OWNER

DATE

Landlords are NOT required to offer Choice 1, but if the landlord gives the tenant the choice, choice 1 can only be chosen by the tenant at lease signing. If no choice is given, then Choice 2 will prevail.