

LEASE TERMINATION AGREEMENT

THIS LEASE TERMINATION AGREEMENT dated as of 01/12/2026 by [REDACTED] [REDACTED] (“Resident”) and [REDACTED] (“Guarantor” and along with Resident, collectively, the “Resident Parties”) in favor of IDEAL PROVINCE LEASECO, LLC (“Owner”) and GREP SOUTH, LLC (“Property Manager”) and all of their employees, officers, agents, affiliates, parents, subsidiaries, successors and assigns (collectively, along with Owner, the “Landlord”).

WHEREAS, Resident entered into that certain Lease Agreement dated 08/01/2026 with Owner, through Property Manager as Owner’s agent (the “Lease”) in relation to [REDACTED] located in [REDACTED] (the “Property”); and

WHEREAS, Guarantor entered into that certain Parental or Sponsor Guaranty dated 08/01/2026 guaranteeing the obligations of Resident under the Lease (the “Guaranty”); and

WHEREAS, Resident has failed to fulfill the terms and obligations of the Lease and currently owes the sum of \$ 0 to Landlord; and

WHEREAS, Landlord has agreed to compromise and settle the sums due to it under the Lease and terminate the Lease on the terms and conditions set forth herein.

NOW THEREFORE, for the consideration of the promises and payments set forth herein and other good and valuable consideration, Landlord and the Resident Parties hereby agree as follows:

1. The Recitals set forth above are hereby incorporated into the agreement portion of this Release.
2. For the Sole Consideration of 0 paid by Landlord to Resident, the receipt and sufficiency of which is hereby acknowledged, Landlord agrees to terminate the Lease and forgive all additional sums owed by the Resident Parties to Owner. Landlord agrees not to report either of the Resident Parties to any credit agencies or take any other efforts to collect any debt owed to Landlord by the Resident Parties prior to the execution of this Lease Termination Agreement.
3. In consideration of the termination of the Lease and forgiveness of certain of the outstanding sums due to Landlord, the Resident Parties hereby release and forever discharge the Landlord from any and all claims, demands, damages, actions, causes of action or suits of any kind or nature whatsoever whether in contract, tort or otherwise, known and unknown, which have resulted solely from or may in the future develop solely from the Lease, the Guaranty, or the Property, or any matters related to any of them (the “Released Claims”).
4. Resident agrees to vacate his/her leased premises no later than 07/31/2026 (“Effective Date”). This agreement will go into effect on the Effective Date and Resident will pay all rent and other charges incurred through the Effective Date. Failure to pay rent and other charges through the Effective Date may result in late fees, legal action and/or derogatory credit reporting. Any damages caused by Resident to the Property including any holdover fees caused by Resident’s refusal to move out on the agreed upon Effective Date, will be separately due and owing to Landlord and are not covered by any release contained herein.