

**GRANVILLE TOWERS
LEASE TERMINATION AGREEMENT**

THIS LEASE TERMINATION AGREEMENT dated as of 11/6/2019 by Alexander Yalcin ("**Resident**") and Miranda Miller ("**Guarantor**") and along with Resident, collectively, the "**Resident Parties**") in favor of Granville Towers LLC ("**Owner**") and GREP Southeast LLC 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 6/3/2019 with Owner, through Owner's agent GREP Southeast LLC (the "**Lease**") in relation to Granville Towers located in Chapel Hill, NC (the "**Property**"); and

WHEREAS, Guarantor entered into that certain Parental or Sponsor Guaranty dated 6/3/2019 guaranteeing the obligations of Resident under the Lease (the "**Guaranty**"); and

WHEREAS, Landlord and Resident have a material disagreement about the terms and conditions of the Lease and the responsibility of each to the other; and

WHEREAS, Landlord and Resident have agreed to compromise and settle their dispute and terminate the Lease under 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 the releases and other promises set forth herein, the receipt and sufficiency of which is hereby acknowledged, Landlord agrees to terminate the Lease and forgive any additional sums owed by the Resident Parties to Owner as of the Effective Date.
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**"). Below outlines the settlement agreement which may include a refund amount in the case of rent prepayment:

Settlement Fee: \$0.00 Concession Repayment (if applicable): \$0.00
Total Amount Due: \$0.00 Total Refund Amount Due: \$0.00


4. Resident agrees to vacate his/her leased premises no later than 12/14/2019 ("**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.

5. The Resident Parties agree that neither of them will directly or indirectly, in any capacity or manner, make, express, transmit, speak, write, verbalize or otherwise communicate in any way (or cause, further, assist, solicit, encourage, support or participate in any of the foregoing), any remark, comment, message, information, declaration, communication or other statement of any kind, whether verbal, in writing, electronically transferred or otherwise, that might reasonably be construed to be derogatory or critical of, or negative toward, the Landlord. To the extent that any such comment has previously been published to any social media site or otherwise communicated, the Resident Parties agree to immediately remove such reference and take all reasonable actions to ensure that such comment has been permanently removed from such social media site or otherwise.

6. The Resident Parties agree that they shall treat the fact of this Lease Termination Agreement and the agreements made in relation thereto as absolutely confidential. The Resident Parties shall not disclose anything regarding this compromise settlement to any other person or entity not directly affiliated with the Resident Parties, unless legally compelled to do so, and then, only upon timely prior notice to Granville Towers, LLC 2100, Granville Towers South, Chapel Hill, NC 27514, giving it sufficient time to contest any such disclosure. In the event any inquiry is made of either of the Resident Parties concerning this matter, he shall indicate only that "he was permitted to terminate the Lease," and shall give no other indication of the outcome. Confidentiality is a material part of this Lease Termination Agreement, and is intended to apply and be binding upon the Resident Parties and any of their family members, and to the extent possible, any friends or associates to whom the Resident Parties have communicated regarding the matters related to this Lease Termination Agreement. The Resident Parties shall take all steps reasonably necessary to ensure that this provision is communicated to and followed by those intended to be bound.

7. The Resident Parties and Landlord hereby declare, one to the other, that the terms of this Lease Termination Agreement have been completely read and are fully understood and voluntarily accepted for the purpose of making the releases set forth herein.

IN WITNESS WHEREOF, the parties acknowledge their agreement to this Lease Termination Agreement as evidenced by their signatures below:

RESIDENT: Signature: 
Name: Alexander Yalcin

OWNER: Granville Towers, LLC

By: _____
Name: _____
Authorized Signatory