SUBLEASE AGREEMENT

This Sublease Agreement (the "Sublease") is made between _____ ("Sublessor"), the tenant under the Master Lease described below, and _____ ("Subtenant").

Sublessor (original tenant):: _____ Subtenant:: _____

Landlord:: _____ Property:: _____

1. THE MASTER LEASE

Sublessor rents the property at _____ (the "Property") from _____ ("Landlord") under a lease dated _____ that ends on _____ (the "Master Lease"). A copy of the Master Lease is attached to this Sublease, and Subtenant confirms receiving and reading it.

2. PREMISES

Sublessor sublets to Subtenant (check one):

☐ The entire Property.

☐ Only the following room or part of the Property, with shared use of the common areas listed:

_____

_____

3. TERM

The Sublease begins on _____ and ends on _____. The Sublease cannot last longer than the Master Lease. If the Master Lease ends early for any reason, this Sublease ends on the same date, and Subtenant will move out by then.

4. RENT

Subtenant will pay rent of $_____ per month, due on the _____ day of each month. Payment method: _____. Rent for a partial first or last month is prorated by the day.

Rent is paid to (check one):

☐ Sublessor.

☐ Landlord directly, on Sublessor's behalf.

If Subtenant pays Landlord directly, Subtenant will give Sublessor proof of each payment. Unless Landlord agrees otherwise in writing, paying Landlord directly does not make Subtenant a party to the Master Lease.

5. SECURITY DEPOSIT

Subtenant will pay Sublessor a security deposit of $_____ on or before the start date. Sublessor will return the deposit after Subtenant moves out, less lawful deductions for unpaid rent or damage beyond normal wear and tear, with a written list of any deductions, within the time and in the manner applicable law requires. This deposit is separate from any deposit Sublessor paid Landlord under the Master Lease.

6. UTILITIES

Who pays each utility (electricity, gas, water, trash, internet, other) and how it is settled:

_____

_____

_____

7. FURNISHINGS AND CONDITION

Furnishings and items included (write "none" if unfurnished)

ITEM	CONDITION AT MOVE-IN

Sublessor and Subtenant will walk through the Premises at move-in and record their condition, including any furnishings, in writing or with dated photos. Each keeps a copy.

8. SUBTENANT FOLLOWS THE MASTER LEASE

Subtenant will follow every term of the Master Lease that applies to occupants of the Premises, including rules on use, noise, guests, pets, smoking, maintenance and access, except that rent, the security deposit and utilities are as stated in this Sublease. Subtenant will not do anything, or allow anything, that would breach the Master Lease. Subtenant will not sublet any part of the Premises or assign this Sublease. If this Sublease and the Master Lease conflict, the Master Lease controls as between Sublessor and Landlord.

9. SUBLESSOR STAYS RESPONSIBLE TO LANDLORD

This Sublease does not release Sublessor from the Master Lease. Sublessor remains responsible to Landlord for all obligations under the Master Lease, including paying rent, for the full term. Sublessor will keep the Master Lease in effect for the Sublease term and will pass on to Subtenant promptly any

notice from Landlord that affects the Premises. Subtenant is responsible to Sublessor for any loss Sublessor suffers because Subtenant breaks this Sublease or the Master Lease.

10. LANDLORD CONSENT

Check one:

☐ The Master Lease requires Landlord's written consent. This Sublease takes effect only when Landlord signs the Landlord Consent below.

☐ Sublessor states that the Master Lease allows this Sublease without Landlord's written consent.

11. MOVE-OUT

Sublessor has given Subtenant the following keys and access devices: _____. By the end of the Sublease, Subtenant will remove all personal belongings, leave the Premises and any furnishings clean and in the same condition as at move-in except for normal wear and tear, and return every key and access device to Sublessor.

12. ADDITIONAL TERMS

_____

_____

13. ENTIRE AGREEMENT

This Sublease, together with the attached Master Lease, is the entire agreement between Sublessor and Subtenant. Any change must be in writing and signed by both. If any part of this Sublease is found invalid, the rest stays in effect.

14. SIGNATURES

By signing below, Sublessor and Subtenant agree to this Sublease. Each should keep a signed copy, with the Master Lease attached.

Sublessor signature	Date
Subtenant signature	Date

LANDLORD CONSENT

I, _____, the Landlord under the Master Lease, consent to this Sublease between _____ and _____ for the term stated above. This consent does not change the Master Lease, does not release Sublessor from any obligation under it,

and does not make Subtenant a tenant of Landlord. It applies to this Sublease only and is not consent to any other sublease or assignment.

Complete this section only if the Master Lease requires Landlord's written consent.

Landlord signature

Date