

STANDARD SUBLEASE AGREEMENT

This Sublease Agreement (the "Sublease") is made and entered into as of , by and between the Sublessor and the Sublessee defined below.

1. PARTIES

Sublessor:

Sublessee:

2. THE PREMISES

The Sublessor agrees to sublease to the Sublessee, and the Sublessee agrees to sublease from the Sublessor, the property located at:

Street Address:

City: **State:** **Zip Code:**

3. TERM

The term of this Sublease shall begin on and shall terminate on , unless terminated sooner in accordance with the Master Lease or this Sublease.

4. RENT AND PAYMENTS

The Sublessee shall pay to the Sublessor a monthly rent of \$.

Rent shall be due on the day of each month. Payment shall be made to the Sublessor via

5. SECURITY DEPOSIT

The Sublessee shall deposit with the Sublessor the sum of \$ as security for any damage caused to the premises during the term of this Sublease. This deposit will be refunded within days after the termination of this Sublease, less any deductions for damages beyond normal wear and tear.

6. UTILITIES

The cost of utilities shall be paid as follows:

Electricity: Paid by

Water & Sewer: Paid by

Gas: Paid by

Internet/Cable: Paid by

7. MASTER LEASE

This Sublease is subject and subordinate to the Master Lease dated between the Sublessor (as tenant) and the Landlord, . The Sublessee agrees to assume all the obligations and responsibilities of the Sublessor under the Master Lease for the duration of this Sublease.

8. DISCLOSURES AND ADDITIONAL TERMS

9. SIGNATURES

IN WITNESS WHEREOF, the parties have executed this Sublease Agreement on the dates set forth below.

Sublessor Signature: **Date:**

Sublessee Signature: **Date:**

LANDLORD'S CONSENT (Optional / If Required)

The undersigned Landlord hereby consents to the subletting of the Premises as described in this Sublease Agreement.

Landlord Signature: **Date:**