

STANDARD SUBLEASE AGREEMENT

1. THE PARTIES. This is an agreement to sublet real property according to the terms specified below, hereinafter known as the "Agreement". The Sublessor, known as _____, agrees to sublet to Subtenant, known as _____, and Subtenant agrees to take possession and occupancy of premises described below, in addition, both parties agree to keep, perform and fulfill the promises, conditions and agreements below:

2. THE PROPERTY. The location of the premises is located at: _____.

Additional Description: _____.

hereinafter known as the "Premises".

3. START DATE. The term of this Agreement is for Year(s) Month(s) beginning on the _____ day of _____, 20____.

4. END DATE. This Agreement shall terminate: (choose one)

- On the _____ day of _____, 20____. There shall be no holding over under the terms of this Agreement under any circumstances.

- By either of the parties submitting notice to terminate with at least _____ days' notice.

5. PAYMENT. The rent is \$_____ per month, payable in advance on the _____ day of each month. The instructions for payment are as follows: _____.

6. UTILITIES AND SERVICES. All charges for any utilities or services connected with Premises which are to be paid by the Sublessor under the Master Lease shall be paid by the Subtenant for the term of this Agreement.

7. LIABILITY FOR DAMAGES. Subtenant agrees to surrender and deliver to the Sublessor the premises and all furniture and decorations within the premises in as good a condition as they were at the beginning of the term, reasonable wear and tear excepted. The Subtenant will be liable to the Sublessor for any damages occurring to the premises or the contents thereof or to the building which are done by the Subtenant or his guests.

8. SECURITY DEPOSIT. Subtenant agrees to pay to Sublessor a security deposit of \$_____ in accordance with State law to cover damages and cleaning. Sublessor agrees that if the premises and contents thereof are returned to him/her in the same condition as when received by the Subtenant, reasonable wear and tear thereof excepted, (s)he will refund to the Subtenant \$_____ at the end of the term within the State