



## Sublease Agreement

This Sublease Agreement (the "Sublease") is made effective as of \_\_\_\_\_, by and between \_\_\_\_\_ ("Tenant"), and \_\_\_\_\_ ("Subtenant). Tenant has previously entered into a lease agreement with Hendley Properties ("Landlord") dated \_\_\_\_\_ (the "Prime Lease", a copy of which is attached as an exhibit to this Sublease. The Tenant now desires to sublet the leased property to the Subtenant and the Subtenant desires to sublet the leased property from the Tenant. Therefore, the parties agree as follows:

**Term and Possession:** The term of this sublease will begin on \_\_\_\_\_ and unless terminated sooner pursuant to the terms of this Sublease it will continue for the remainder of the term provided in the Prime Lease, which terminates \_\_\_\_\_. Subtenant tenancy will terminate on \_\_\_\_\_, unless Landlord and Subtenant sign another written agreement prior to the end of tenancy providing for an additional period of tenancy. Subtenant is not responsible for finding a replacement upon the termination of his or her tenancy.

**Sublease Payments:** Subtenant will not be privy to any concessions or special conditions provided to Tenant, and will be subject to paying current market rate. Subtenant shall pay to Landlord sublease payments of \$ \_\_\_\_\_ per month, payable in advance on the first day of each month, for a total sublease payment of \$ \_\_\_\_\_. Rent will be late after the 5<sup>th</sup> and subject to late charges which are 15% of total rent.

First and last month's rent of person taking over lease as subtenant is due before move in.

**Sublease Fee:** The tenant will forfeit last month's rent (paid prior to lease start date) as a sublease fee. In the event that last month's rent has not been paid, the tenant will be charged a sublease fee equal to one month's rent. The subtenant is responsible for last month's rent. Last month's rent will not be pro-rated even though lease date is a partial month.

**Lease Requirements:** If Prime Lease is a joint lease, all roommates must sign an agreement for Subtenant to be able to move in. Each tenant must sign below

X \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

X \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

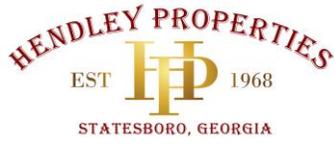
X \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

Subtenant: \_\_\_\_\_

Date: \_\_\_\_\_



Landlord: \_\_\_\_\_

Date: \_\_\_\_\_