

# SUBLEASE AGREEMENT

Date (the "Effective Date"):

\_\_\_\_\_

State: \_\_\_\_\_

County: \_\_\_\_\_

WHEREAS the Tenant has previously entered into the prime lease, namely: \_\_\_\_\_ (the "Prime Lease") with \_\_\_\_\_, (the "Landlord") dated \_\_\_\_\_ and desires to sublet the leased property (the "Premises") to the Subtenant; and the Subtenant desires to lease the Premises,

the Parties, hereinafter collectively referred to as the "Parties" and each individually as the "Party" agree to enter into this Sublease Agreement (the "Agreement") on the terms specified below:

## TENANT:

(the "Tenant"),

Name: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Representative: \_\_\_\_\_

Email/Phone number: \_\_\_\_\_

\_\_\_\_\_

## SUBTENANT:

(the "Subtenant"),

Name: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Representative: \_\_\_\_\_

Email/Phone number: \_\_\_\_\_

\_\_\_\_\_

## SUBJECT OF THE AGREEMENT:

According to the terms of this Agreement the Subtenant leases the following Premises from the Tenant: \_\_\_\_\_, located at: \_\_\_\_\_.

Other details re the Premises:

\_\_\_\_\_

\_\_\_\_\_

## SUBLEASE TERM AND TERMINATION:

The Sublease term begins on \_\_\_\_\_ (the "Commencement Date") and ends on \_\_\_\_\_ (the "End Date") unless terminated earlier under the terms of this Agreement.

Either Party has the right to terminate this Agreement without reason upon \_\_\_\_\_ days prior written notice.

Either Party has the right to immediately terminate this Agreement if the other Party fails to exercise the terms of this Agreement.

If the Subtenant violates the living conditions in the Premises or delays the payment of the sublease fee for more than \_\_\_\_\_, the Tenant has the right to immediately terminate this Agreement upon written notice to the Subtenant.

This Agreement shall terminate immediately upon termination of the prime lease Agreement.

**PAYMENT TERMS AND CONDITIONS:**

Sublease Amount (the “**Sublease Fee**”): \$ \_\_\_\_\_.

Payment Terms:

- Fixed amount. Due Date: \_\_\_\_\_.
- Monthly payment. The payments should be made on the last day of each month .
- Weekly payment. The payments should be made on the last day of each week.
- Annually payment. The payments should be made on \_\_\_\_\_ of each year.
- Other. The payments should be made on \_\_\_\_\_ of \_\_\_\_\_.

Payment method shall be as follows: \_\_\_\_\_.

Security deposit (if any): \$ \_\_\_\_\_.

Late fee (if any): \$ \_\_\_\_\_ for \_\_\_\_\_ day/week of delay.

**UTILITIES:**

The Tenant shall provide the following utilities to the Subtenant  
\_\_\_\_\_.

The payment for the utilities:

- Is already included in the Sublease Fee.
- Is not included in the Sublease Fee and should be paid by the Tenant directly to the responsible companies.

**OTHER TERMS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:**

Any notice under this Agreement shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth herein or to such other address as one party may have furnished to the other in writing or or to e-mails set forth herein.

**SEVERABILITY:**

The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

**GOVERNING LAW AND DISPUTE RESOLUTION:**

This Agreement shall be governed by and interpreted in accordance with the laws of \_\_\_\_\_ State, and any disputes arising out of or in connection with this Agreement shall be exclusively resolved by the courts of \_\_\_\_\_ State.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the Effective Date, with full knowledge of its content and significance and intending to be legally bound by the terms hereof.

**Tenant's Name and Signature:** \_\_\_\_\_

**Subtenant's Name and Signature:** \_\_\_\_\_