

1. Sublease Agreement

1.1 ACKNOWLEDGEMENT OF PARTIES

This sublease agreement is made the Day of Month (Numeric+Suffix - I.e 1st)-Date Agreement Sent of Month (Written out - I.e March) - Date Agreement Sent Year (Numeric - I.e 20XX) - Date Agreement Sent between Lessor, The Weiner Companies, Ltd., Lessee(s) Lessees' (All names, comma separated) and Sublessee(s) Sublessees' (All names, comma separated).

1.2 LESSEE AND SUBLESSEE AGREEMENT

The Lessees agree to sublease the unit located at <<Unit Address>> beginning Day, Month, Year that Sublease Starts (I.e 4-1-20XX) and ending <<Lease End Date>> under the terms and conditions set forth in this sublease agreement and in the original lease attached.

Lessees and sublessees agree:

1. Sublessees should pay Lessor the rent set forth in the original lease commencing with the Month & Year Sublessee Begins rent payments (I.e April 1996) payment.
2. Sublessees will pay to Lessor a security deposit of Security Deposit (Sublessee's Amount \$XXX.00). on or before Date Sublessee's deposit is due (I.e. 4-1-20XX). The Security Deposit (Sublessee's Amount \$XXX.00) security deposit, less the cost of any damages and other unpaid charges will be returned to the designated agent in the original lease by Lessor no later than 30 days after termination of this sublease. If the sublessee renews the lease, then their paid deposit will remain on the account and the original lessee's deposit shall be returned to them.
3. Lessor will inspect the premises. Lessee will be notified, within 30 days, of any deductions to be withheld from deposit. Lessee's security deposit will be returned, less deductions, within 30 days after the lease terminates.
4. The \$100 sublease fee must be paid to The Weiner Companies, Ltd. by the Lessee on the date this agreement is signed.

Sublessees further agree to all terms and conditions of the original lease signed between Lessor and Lessees. Sublessees and Lessees shall all be jointly and severally liable for the terms of this sublease agreement. Any other agreements between Lessor, Lessees and Sublessees are as stated below:

No oral promises are binding on any party to this sublease agreement.

1.3 PROPERTY CONDITION AT TIME OF POSSESSION

We/I, Sublessees' (All names, comma separated), agree to accept the property *IN AS IS CONDITION* in exchange for receiving the keys.

We/I understand if any cleaning is necessary, it will be done at our/my expense. We/I also understand if the unit is painted in colors other than the list of Weiner-approved paint colors, we/I will be responsible for returning the unit to the appropriate color. If we/I do not paint the unit to an appropriate color, we/I agree that we will be charged to have this done. Regardless of the condition of the property when we/I move in, we/I will still be expected to clean the property when we/I move out.

X

Date Signed