



1. Sublease Agreement

1.1 PARTIES

This Sublease Agreement (the "Sublease") is made and effective on the date signed by all parties, by and between <<Tenants (Financially Responsible)>> ("Sublessor", whether one or more) and <<Co-Signer(s)>> ("Subtenant", whether one or more).

1.2 PROPERTY

Sublessor is the tenant in a lease agreement dated <<Lease Signed Date>> with <<Company Name>> for a term ending <<Lease End Date>> (the "Master Lease"). A copy of the Master Lease can be found on the Moll Properties, Inc. individual tenant portal and incorporated herein by this reference. The property leased to Sublessor in the Master Lease is referred to as the "Leased Property". The Leased Property is located at <<Unit Address>>.

1.3 TERMS

1.3.1 The term of this sublease begins on <<Lease Start Date>> and ends on <<Lease End Date>>. There shall be no holding over under the terms of this sublease agreement under any circumstances.

1.3.2 The total rent for this sublease is \$<<Total Rent for Lease Term>>. This amount can be paid as monthly payments of \$<<Monthly Rent>> payable in advance on the 1st day of each month. The rent is payable to <<Company Name>> through the online tenant portal or directly to the sublessor at the address provided below. Sublessor is responsible for ensuring all rent is paid in full in compliance with the master lease.

1.3.3 All charges for utilities 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 sublease.

1.3.4 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.

1.3.5 Subtenant agrees to pay to sublessor a deposit of \$<<Security Deposit Charges>> 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 the deposit minus any charges at the end of the term, or within 30 days thereafter. Any reason for retaining a portion of the deposit shall be explained in writing within 30 days to the subtenant.

1.3.6 This sublease agreement incorporates and is subject to the original lease agreement between the sublessor and his lessor, a copy of which is attached hereto, and which is hereby referred to and incorporated as if it were set out here at length. The subtenant agrees to assume all of the obligations and responsibilities of the sublessor under the original lease for the duration of the sublease agreement.

1.3.7 In the event of any legal action concerning this sublease, the losing party shall pay to the prevailing party reasonable attorney's fees and court costs to be fixed by the court wherein such judgment shall be entered.

1.4 AGREEMENT

1.4.1 This lease constitutes the sole agreement between the parties, and no additions, deletions or modifications may be accomplished without the written consent of both parties (ANY ORAL REPRESENTATIONS MADE AT THE TIME OF EXECUTING THIS LEASE ARE NOT LEGALLY VALID AND, THEREFORE, ARE NOT BINDING UPON EITHER PARTY).

1.4.2 The words "sublessor" and "subtenant" as used herein include the plural as well as the singular; no regard for gender is intended by the language in this sublease.

1.4.3 Each signatory to this sublease acknowledges receipt of an executed copy thereof.

1.4.4 This sublease is not binding upon either party unless approved and signed by <<Company Name>>.

1.5 FORWARDING ADDRESS

Payments, correspondence or other items can be mailed to the subtenant at the address provided:

Changes to this address must be sent to both the subtenant and <<Company Name>> in writing.

X _____
Initial Here