

SUBLEASE AGREEMENT

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This Sublease Agreement (this "**Sublease**") is entered into as of [EFFECTIVE DATE] (the "**Effective Date**") by and between:

[SUBLANDLORD LEGAL NAME], the current tenant under the Master Lease defined below, with a notice address at [SUBLANDLORD ADDRESS] ("**Sublandlord**"); and

[SUBTENANT LEGAL NAME], with a notice address at [SUBTENANT ADDRESS] ("**Subtenant**").

Sublandlord and Subtenant are each a "**Party**" and together the "**Parties**."

Recitals. Sublandlord is the tenant under a lease dated [MASTER LEASE DATE] with [ORIGINAL LANDLORD NAME] ("**Master Landlord**") for the premises described below (the "**Master Lease**"). Sublandlord wishes to sublet all or part of those premises to Subtenant, and Subtenant wishes to sublet them, on the terms below and subject to the Master Lease. In consideration of the mutual promises below, the Parties agree as follows.

1. Subleased Premises and Term

1.1 Subleased Premises. Sublandlord subleases to Subtenant the premises (or portion) located at [FULL ADDRESS, UNIT / DESCRIBE PORTION] (the "**Subleased Premises**"), together with [shared areas, parking, storage, or other rights: DESCRIBE OR "NONE"].

1.2 Term. The term of this Sublease begins on [START DATE] and ends on [END DATE] (the "**Sublease Term**"), unless sooner terminated under this Sublease or the Master Lease. The Sublease Term may not extend beyond the term of the Master Lease.

1.3 Early termination. If the Master Lease terminates for any reason before the end of the Sublease Term, this Sublease terminates automatically on the same date, and Sublandlord is not liable to Subtenant except as required by applicable law or by Sublandlord's own breach.

1.4 Holding over. Subtenant has no right to remain in the Subleased Premises after the Sublease Term and will be liable for any holdover damages, including any holdover liability Sublandlord incurs under the Master Lease because of Subtenant's failure to vacate.

2. Rent and Charges

2.1 Rent. Subtenant will pay Sublandlord rent of [AMOUNT] per month (the "**Rent**"), due in advance on the [first] day of each month, without demand, setoff, or deduction except as expressly allowed.

2.2 Payment. Rent is payable by [method] to [PAYEE]. Rent is considered paid when actually received by Sublandlord.

2.3 Proration and late charges. Partial-month Rent is prorated by day. If Rent is not received within [NUMBER] days after its due date, Subtenant will pay a late charge of [AMOUNT OR %], to the extent permitted by

applicable law.

2.4 Utilities and shared costs. Subtenant will pay **[its share of utilities, internet, and shared costs as follows: DESCRIBE]**. Where utilities are not separately metered, the Parties will allocate costs on a reasonable basis.

2.5 Security deposit. On signing, Subtenant will pay a security deposit of **[AMOUNT]** (the "**Security Deposit**"). Sublandlord may apply it to unpaid Rent and damage beyond ordinary wear and tear, and will return the balance, with any itemization required by applicable law, after Subtenant vacates. Deposit handling and return deadlines vary by jurisdiction; follow local rules.

3. Master Lease and Consent

3.1 Subject to Master Lease. This Sublease is subject to all terms of the Master Lease. Subtenant has received or reviewed a copy of the Master Lease (with permitted redactions) attached as **[EXHIBIT A]** and agrees to comply with all of Sublandlord's obligations under it as they apply to the Subleased Premises, except the obligation to pay base rent to Master Landlord.

3.2 Master Landlord consent. This Sublease is effective only if the Master Lease permits subletting or Master Landlord consents in writing where required. If Master Landlord's consent is required and not obtained, this Sublease is void and the Security Deposit and any prepaid Rent will be returned. Subletting without required consent can be a default under the Master Lease; confirm requirements.

3.3 No modification of Master Lease. Nothing in this Sublease modifies the Master Lease or creates any obligation of Master Landlord to Subtenant. Subtenant acquires no rights against Master Landlord except as Master Landlord expressly agrees in writing.

3.4 Sublandlord covenants. Sublandlord will pay the rent and perform its obligations under the Master Lease (other than those assumed by Subtenant) and will not voluntarily terminate or materially modify the Master Lease in a way that harms Subtenant without Subtenant's consent.

4. Use, Condition, and Maintenance

4.1 Permitted use. Subtenant will use the Subleased Premises only for **[PERMITTED USE]**, consistent with the Master Lease, and will not create a nuisance or violate applicable law, zoning, or insurance.

4.2 Condition. Subtenant accepts the Subleased Premises in its current condition, subject to any items noted on a move-in checklist the Parties sign. **[Attach a checklist where practical.]**

4.3 Maintenance. Subtenant will keep the Subleased Premises clean and in good order, promptly report needed repairs, and avoid damage beyond ordinary wear and tear. Repairs that are Master Landlord's responsibility under the Master Lease remain so; Subtenant will report them to Sublandlord promptly.

4.4 Alterations. Subtenant will not make alterations without Sublandlord's prior written consent and any consent required under the Master Lease.

4.5 Surrender. At the end of the Sublease Term, Subtenant will remove its belongings, return all keys and access devices, and leave the Subleased Premises in the condition required by this Sublease and the Master Lease, ordinary wear and tear excepted.

5. Insurance and Liability

5.1 Insurance. Subtenant will maintain **[renter's / commercial general liability]** insurance with coverage of at least **[AMOUNT]** and any insurance required under the Master Lease, naming Sublandlord (and Master Landlord

if required) as additional insured, and will provide proof on request.

5.2 Indemnity. Subtenant will indemnify and hold harmless Sublandlord against claims, damages, and costs arising from Subtenant's use of the Subleased Premises or breach of this Sublease, except to the extent caused by Sublandlord's negligence or willful misconduct.

5.3 Sublandlord indemnity. Sublandlord will indemnify Subtenant against claims arising from Sublandlord's breach of the Master Lease that is not caused by Subtenant.

6. Default and Remedies

6.1 Default. Subtenant is in default if it fails to pay Rent when due, breaches another obligation, or causes Sublandlord to be in default under the Master Lease, subject to any cure period and notice required by applicable law.

6.2 Remedies. On an uncured default, Sublandlord may pursue the remedies available under applicable law, which may include serving required notices and recovering possession through lawful process and recovering unpaid Rent and damages. Self-help eviction is prohibited; Sublandlord will use lawful process only.

6.3 Sublandlord default. If Sublandlord fails to perform under the Master Lease and that failure threatens Subtenant's possession, Subtenant may, after written notice, pursue remedies available under applicable law, including any right to terminate this Sublease.

7. General Provisions

7.1 Governing law. This Sublease is governed by the laws of the State of [STATE] and the local ordinances applicable to the Subleased Premises.

7.2 Notices. Notices must be in writing and delivered to the addresses above (or as updated in writing) by a method permitted under applicable law.

7.3 Assignment. Subtenant may not assign this Sublease or further sublet without Sublandlord's prior written consent and any consent required under the Master Lease.

7.4 Entire agreement; amendment. This Sublease, with its exhibits, is the entire agreement between the Parties on its subject and may be amended only by a writing signed by both Parties.

7.5 Severability and waiver. If any provision is unenforceable, the rest remains in effect. A Party's failure to enforce a provision is not a waiver.

7.6 Counterparts and electronic signature. This Sublease may be signed in counterparts and by electronic signature, each of which is an original and all of which together form one agreement.

IN WITNESS WHEREOF, the Parties have executed this Sublease as of the Effective Date.

SUBLANDLORD

SUBTENANT

Signature: _____

Signature: _____

Printed name: [NAME]

Printed name: [NAME]

Title: [TITLE OR N/A]

Title: [TITLE OR N/A]

Date: _____

Date: _____

Master Landlord consent (if required):

MASTER LANDLORD

Signature: _____

Printed name: **[NAME]**

Title: **[TITLE OR N/A]**

Date: _____

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