

SUBLEASE AGREEMENT

Erich Welch agrees for the convenience of:

\_\_\_\_\_, Lessee(s),  
to permit the lessee(s) to sublease the premises located  
at \_\_\_\_\_ to \_\_\_\_\_

It is agreed and understood between Erich Welch and the Lessee(s) that permission to sublease is for the sole benefit of the Lessee(s). A flat fee of \$50.00 is being charged for the processing of each sublease application presented to Erich Welch by the Lessee(s),

Should Erich Welch accept as a sublease one of the applications presented by the Lessee(s) then Lessee(s) understand that:

1. Lessee(s) remain primarily liable and responsible for each and every term of the original lease agreement executed by Lessee(s), a copy of which will be attached hereto and incorporated herein as if fully re-written herein. Should the sublessee(s) fail to pay rent timely or cause any damage to the premises above normal wear and tear then Lessor will look to Lessee(s) first for compensation for non-payment of rent and for costs of any damages caused.
2. Upon fulfillment of all of the original lease provisions, the security deposit will be refunded to the lessee(s), not the sublessee(s). Any contrary arrangement of the disposition of monies should be made between the lessee(s) and the sublessee(s).
3. Although Lessee(s) remain(s) primarily responsible for the lease agreement, sublessee(s) hereby acknowledge that (he/she/they)(has/have) read the entire lease agreement and that (he/she/they) accept(s) each and every clause and provision of said lease agreement and that (he/she/they) hereby agree(s) to fully accept the duties and responsibilities created thereby, as well as accept the benefits.
4. No prior unwritten understandings apply and no special arrangements other than those appearing in the attached lease which is also incorporated herein as if fully rewritten herein will apply.
5. The term of the sublease shall be for the remaining period under the lease which lease term is defined as the period from \_\_\_\_\_ to \_\_\_\_\_. Unless agreed to by all of the parties herein.
6. All building rules and regulations apply to said Sublessee as well as to Lessee and both hereby wave any defense of lack of knowledge of said building rules and regulations.

Lessor hereby agrees to permit a sublease by and between  
Lessee(s) \_\_\_\_\_ and  
Sublessee(s) \_\_\_\_\_ for the premises located  
at \_\_\_\_\_.

Lessee(s) and Sublessee(s) both agree to the above terms and acknowledge acceptance of them as well as those contained in the attached and incorporated original lease.

Lessee(s):

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Sublessee(s):

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Lessor:

\_\_\_\_\_ Date \_\_\_\_\_

Erich Welch

Witnesses to Sublessee(s)

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_