

SUBLEASE AGREEMENT

This is an agreement to sublet real property according to the terms specified below.

The sublessor agrees to sublet and the subtenant agrees to take the premises described below. Both parties agree to keep, perform and fulfill the promises, conditions and agreements below:

1. The sublessor (current tenant) is: _____
2. The subtenant (new tenant) is: _____
3. The address, including apartment/unit # of the premises is:

4. The term of this sublease begins _____
The rent is \$ _____ per month, payable in advance on the _____ day of each month. The rent is payable to _____ at (address) 615 S. Dubuque St., Iowa City, IA.
5. The sublease agreement will terminate on (date)_____. There shall be no holding over under the terms of this sublease agreement under any circumstances.
6. 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.
7. Subtenant agrees to surrender and deliver to the landlord the premises in as good a condition as they were at the beginning of the sublessor's term, reasonable wear and tear excepted. The subtenant will be liable to the landlord for any damages occurring to the premises or the contents thereof or to the building which are done by the subtenant or his guests.
8. Security Deposit will remain in trust until lease expiration.
9. This sublease agreement incorporates and is subject to the original lease agreement between the sublessor and lessor/landlord, 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.

10. 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).

11. 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.

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

13. This sublease is not binding upon either party unless approved by the landlord as provided below.

14. The parties hereby bind themselves to this agreement by their signatures affixed below on this _____ day of _____, 20____.

_____ Sublessor
Printed Name

_____ Subtenant
Printed Name

_____ Roommate
Printed Name

_____ Roommate
Printed Name

_____ Roommate
Printed Name

I hereby give my consent to subletting of the above-described premises as set out in this sublease agreement.

Date: _____

Landlord/Agent _____
