

## Sublease Agreement

This **SUBLEASE**, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between  
\_\_\_\_\_, hereinafter referred to as Sublessor, and  
\_\_\_\_\_, hereinafter referred to as Sublessee.

Witnesseth: Sublessor hereby agrees to rent, convey, and transfer to the Sublessee the premises known as \_\_\_\_\_ in DeKalb, IL, for the term commencing on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and ending on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. In consideration of said transfer, Sublessee agrees to pay Sublessor as rent the total amount of \$ \_\_\_\_\_, of said transfer, said amount to be paid as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Futhermore, Sublessee has deposited with Sublessor the sum of \$ \_\_\_\_\_, the receipt of which is hereby acknowledged as security for performance of this sublease and for extraordinary damages caused by Sublessee to the premises or furnishings. Said deposit shall be returned within \_\_\_\_\_ days of the termination of said sublease.

Sublessee further agrees to pay all of the following utility costs for said premises during the term of the sublease:

\_\_\_\_\_  
\_\_\_\_\_

The \$100.00 fee for this sublease agreement will be paid to Townsend Management as follows:

\_\_\_\_\_  
\_\_\_\_\_

Sublessee further agrees to be bound by the lease executed between the Sublessor and the landlord so long as such terms do not conflict with the terms of this sublease, in which case the terms of the sublease shall prevail.

The parties further agree:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The lease's premises shall be occupied only by Sublessee(s) whose name(s) are affixed to this contract. No representations, except as contained herein, have been made to Sublessee respecting the condition of the subleased premises. The taking possession thereof by Sublessee shall be conclusive evidence that the leased premises were in good and satisfactory condition when possession of said premises was taken. At the expiration of this term, Sublessee will quit and surrender the premises hereby demises in as good state and condition as received, reasonable wear and tear and damage by fire or the elements, or from other causes beyond its control expected. All original signed tenants approve this sublease agreement.

**IN WITNESS WHEREOF**, the parties have executed this agreement the day and year written above.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Sublessee

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Landlord/Agent

Student's Legal Assistance office, S.A. Funded