

**Sublease Agreement**

This SUBLEASE AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between \_\_\_\_\_ (tenant/original tenant who signed the lease), and \_\_\_\_\_ (sublessor). Address of subleased premises: \_\_\_\_\_. Term of sublease begins on \_\_\_\_\_ and ends on \_\_\_\_\_. Length of term is \_\_\_\_\_ days. Rent due for full term of sublease is \_\_\_\_\_ dollars. Rent is to be paid *in advance of* the first day of each month in monthly installments of \_\_\_\_\_ dollars, without deduction or demand at our office, by mail to 3746 Bainbridge Dr., Bloomington, IN 47401 or such place designated by Demming Properties, LLC. *Tenant* is responsible for collecting rent monies from sublessor and ensuring the timely payment of rent per lease agreement.

Money and documents due before possession of premises is taken:

Security deposit from sublessor:.....\$ \_\_\_\_\_ dollars

The security deposit from sublessor is held by \_\_\_\_\_.

One Full months rent from sublessor:.....\$ \_\_\_\_\_ dollars

Lease Guarantee Agreement ..... \_\_\_\_\_ date received

Total due before possession is taken .....\$ \_\_\_\_\_ dollars

1. SUBORDINATION - Tenant and sublessor hereby and mutually agree and acknowledge that this sublease agreement is subordinate and subject to the terms and conditions of a lease agreement entered into for the above premises by and between the tenant and Demming Properties, LLC. Lease Agreement and the rules and regulations apply thereto between the sublessor and Demming Properties, LLC, a copy of which is attached hereto and made a part hereof as though set forth at length herein. Nothing in this sublease agreement shall be construed as relieving the original tenant of his obligations pursuant to said lease agreement between the tenant and Demming Properties, LLC.

2. OBLIGATIONS – Upon execution of this sublease agreement, the sublessor agrees and promises to abide by the terms and agreements of said lease between the original tenant and Demming Properties, LLC and to do no act nor cause any action to be taken which would result in a breach of said lease agreement. It is expressly recognized by and between the original tenant and the sublessor that Demming Properties, LLC shall have the right to enforce any provision of this sublease agreement and the attached lease agreement which is made a part hereof. Any action on the behalf of Demming Properties, LLC against the sublessor as a result of sublessor’s breach of this agreement, may be brought in the name of original tenant or in the name of Demming Properties, LLC. A waiver by Demming Properties, LLC of any remedy against the sublessor shall not constitute a waiver of such remedy against the tenant, and Demming Properties, LLC reserves the right to proceed at law or in equity, or any other such remedy as may be available, against the tenant and sublessor either jointly or severally.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first written above.

TENANT:

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SUBLESSOR:

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DEMMING PROPERTIES:

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