

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, Illinois, 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 amount of \$ _____, of said transfer, said amount to be paid as follows: _____

Furthermore, 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.

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 leased premises shall be occupied only 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 demised 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 excepted.

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

TENANT

SUBLESSEE

Approved: _____
Landlord