

SAMPLE SUBLEASE AGREEMENT

A (**This SUBLEASE, made this 16 day of May, 2003, between**
(
(John Doe_____, hereinafter referred to as Sublessor, and
(
(Joe Schmoe_____, hereinafter referred to as Sublessee.

(**Witnesseth:** Sublessor hereby agrees to rent, convey and transfer to the Sublessee the premises known as
(101 University St., Apt. 6 in DeKalb, Illinois, for the term commencing on the 1st day of
(June, 2003, and ending on the 31st day of August, 2003. In consideration of said transfer,
(Sublessee agrees to pay Sublessor as rent the amount of \$ 500, of said transfer, said amount to be paid as
(follows: in full by June 1, 2003

B (Furthermore, Sublessee has deposited with Sublessor the sum of \$ 200_____, 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 30____ days of the termination
(of said sublease.

(Sublessee further agrees to pay all of the following utility costs:
C (Electricity, Water and Telephone 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.

D (The parties further agree:
 (-- That Sublessee will not destroy or remove any furniture or other property
 (left on the demised premises by the Sublessor.
 (--Sublessor is permitted access to the premises upon 24 hour notice to
 (Sublessee to determine Sublessee's compliance with the lease and this sublease.

(**The leased premises shall be occupied only Sublessee(s) whose name(s) are affixed to this contract.**

E (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.

F (**TENANT**
(
(
(
(**SUBLESSEE**
(
(**Approved:** _____
(**Landlord**