SUBLEASE AGREEMENT

This Sublease Agreement is made between _____, the "Sublessor," and _____, the "Sublessee," together referred to as the "Parties."

The Parties agree that the Sublessee shall lease from the Sublessor a portion of the Sublessor's interest in the apartment located at _____, Georgia (the "Apartment") on the following terms:

1. *Lease Term*.

   - The term of the Lease will be for a period of _____ days, commencing on _____ and ending on _____.

2. *Rent*.

   - Sublessee will pay a total of $_____ for the the entire term. Rent shall be payable on the installment schedule outlined below [ ] directly to the Sublessor or [ ] to the building manager. If the sublessee fails to make any payment required by this agreement, the sublessee agrees that the sublessor may bring an action for nonpayment without notice. Sublessee shall be liable for any costs including attorney fees.
   - Installment Schedule:

Date	**Amount (USD)**

3. *Security Deposit*.

- Sublessee will pay $_____ to Sublessor as a security deposit. Deductions that are allowed by Georgia law may be made from the security deposit and the remainder, if any, shall be returned to Sublessee within 21 days of the termination of Sublessee's tenancy. The security deposit may not be used as last installment/payment.

4. *Termination Notice*.

- Sublessee will provide Sublessor with thirty days written notice prior to the termination of tenancy stating whether Sublessee wants to terminate or renew the Sublease. Sublessee's tenancy will terminate on _____ , unless Sublessor and Sublessee sign another written agreement prior to the end of tenancy providing for an additional period of tenancy. Sublessee is not responsible for finding a replacement upon the termination of his/her tenancy.

5. *Sublessee's Interest in the Apartment*.

- Sublessee is one of _____ tenants occupying the Apartment (the "Tenants"). Sublessee [ ] will [ ] will not share a bedroom with _____.
- Sublessee ___ may ___ may not share all of the common spaces (e.g., living room, dining room, kitchen, bathroom) equally with the other Tenants.
- Sublessee agrees that occupancy shall be limited to the persons who have signed this lease, the master lease, or acquired legal right of occupancy under it.

6. *Overnight Guests*.

- The Sublessee [ ] does [ ] does not need to obtain Sublessor's permission prior to the stay of any overnight guest(s).

7. *Utility Charges*.

- The Sublessee agrees to pay _____% of all utility overages as

requested by the building manager.

8. *Household Chores*.

- The Tenants will divide all household chores as follows:

9. *Noise Level*.
   - During the hours of _____, the Tenants will maintain a noise level that will permit all tenants to study.

10. *Smoking*.

- Smoking is not allowed in the Apartment.

11. *Alcohol*.

- Alcohol [ ] is [ ] is not allowed in the Apartment.

12. *Parking Space*.

- The Sublessee agrees that s/he [ ] is [ ] is not entitled to a parking space located at _____.

13. *Master Lease*.

- In addition to the provisions of this Sublease Agreement, the Sublessee agrees to be bound by all the conditions of the Master Lease (available upon request) between Sublessor and the landlord, Chicken & Piglet, LLC. No representation that is not included here or in the Master Lease shall be binding upon the Parties.

14. *Termination of Master Lease*.

- If Sublessor terminates his/her tenancy in the Apartment, Sublessor will provide thirty days notice to Sublessee. Sublessee

agrees that if the Master Lease is terminated for any reason, this Sublease Agreement will terminate effective the same date.

15. *Condition of the Apartment*.

- Upon the termination of this Sublease Agreement for any cause whatever, Sublessee will leave the Apartment in its original good condition, except for reasonable wear and tear. Sublessee is responsible for the repair of any damage resulting from the act or neglect of Sublessee or those persons who are invitees of the Sublessee.

16. *Subleasing and Assignment*.

- Sublessee may not lease, sublease, or assign the Apartment without the prior written consent of the Sublessor.

17. *Additional Terms and Conditions*.

- Sublessee agrees to all and any additional terms written in the Exhibit A attached hereto.

18. *Agreement is Complete and Binding*.

- All preliminary negotiations between the Parties are merged into, and superseded by, the terms of the Lease. This Lease will not be enforceable until signed by both Sublessee and Sublessor. Any modification to this Agreement must be in writing, signed by both Sublessor and Sublessee.

We, the Undersigned, agree to the above stated terms.

Date: _____ _____ ,

Sublessor

Date: _____ _____ ,

Sublessee

Witness / Authorized Agent:

_____

Leases provided as a resource and service to students by building manager/landlord of 1100 Holly St NW, Chicken & Piglet, LLC.

Exhibit A - Additional Terms and Conditions