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SUBLEASE AGREEMENT

This is an agreement to sublet real property according to the terms specified below.

The sublessor agrees to sublet and the subtenant agrees to take the premises described below. Both parties agree to keep, perform and fulfill the promises, conditions and agreements below:

1. The sublessor is: _____
2. The subtenant is: _____
3. The location of the premises is: _____
4. The term of this sublease is: _____
5. The rent is \$_____ per month, payable in advance on the 1st day of each month, as per the terms of the residential lease agreement signed by the sublessor. The rent is payable in ONE check to **Comet Realty**, 1574 Fredericks Street, San Luis Obispo, CA 93405. Rent delivered directly to the office must be deposited into the white drop box on the porch, include your property manager's name and your address on the envelope.
6. All charges for utilities connected with the premises which are to be paid by the sublessor under the master lease shall be paid by the subtenant for the term of this sublease.
7. Subtenant agrees to surrender and deliver to the sublessor the premises in as good a condition as they were at the beginning of the term, reasonable wear and tear excepted. The subtenant will be liable to the sublessor for any damages occurring to the premises of the contents thereof or to the building which are done by the subtenant or their guests.
8. This sublease agreement incorporates and is subject to the original lease agreement between the sublessor and his lessor, a copy of which is attached hereto, and which is hereby referred to and incorporated as if it were set out here at length. The subtenant agrees to assume all of the obligations and responsibilities of the sublessor under the original lease for the duration of the sublease agreement.
9. This lease constitutes the sole agreement between the parties and no additions, deletions or modifications may be accomplished without the written consent of all parties (ANY ORAL REPRESENTATIONS MADE AT THE TIME OF EXECUTING THIS LEASE ARE NOT LEGALLY VALID AND, THEREFORE, ARE NOT BINDING UPON EITHER PARTY).
10. This sublease is not binding upon either party unless approved by all tenants in addition to the Property Manager as provided below and the sublease fee in the amount of \$_____ is paid in full to Comet Realty.

SUBLESSOR:

Signature: _____ Date: _____

Print Name: _____

SUBTENANT:

Signature: _____ Date: _____

Print Name: _____



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I hereby give my consent to subletting of the above described premises as set out in this sublease agreement.

ADDITIONAL TENANTS AS LISTED PER LEASE:

Signature: _____ Date: _____

Print Name: _____

Signature: _____ Date: _____

Print Name: _____

Signature: _____ Date: _____

Print Name: _____

Signature: _____ Date: _____

Print Name: _____

COMET REALTY PROPERTY MANAGER:

Signature: _____ Date: _____

Print Name: _____