

SUBLEASE AGREEMENT

This Sublease Agreement is made and entered into as of the date of signature by the last party to sign, by and among the parties identified below.

1. PARTIES: The parties to this Sublease Agreement are:

a. **Sublessor(s)**, who is/are the lessee(s) in the below-identified main lease:

b. **Sublessee(s)**, who is/are the sublessee(s) under this Sublease Agreement:

c. **Lessor**, who is the lessor under the below-identified main lease: KJ Property Group, LLC.

2. MAIN LEASE/SUBJECT PREMISES: This Sublease Agreement relates to the lease (hereinafter called the "Main Lease") of the premises located at _____

(hereinafter called the "Subject Premises"). A complete copy of the Main Lease is attached and incorporated herein. The Main Lease shall govern except as modified in this Sublease Agreement.

3. SUBLEASE AGREEMENT: Sublessor(s) hereby sublease the subject premises to Sublessee(s), and Sublessee(s) hereby sublease the subject premises from Sublessor(s), subject to the terms of the Main Lease except as modified by this Sublease Agreement.

4. RENT PAYMENTS: All rent payments by Sublessee(s) shall be made to Lessor pursuant to the Main Lease. If Sublessee(s) fail to pay rent, Sublessor(s) shall pay any such unpaid rent within 5 days after Lessor notifies Sublessor(s) of such non-payment.

5. LIABILITY: *Sublessor(s) shall remain liable to Lessor under the Main Lease. Sublessee(s) shall be liable to both Sublessor(s) and Lessor for all future performance or non-performance under the Main Lease and this Sublease Agreement. In any legal action to enforce the Main Lease and/or this Sublease Agreement, Landlord shall be entitled to sue Sublessor(s) and/or Sublessee(s).*

6. SECURITY DEPOSITS: Lessor shall continue to hold any security deposit paid by Sublessor(s) and account to Sublessor(s) therefor pursuant to law within 30 days after termination of the Main Lease. As additional security, Sublessee(s) shall pay a security deposit of \$_____ to Lessor before occupying the subject premises, and Lessor shall account to Sublessee(s) therefor pursuant to law within 30 days after termination of the Main Lease.

7. APPROVAL OF SUBLEASE: Signature of this Sublease Agreement by Lessor constitutes written approval of this Sublease Agreement if required by the Main Lease.

DATE(S) SIGNED	SIGNATURES OF PARTIES
	Sublessor(s) [original lessee(s)]:
	Sublessee(s):
	Lessor: Authorized Representative, KJ Property Group, LLC