**SUBLEASE AGREEMENT**

This is an agreement to sublet real property (hereinafter known as the "Sublease") between Daniel Tamiru (hereinafter known as the “Sublessor”) and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter known as the “Sublessee”). The Sublessor agrees to sublet, and the Sublessee agrees to take possession of the property located at 1103 – 203 Lester Street, Waterloo, Ontario (hereinafter known as the “Premises”) under the following terms and conditions:

1. Term. Tenancy of this Sublease shall begin with the Sublessee taking possession on the 3rd day of September, 2020 and ending on the 3rd day of September, 2021. Under no circumstances shall there be holdover by the Sublessee.
2. Rent. The rent under this Sublease shall be $600 (CAD Dollars) payable on the first day of every month. Advanced payments will be accepted. The rent shall be paid in the following manners: Electronic Transfer or Cash.
3. Utilities. The Sublessor agrees to pay for the following utilities: utilities included
4. Liability. Sublessee agrees to surrender and deliver to the Sublessor the premises including all furniture and decorations within the premises in the same condition as they were at the beginning of the term with reasonable wear and tear accepted. The Sublessee willd be liable to the Sublessor for any damages occurring to the premises, the contents thereof, the living areas, including any common spaces. All actions conducted by any guests of the Sublessee are the responsibility and liability of the Sublessee.
5. Guests. There shall be no other person(s) living on the Premises other than the Sublessee. Guests of the Sublessee are allowed for periods not lasting for more than forty-eight hours unless otherwise approved by the Sublessor.
6. Security Deposit. The Sublessor shall require a Security Deposit in the amount of  
   that will be paid at the beginning of the term as last month’s rent and as the key deposit which will be returned to the Sublessee at the end of this contract.
7. Disputes. If a dispute arises during or after the term of this Sublease between the Sublessor and Sublessee, they shall agree to hold negotiations amongst themselves before any litigation.
8. Written Agreement. This Sublease constitutes the sole agreement between the Sublessor and Sublessee with no additions, deletions, or modifications that may be accomplished without the written consent of both parties (ANY ORAL REPRESENTATIONS MADE AT THE TIME OF EXECUTING THIS LEASE ARE NOT LEGALLY VALID AND, THEREFORE, ARE NOT BINDING UPON EITHER PARTY).
9. Language. The words “Sublessor” and “Sublessee” as used herein include the plural as well as the singular; the language in this Sublease intends no regard for gender.

XIII. Smoking Policy. Smoking on the Premises is not allowed in the Premises or any common areas.

Smoking is not allowed. Original Copies. Each signatory to this Sublease acknowledges receipt of an executed copy thereof.

XV. Landlord’s Consent. The original lease between the Landlord and Sublessor: does allow subletting.

XIV. Damage Policy. All damages will under sublessee’s term will be covered by the respective sublessee – damage disputes will be held for negotiation with sublessor and sublessee.

By Printing and Signing, both the Sublessor and Sublessee acknowledge the above.

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| --- | --- | --- | --- | --- | --- |
| Print | Daniel Tamiru | Sublessor’s Signature |  | Date | Aug 13 2020 |
| Print |  | Sublessee’s Signature |  | Date |  |