

SUBLEASE AGREEMENT

This Sublease Agreement is made and entered into on May 5, 2023 by and between NIHARIKA DALSANIA, the "Sublessor," and MANOJ BITRA the "Sublessee."

WHEREAS the Sublessor is the lessee of the premises located at 439 W 50th St New York, NY - 10019 (the "Premises"); and

WHEREAS the Sublessee desires to sublease a room in the Premises from the Sublessor, and the Sublessor agrees to sublease the room under the following terms and conditions:

Term: The term of this sublease shall be from May 13, 2023, to May 30, 2023, unless terminated earlier pursuant to the terms of this Agreement.

Rent: The rent for the subleased unfurnished room shall be \$500 inclusive of Wi-Fi, Gas, Water and Trash, payable on the Term start date. The Sublessee shall contribute an equal share to the Electricity bill during the Term.

Security Deposit: The Sublessee shall also make a token payment of \$250, which shall be used as a security deposit and shall be fully refunded back to Sublessor at the end of this sublease term, provided there is no damage to the Premises.

Use of Premises: The Sublessee shall use the Premises solely for residential purposes and shall not use the Premises for any unlawful purpose. The Sublessee shall comply with all applicable laws, regulations, and rules governing the use of the Premises.

Termination: This sublease may be terminated by either party upon written notice to the other party. If the Sublessee terminates this sublease before the end of the sublease term, the Sublessee shall be liable for the rent for the remainder of the sublease term unless the Sublessor finds a replacement sublessee.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of New York.

IN WITNESS WHEREOF, the Sublessor and Sublessee have executed this Agreement as of the date first above written.

Sublessor: Niharika Dalsania

Signature:

Date:

Sublessee: Manoj Bitra

Signature:

Date: