

SUBLEASE AGREEMENT

1. **THE PARTIES.** This Sublease Agreement (the "Agreement") made this 11/22/2025 (mm/dd/yyyy) is between:

Sublessor Name: **John Doe** (the "Sublessor"), AND

Sublessee Name: **Alice Smith** (the "Sublessee").

The Sublessor and Sublessee are together referred to as the "Parties."

The Parties agree that the Sublessor shall sublet and the Sublessee shall take possession of the property located at **123 State St, Madison WI** (the "Premises") on the following terms:

2. **TERM.** The Agreement shall begin with the Sublessee taking possession of the Premises on **01/01/2026** (mm/dd/yyyy) and shall end on **05/31/2026** (mm/dd/yyyy).
3. **RENT.** The rent to be paid by the Sublessee to the Sublessor throughout the term of this Agreement must be paid on the 1st day of every Month. The rent is to be paid in installments of **\$1100**. The rent shall be paid in the following manner:
USDT Smart Contracts.
4. **SECURITY DEPOSIT.** The Sublessee will pay **\$1100** to the Sublessor as a security deposit. Deductions permitted by State law may be made from the security deposit and the remainder, if any, shall be returned to the Sublessee within 30 (#) days of the termination of the Agreement.
5. **MASTER LEASE.** This Agreement must follow and is subject to the Master Lease between the Sublessor and Landlord. A copy of the Master Lease has been attached and is hereby incorporated into this Agreement. The Sublessee agrees to assume all of the obligations and responsibilities of the Sublessor under the Master Lease for the duration of the Agreement. All disclosures and statements required by the State and listed in the Master Lease shall be made part of this Agreement and, when attached, shall be considered disclosed to the Sublessee in accordance with State and local laws.
6. **TERMINATION OF MASTER LEASE.** If the Sublessor terminates their tenancy in the Premises under the Master Lease, the Sublessee agrees that if the Master Lease is terminated for any reason, this Agreement will terminate as of the same date.
7. **SUBLEASING AND ASSIGNMENT.** The Sublessee may not lease, sublease, or assign the Premises without the prior written consent of the Sublessor.

- 8. DISPUTES.** If a dispute arises during or after the term of this Agreement between the Parties, they shall agree to negotiate amongst themselves before any litigation.
- 9. LIABILITY.** The 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 will be liable to the Sublessor for any damage to the Premises, the contents thereof, and the living areas, including any common spaces. All actions conducted by any guests of the Sublessee are the responsibility and liability of the Sublessee.
- 10. ORIGINAL COPIES.** The Parties to this Agreement acknowledge the receipt of an executed copy thereof.
- 11. WRITTEN AGREEMENT.** This Agreement constitutes the sole agreement between the Parties 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 Agreement are not legally valid and, therefore, are not binding upon either party.
- 12. GOVERNING LAW.** This Agreement shall be governed by the laws in the state of WISCONSIN
- 13. ENTIRE AGREEMENT.** This Agreement contains the entire agreement of all parties on these matters, superseding any previous agreement between them.
- 14. SIGNATURES.**

IN WITNESS WHEREOF, the Sublessor and Sublessee agree to the terms and have executed and dated this Agreement below.

Sublessor Signature: [John Doe](#) Date: [11/22/2025](#)

Sublessee Signature: [Alice Smith](#) Date: [11/22/2025](#)