

SUBLET AGREEMENT FOR THE APARTMENT
at
Stuttgarter Straße 14, 3rd floor right

This Sublet Agreement, dated the 22nd of November, is made between Alexander Borowski, the Tenant, and Oliwia Dumnicka, the Subtenant.

The Tenant and the Subtenant both agree that the Subtenant shall lease the tenant's apartment located at Stuttgarter Straße 14, 12059 Neukölln, the Premises, on the following terms:

1. Lease Term. The lease term will be 99 days, commencing on 22.12.2022 and ending on 31.03.2022.
2. Rent. The subtenant will pay a monthly rent of 785 EUR€:

The first rent will be 10 days, commencing on 22.12.2022 and ending on 31.12.2022. The rent will be paid to the Tenant's bank account until 25.12.2022. The subtenant will pay a total rent of 261,6 EUR € for this duration $[785/30 \times 11 = 261,6]$.

The second rent [785 EUR€] for the term 01.01.2023 until 31.2022 will be paid to the Tenant's bank account until 03.01.2023.

The third rent [785 EUR€] for the term 01.02.2023 until 30.02. 2022 will be paid to the Tenant's bank account until 03.02.2023.

The third rent [785 EUR€] for the term 01.03.2023 until 31.03. 2022 will be paid to the Tenant's bank account until 03.03.2023.

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4. Security Deposit. The Subtenant already paid a security deposit of €300. The Subtenant agrees to deliver the subleased premises in the same condition as received.

The Tenant will return the deposit to the Subtenant at the end of the

term or within 10 days thereafter. Any reason for retaining a portion of the Deposit will be explained in writing within 10 days.

5. Default. The Subtenant has defaulted under this Sublet Agreement if anyone or more of the following events (the "Event of Default") occurs:
 - The Subtenant fails to pay the rent to the Tenant or any amount when due or within any grace period.
 - The Subtenant abandons the Premises or uses the Premises for permitted or illegal purposes.

The Tenant has defaulted under this Sublet Agreement if the Tenant fails to pay rent directly to the landlord or does anything that results in a termination of the master lease and does not provide the Subtenant with 15 days' notice

6. Termination Notice. Subtenant's tenancy will terminate on the ending date listed above unless either party requests to change the ending date and both parties agree. A request to shorten or extend the length of the lease must be made with 5 days notice.
7. Master Lease. This Sublet Agreement incorporates and is subject to a Master Lease, a copy of which should be made available to the Subtenant upon request.
8. Termination of Master Lease. If the Tenant terminates his/her tenancy in the Apartment, the Tenant will provide 10 days' notice to the Subtenant. Subtenant agrees that if the Master Lease is terminated for any reason, this Sublet Agreement will terminate effective the same date.
9. Agreement is Complete and Binding. Subtenant's and Tenant's preliminary negotiations between the Parties are merged and superseded by the lease terms.
10. Access. The Tenant may enter the Premises upon 24 hours notice to inspect the Premises, maintain the Premises or make repairs that the Tenant is obligated to perform.

We, the undersigned, agree to the above-stated terms:

DATE: _____

DATE: _____

PRINTED NAME OF TENANT

PRINTED NAME OF SUBTENANT

SIGNATURE

SIGNATURE