

SUBLEASE AGREEMENT

Date: September 30, 2025

Parties:

Master Leaseholder: Jerome Hands (hereinafter referred to as "Jerry")

1950 Broadway Apt 1603

Oakland, CA 94612

Sublessee: Byron Lee (hereinafter referred to as "Byron")

1950 Broadway Apt 1603

Oakland, CA 94612

Property: 1950 Broadway Apt 1603, Oakland, CA 94612

This Sublease Agreement ("Agreement") is entered into on September 30, 2025, between Jerome Hands, the master leaseholder, and Byron Lee, the sublessee, under the following terms and conditions:

1. Sublease Description

Jerome Hands, as the master leaseholder, agrees to sublease to Byron a private room and bathroom, which is in the general area of the property located at 1950 Broadway Apt 1603, Oakland, CA 94612. Jerome Hands (Jerry) and another occupant, Jesse, will share the master bedroom and master bathroom. The increased security deposit outlined below is required to add Byron to the lease for the unit as a leaseholder.

2. Term

The sublease shall commence on October 1, 2025, in alignment with the new lease that includes Byron as a leaseholder, and continue for a fixed term of 12 months, ending on September 30, 2026, unless otherwise terminated in accordance with the terms of this Agreement or the master lease.

3. Financial Obligations

a. Rent: Byron shall pay \$1300 per month for rent, due on the first day of each month, starting October 1, 2025.

b. Security Deposit: The original security deposit for the unit was \$750, with contributions of \$250 each from Jesse, Jerome Hands, and Byron. A new total security deposit of \$3076 is required to add Byron

to the lease as a leaseholder, with the additional \$2326 difference allocated as follows:

- Jesse: \$0 (no additional contribution beyond the original \$250)
- Jerome Hands: \$1000 (in addition to the original \$250, totaling \$1250)
- Byron: \$1326 (in addition to the original \$250, totaling \$1576)
- Total deposit breakdown:
 - Jesse: \$250
 - Jerome Hands: \$1250
 - Byron: \$1576
- c. Payment Schedule:
 - September 19, 2025: Byron paid \$683 via check, covering a \$250 deposit toward the original \$750 deposit and \$433 prorated rent for September 19–30, 2025.
 - October 1, 2025: Byron shall pay \$1300 for monthly rent.
 - October 15, 2025 (or sooner if possible): Byron shall pay \$1326 as the remaining deposit contribution to be added to the lease. Jerome Hands shall contribute \$1000 toward the additional deposit by October 15, 2025, or sooner if feasible.

4. Responsibilities

- Byron shall maintain the subleased room and bathroom in good condition, complying with the terms of the master lease and the new lease starting October 1, 2025.
- Jerome Hands shall ensure Byron's access to the subleased space and facilitate the process of adding Byron to the lease as a leaseholder, including obtaining any necessary landlord approval.
- Both parties agree to abide by the terms of the master lease and the new lease, including any rules or obligations set by the landlord.

5. Termination

This sublease is for a fixed 12-month term ending September 30, 2026. Early termination may occur only if mutually agreed by both parties or as permitted under the master lease, the new lease, or California law (e.g., for breach of agreement or uninhabitability). Upon termination, Byron's portion of the security deposit (\$1576) shall be refunded, subject to any deductions for damages or unpaid rent, as per the lease terms.

6. Governing Law

This Agreement shall be governed by the laws of the State of California.

7. Signatures

By signing below, both parties agree to the terms and conditions of this Sublease Agreement.

Master Leaseholder:

Jerome Adam Hands

Sublessee:

Jerome Adam Hands

2025-10-02