

Sublease Form

This is an agreement to sublet 30 Coe Drive according to the terms specified below:

The sublessor agrees to sublet and the subtenant agrees to take the premises described below. Both parties agree to keep, perform, and fulfill the promises, conditions and agreements expressed below:

- The sublessor is (who is moving out) Charlie Nitschelm
- The subtenant is (who is moving in) Hannah Steinhoff, Anaa Dorrance and Alyssa Blodgett
- The location of the premises is: 30 Coe Drive, Durham NH 03824
- The term of this sublease is (#of months) 3 beginning: June 1st and ending August 24th
- The rent is \$ 4,950 payable on August 10th
 - Payable to: Charlie Nitschelm
 - At address: 384 Peverly Hill Road, Portsmouth NH 03824
- The sublease agreement will terminate on: September 1st, 2018. There will be no holding over under the terms of this sublease.
- All charges for utilities connected with premises which are to be paid by the sublessor under the master lease shall be paid by the subtenant for the term of this sublease.
- Subtenant agrees to surrender and deliver to the sublessor the premises in as good of condition as they were at the beginning of the term, reasonable wear and tear excepted. The subtenant will be liable to the sublessor for any damages occurring to the premises or the contents thereof or to the building which are done by the subtenant or his/her guests.
- Subtenant agrees to pay to sublessor a deposit of \$ 300 to cover damages beyond normal wear and tear, unpaid rent, and unpaid utilities. Sublessor agrees that if the premises and contents thereof are returned to him/her in the same condition as when received by the subtenant, reasonable wear and tear thereof excepted, and if there is no unpaid rent or unpaid utility bills owed by subtenant, s/her will refund to the subtenant \$ 300 at the end of the term, or within 30 days thereafter. Any reason for retaining a portion of the deposit shall be explained in writing within 30 days.
- This sublease agreement incorporates and is subject to the original lease agreement between the sublessor and his/her lessor, a copy of which is attached hereto, and which is hereby referred to and incorporated as if it were set out here at length. The subtenant agrees to assume all of the obligations and responsibilities of the sublessor under the original lease for the duration of the sublease agreement.

Other terms and conditions:

- This lease constitutes the sole agreement between the parties and no additions, deletions, or modifications 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.)
- Each party signing this sublease acknowledges receipt of a copy thereof.
- This sublease is not binding upon either party unless approved by the landlord with the signature below.

The parties hereby bind themselves to this agreement by their signatures affixed below on this 30th **day of** APRIL, **20**18.

Sublessor(s)

Charles [Signature]

Subtenant(s)

I hereby give my consent as landlord to subletting of the above described premises as set out in this sublease agreement:

Landlord or agent: _____ Date: _____

Original Lease attached: Yes X No _____
