

Sublease Form

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) Joshua Loang
- The subtenant is (who is moving in) Brad Zecchino
- The location of the premises is (address) 333 Lester St. Unit Number 301
- The term of this sublease is (# months) 4 Beginning(month/day/year 01/01/2018 and ending (month/day/year) 04/28/2018
- The rent is \$ 550 per month, payable in advance on the 1 day of the month, payable to BRAD ZECCHINO Joshua Loang at address 292 Main St. N, Markham ON L3P 1Y8
- The sublease agreement will terminate on (month/day/year) 04/28/2018 There shall be no holding over under the terms of this sublease agreement under any circumstances.
- All charges for utilities connected with premises which are to be paid by the subtenant 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 sublessee or his/her guests.
- Subtenant agrees to pay to sublessor a deposit of \$ 200 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/he will refund to the subtenant \$ 200 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 to the subtenants.
- The sublessor will provide the subtenant with a check in sheet within three(3) days after the time the sublessee takes possession of the unit/premises.
- The sublease agreement incorporates and is subject to the original lease agreement between the sublessor and his lessor, a copy of which is attached hereto, and which is hereby referred to and incorporated as if it were sublessor under the original lease for the duration of the sublease agreement.
- The words "sublessor" and "subtenant" as used herein include the plural as well as the singular, no regard for gender is intended by the language of this sublease

- Other terms and conditions Joshua Loong will pay hydro
- 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.)
- If the subtenant is under 18 years of age, then his/her legal guardian or parent guarantees and agrees to perform all of the terms, covenants and conditions of this sublease by affixing his/her signature.
- Each party signing this sublease acknowledges receipt of a copy thereof.
- This sublease is not binding upon either party unless approved by the landlord as provided below, provided such approval is required by the original lease.

THE PARTIES HEREBY BIND THEMSELVES TO THIS AGREEMENT BY THEIR SIGNATURES AFFIXED BELOW ON THIS 5 DAY OF December, 2017.

Sublessor(s)
Joshua Loong
in

Subtenant(s) Bral Zechina

(Parent or Guardian for subtenant under 18 years of age.)

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 ☐ NO
 Inventory Check List Attached ☐ YES ☐ NO