

SUBLEASE AGREEMENT

This **Sublease Agreement** is made between FANGYI ZHAO, individually or collectively as the "Sublessor," and _____, as the "Sublessee," together referred to as the "Parties."

The Parties agree that the Sublessee shall lease from the Sublessor a portion of the Sublessor's interest in the premises located at H304-62 BALSAM ST WATERLOO ON N2L 3H2, (the "Premises") on the following terms:

1. **SUBLEASE TERM.** The term of the Sublease will be for a period of 4 months, beginning on 2023/05/01 and ending on 2024/08/30.
2. **RENT.** Sublessee will pay a total monthly rent of \$ 950. Rent will be payable on the first day of each month directly to the Sublessor.
3. **SECURITY DEPOSIT.** Sublessee will pay \$ 1200 to Sublessor as a security deposit. Deductions permitted by law may be made from the security deposit and the remainder, if any, shall be returned to Sublessee within _____ days of the termination of Sublessee's tenancy. The security deposit may not be used as last month's rent.
4. **TERMINATION NOTICE.** Sublessee's tenancy will terminate on the date specified in Section 1 above, unless Sublessor and Sublessee sign another written agreement prior to the end of tenancy providing for an additional period of tenancy. Sublessee is not responsible for finding a replacement upon the termination of his/her tenancy.
5. **SUBLESSEE'S INTEREST IN THE PREMISES.** Sublessee is one of 2 total tenants occupying the Premises (the "Tenants"). Sublessee (WILL) (WILL NOT) share a bedroom at the Premises. If Sublessee will share a bedroom, it will be shared with _____. Sublessee may share all of the common spaces (e.g., living room, dining room, kitchen, bathroom) in the Premises equally with the other Tenants.

6. **OVERNIGHT GUESTS.** The Sublessee DOES ☒ DOES NOT ☐ need to obtain Sublessor's permission prior to the stay of any overnight guest(s).

7. **UTILITY AND TELEPHONE CHARGES.** The Sublessee agrees to pay 50 % of all utility charges. The Sublessee will pay 50 % of the fixed monthly telephone service charges and Sublessee will pay 100% of those telephone charges for which s/he is directly and individually responsible.

~~8.~~ **HOUSEHOLD CHORES.** The Tenants will divide all household chores as follows:

~~9.~~ **NOISE LEVEL.** During the hours of _____ - _____, the Tenants will maintain a noise level that will permit all tenants to study.

10. **SMOKING.** (Check one) Smoking IS ☐ , IS NOT ☒ allowed in the Premises.

11. **ALCOHOL.** (Check one) Alcohol IS ☐ , IS NOT ☒ allowed in the Premises.

12. **PARKING SPACE.** The Sublessee agrees that s/he IS ☐ IS NOT ☒ entitled to use a parking space as part of this Sublease Agreement. The parking space, if any, is located at _____.

~~13.~~ **MASTER LEASE.** In addition to the provisions of this Sublease Agreement, the Sublessee agrees to be bound by all the conditions of the lease between Sublessor and the landlord, _____ (the "Master Lease"). **The Master Lease is attached to this Sublease Agreement for reference.** The terms of the Master Lease are hereby incorporated into this Sublease Agreement. No representation that is not included here or in the Master Lease shall be binding upon the Parties.

14. **TERMINATION OF MASTER LEASE.** If Sublessor terminates his/her tenancy in the Premises under the Master Lease, Sublessor will provide _____ days' notice to Sublessee. Sublessee agrees that if the Master Lease is terminated for any reason, this Sublease Agreement will terminate as of the same date.

15. CONDITION OF THE PREMISES. Sublessee acknowledges that s/he has examined the Premises and that they are in good condition except as follows _____

Upon the termination of this Sublease Agreement for any cause, Sublessee will leave the Premises in their original good condition, except for reasonable wear and tear. Sublessee is responsible for the repair of any damage resulting from the act or neglect of Sublessee or those persons who are invitees of the Sublessee.

16. SUBLEASING AND ASSIGNMENT. Sublessee may not lease, sublease, or assign the Premises without the prior written consent of the Sublessor.

17. COMPLETE AND BINDING AGREEMENT. All preliminary negotiations between the Parties are merged into, and superseded by, the terms of this Sublease. This Sublease will not be enforceable until signed by both Sublessee and Sublessor. Any modification to this Agreement must be in writing, signed by both Sublessor and Sublessee.

18. GOVERNING LAW. This Agreement shall be governed by the laws in the state of _____

19. DISCLOSURES; PROVISIONS

We, the Undersigned, agree to the above stated terms.

Sublessor



Signature

FANGYI, ZHAO

Printed Name

Date: 2023/4/25

Sublessee

Signature

Printed Name

Date: _____

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