

## **Sublease Agreement**

This **Sublease Agreement** is made between **Vera Kutsenko**, individually or collectively as the "Sublandord," and **Marianne Li-Ann Huang**, as the "Subtenant," together referred to as the "Parties." The "Sublandlord" previously entered into a Lease agreement with 1007 Haight St. LLC dated September 26th, 2017( the "Master Lease"), a copy of which is attached to this Sublease Agreement as an exhibit.

The Parties agree that the Subtenant shall lease from the Sublandord a portion of the Sublandlord's interest in the premises located at **1007 Haight St, APT 8 San Francisco, California** (the "Premises") on the following terms:

- 1. Sublease Term.** The term of the Sublease will be for a **minimum period of six months**, beginning on September 15th, 2019 and ending on March 15th, 2019. After March 15th, 2019 the lease will turn into a month to month lease that's subject to termination based on Master Lease or whenever the Sublandlord terminates the Master Lease in which case the Subtenant will get a 30 day notice.
- 2. Rent.** Subtenant will pay a total monthly rent of **\$1750**. Rent will be payable on the **20th** day of each month directly to the Sublandord.
- 3. Security Deposit.** Subtenant will pay **\$1750** to Sublandord as a security deposit. Deductions permitted by California law may be made from the security deposit and the remainder, if any, shall be returned to Subtenant within 21 days of the termination of Subtenant's tenancy. The security deposit may not be used as last month's rent.
- 4. Termination Notice.** If Subtenant breaks lease prior to the end of the six month period as in Section 1, Subtenant is responsible for covering rent and helping find a replacement upon an early termination of this lease. However, after March 15th, 2019, Subtenant can give a 30 day notice to terminate his or her tenancy. In this case, Subtenant is not responsible for finding a replacement upon the termination of his/her tenancy.
- 5. Subtenant's Interest in the Premises.** Subtenant is one of 3 total tenants occupying the Premises (the "Tenants"). Subtenant will not share a bedroom at the Premises. Subtenant 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 Subtenant does not need to obtain Sublandlord's permission prior to the stay of any overnight guest(s).
- 7. Utility and Telephone Charges.** The Subtenant agrees to pay 33.33% of all utility charges.
- 8. Smoking.** Smoking is not allowed in the Premises.
- 9. Alcohol.** Alcohol is allowed in the Premises.

**10. Parking Space.** The Subtenant agrees that s/he is not entitled to use a parking space as part of this Sublease Agreement. There's no parking space that comes with this sublease. Street parking only.

**13. Master Lease.** In addition to the provisions of this Sublease Agreement, the Subtenant agrees to be bound by all the conditions of the lease between Sublandord and the landlord, **1007 Haight St LLC** (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 Sublandord terminates his/her tenancy in the Premises under the Master Lease, Sublandord will provide thirty (30) days' notice to Subtenant. Subtenant 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.** Subtenant 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, Subtenant will leave the Premises in their original good condition, except for reasonable wear and tear. Subtenant is responsible for the repair of any damage resulting from the act or neglect of Subtenant or those persons who are invitees of the Subtenant.

**16. Subleasing and Assignment.** Subtenant may not lease, sublease, or assign the Premises without the prior written consent of the Sublandord.

**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 Subtenant and Sublandord. Any modification to this Agreement must be in writing, signed by both Sublandord and Subtenant.

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

**Sublandlord:**

**Subtenant:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

Date:

Date: