

SUBLEASE AGREEMENT

This is an agreement to sublet **BEDROOM 3** of **251 Lester St Unit 606., Waterloo, ON N2L 3W6** between the sublessor **Lakshay Arora** and the sublessee **Sweta Ramamani**.

The sublessor agrees to sublet, and the sublessee agrees to take possession of the sublet at 251 Lester St under the following terms and conditions:

1. **Sublet Term:** The sublessee will take possession of the sublet starting January 1st, 2020 and will end possession of the sublet on April 30th, 2020. There will be no sublet lease extension under any circumstances.
2. **Rent:** The rent of this sublease will be \$675 per month (CAD) paid on the 1st of every month. The rent shall be paid by e-transfer to: lakshayarora3105@gmail.com
3. **Utilities:** Hydro is not included in the monthly rent and so the sublessee will need to pay the Hydro charge for the month separately.
4. **Liability:** The sublessee agrees to return all furniture within the property to the same condition as they were at the beginning of the term. The sublessee will be accountable for any damages that are made and will be asked to pay for the damages.
5. **Last Month's Rent:** The sublessor requires the sublessee to pay upfront the last month's rent, which will be counted towards rent for April 2020. Rent for the months of January 2020, February 2020 and March 2020 must be e-transferred to the sublessor by method described above.
6. **Keys:** The sublessee is responsible for the keys of the apartment and failure to return the original keys of the apartment will result in the sublessee being charged an amount of \$200 (CAD).
7. **Rules and Regulations:**
 - a. Sublessee shall not remove any appliances from unit, nor bring any major appliances into unit without prior written consent of Lessor.
 - b. Any damage to common areas shall be charged to all occupants of said premise unless blame can be positively determined.
 - c. Sublessee is responsible for any damage caused by visitors he or she allows on the premise.
 - d. Smoking is prohibited inside the premises.
 - e. Sublessee to notify in writing of any damage or structure defects, defective fire alarms, fire extinguishers and exit lights. The Sublessees agree to not remove or tamper with any fire alarms or extinguishers.
 - f. The Sublessees agree not to cause or permit any noise or interferences which are disturbing to the comfort or reasonable enjoyment of others at the Rented Premises.
 - g. If a fire occurs due to the negligence of any sublessee or guests of sublessees, which would render the unit uninhabitable the Lessor would NOT be required to

provide alternate accommodation for Sublessee and the Sublessee would be required to pay for damages and also continue fulfilling all terms of the lease.

This sublease agreement will be deemed valid once signed electronically by the sublessor and the sublessee.

Sublessor: Lakshay Arora

A handwritten signature in black ink, appearing to read 'Lakshay', with a stylized flourish at the end.

Sublessee: Sweta Ramamani

A handwritten signature in black ink, appearing to read 'Sweta', with a stylized flourish at the end.

Date: 12/11/2019