SUBLEASE AGREEMENT

1. **PARTIES**. This agreement is made in Golden, Colorado, on January 01, 2017 by and between the Sublessor, Tim Brandle and John Farley, and the Sublessee, John Homan, for rent and responsibilities of the Premises located at 2144 Franklin Street, Denver, Colorado.
2. **TERM**. The term of this sublease shall commence on August \_\_\_\_\_, 2018, and terminate on May 31, 2019.
3. **RENT**. Sublessee agrees to pay the agreed upon portion between Sublessor and Sublessee so long as the total amount paid to the owner and manager, Yuu Osu, totals $2325 monthly per the requirements of the primary lease, attached to this document.
4. **SECURITY DEPOSIT**. The Sublessee shall deposit with the Sublessor the total sum of **$500.00**, which is security for the faithful performance of the sublease. Sublessee shall be entitled to a full refund of this security deposit if the amounts due under this sublease are paid and if the Premises are returned in the same condition as accepted, except for ordinary wear and tear. In order to avoid disagreements regarding the condition of the Premises, Sublessee should prepare an inventory checklist of the items furnished, the condition of these furnishings, and the condition of the entire Premises.
5. **RESPONSIBILITIES OF THE SUBLESSEE**. Sublessee also agrees to abide by the obligations and responsibilities as outlined in the dwelling lease of the Sublessor, a copy of which is attached hereto for reference.
6. **CONSENT OF THE LANDLORD AND OTHER TENANTS**. Sublessor and Sublessee hereby acknowledge that the landlord and the other tenants have granted their consent to this sublease arrangement.

The parties, by signing below, hereby represent that they have fully read and fully understood the foregoing sublease and they acknowledge receipt of a signed copy of the sublease.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sublessor Signature

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sublessor Signature

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sublessee Signature

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Landlord