Massachusetts Agreement to Sublease/Sublet

This agreement is to sublet real property according to the terms specified below.

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:

1. **SUBLESSOR**: The sublessor is:

2. SUBTENANT: The subtenant is:
3. PREMISES: The location of the premises is:
4. TERM : The term of this sublease is, beginning, 20
5. RENT PAYMENTS : The rent is \$ per month, payable in advance on the day of the month. The rent is payable to at [add
ess].
6. AGREEMENT TERMINATION : The sublease agreement will terminate on, 20 There shall be no holding over under the terms of this sublease agreement under any circumstances.
7. UTILITIES : All charges for utilities connected with premises which are to be paid by the sublessor under the master lease shall be paid by the subtenant for the term of this sublease.
8. PROPERTY CONDITION : Subtenant agrees to surrender and deliver to the sublessor the premises and all furniture and decorations within the premises in as good a 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 subtenant or his guests.
9. DEPOSIT : Subtenant agrees to pay sublessor a deposit of \$ to cover damages beyond normal wear and tear, unpaid rent, and unpaid utilities. Sublessor agrees that it 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 the subtenant, he/she will refund to the subtenant \$ 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.
10. INVENTORY FORM : At the time of the taking possession of the premises by the subtenant, the sublessor will provide the subtenant with an inventory form within three (3) days of taking possession.
11. ORIGINAL LEASE : 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 set out here at length. The subtenant

agrees to assume all of the obligations and responsibilities of the sublessor under the original

lease for the duration of the sublease agreement.



12. OTHER TERMS AND CONDITIONS:	
	
agreement between the parties and this Agramended in any way except through a writte	by agree that this document contains the entire reement shall not be modified, changed, altered or en amendment signed by all of the parties hereto. of executing this lease are not legally valid, and
14. GOVERNING LAW . This Agreement st through and under the Laws of the Common	hall be governed, construed and interpreted by, nwealth of Massachusetts.
	sor" and "subtenant" as used herein include the plural herein shall include, where appropriate, either gender
	If the subtenant is under18 years of age, then and agrees to perform all of the terms, covenants and gnature.
17. ACKNOWLEDGEMENT OF COPY RE acknowledges receipt of a copy thereof.	CEIVED: Each party signing this sublease
	se is not binding upon either party unless approved by ich approval is required by the original lease.
The parties hereby bind themselves below on this day of	to this agreement by their signatures affixed, 20
Printed Name of Sublessor(s): 1.	Signature of Sublessor(s):1.
2.	2
Printed Name of Subtenant(s): 1.	Signature of Subtenant(s):
2	
	pletting of the above described premises as set out in lease agreement.
Printed Name of Landlord or Agent:	Signature of Landlord or Agent:
	ORIGINAL LEASE ATTACHED:YesNo

INVENTORY CHECK ATTACHED: _____Yes _____No

