



SUBLET AGREEMENT

This assignment of Lease is entered into by and between **CURRENT TENANT** an individual(s) with an address of **PERMANENT ADDRESS** (Assignor”), and **SUBLET TENANT** an individual(s) with an address of **PERMANENT ADDRESS** (“Assignee”).

BACKGROUND

By a certain lease dated **LEASE DATE** with the lease term **DATE to DATE** (the “Lease”), Hometeam Properties Management, LLC (“Landlord”) leased to Assignor as tenant the premises described as follows: **PROPERTY ADDRESS, Columbus, Ohio 43201**. (the “Premises”); and

Assignor desires to assign to Assignee, and Assignee desires to assume, all of Assignor’s rights and obligations as tenant under the Lease, with the consent of Landlord for the dates of **SUBLET TENANT MOVE-IN** through **SUBLET TENANT MOVE-OUT**.

Therefore, in consideration of the mutual covenants contained herein and other valuable consideration received, and with the intent to be legally bound, the parties agree as follows:

1. Assignor hereby assigns the Lease and all of its rights, title and interest hereunder to Assignee. Assignee hereby accepts such assignment. Assignee shall have all the rights of Assignor under the Lease including, without limitation, any option to renew or extend the Lease, option to purchase the Premises and right to the security deposit now held by Landlord, should any of the foregoing exist.
2. Assignee hereby assumes and agrees to be bound by all of Assignor’s obligations under the Lease. Assignee shall perform all the terms, covenants and conditions of the lease, including the payment of rent and any other required amounts to Landlord, after the date hereof.
3. Assignee shall indemnify and hold Assignor harmless from any and all claims, damages, expenses and liabilities of whatever nature, including attorney’s fees, arising under the Lease or relating to the Premises after the date hereof.
4. Assignee shall not assign the Lease any further or sublet all or any portion of the Premises without the prior written consent of Landlord.
5. Except as specifically modified herein, the Lease will continue in full force and effect.
6. This Assignment shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns.

CONSENT OF LANDLORD

Landlord hereby consents to the above Assignment provided, however, that Assignor shall remain liable for the payment of rent and performance of all other terms, covenants and conditions of the Lease.

IN WITNESS WHEREOF, this Assignment of Lease is executed on the **DAY** day of **MONTH, 2015**.

Executed in the Presence of:

ASSIGNOR

DATE

ASSIGNEE

DATE

Hometeam Properties Management, LLC (Agent)
LANDLORD