

SUBLEASE AGREEMENT

This lease agreement is dated the _____ day of _____, 20____

Between:

Varsity Property Group

Hereinafter referred to as "Varsity Property"

- and -

| Full Name | Vacating Premises? |
|-----------|--|
| 1. | YES <input type="checkbox"/> No <input type="checkbox"/> |
| 2. | YES <input type="checkbox"/> No <input type="checkbox"/> |
| 3. | YES <input type="checkbox"/> No <input type="checkbox"/> |
| 4. | YES <input type="checkbox"/> No <input type="checkbox"/> |
| 5. | YES <input type="checkbox"/> No <input type="checkbox"/> |
| 6. | YES <input type="checkbox"/> No <input type="checkbox"/> |
| 7. | YES <input type="checkbox"/> No <input type="checkbox"/> |

Hereinafter jointly and separately referred to as "Customer(s)"

- and -

| Full Legal Name | Date of Birth | Email & Phone Number |
|-----------------|---------------|----------------------|
| 1. | | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |

Hereinafter jointly and separately referred to as "Sub-Tenant(s)"

WHEREAS THE CUSTOMERS are signatories to a ("Lease Agreement") with Varsity Property for the ("Premises") known as _____, Kingston, Ontario and dated the _____ day of _____, 20____.

AND WHEREAS THE CUSTOMERS desire to Sub-lease one room of the Premises and whereas the Sub-tenants desire to occupy one room of the Premises now currently leased by the one of the Customers and the parties hereto agree as follows

1. Term of Sub-lease

The Sub-Tenants shall take occupancy at 2:00 p.m. on the _____ day of _____, 20__ and shall vacate the premises of their person and all their belongings by 2:00 p.m. on the _____ day of _____, 20__ .

2. Rent

The Sub-Tenants shall pay to the Customers the sum of _____ (\$ _____) per month for the privilege of occupying the Premises during the term of the sub-lease.

3. Payment of Rent

The sub-tenants shall not pay or deliver any rent to Varsity Property during the term of the sub-lease, but shall only pay and deliver rent to the Customers. Payment is due in full on the 1st day of each and every month during the term of the sub-lease by cheque or money order.

4. Adherence to Lease Agreement

The Sub-tenants and Customers agree that all terms and conditions existing in the Lease Agreement shall govern the relationship between the Customers and the Sub-tenants and the Customers and Sub-tenants agree that the Sub-tenants shall be bound by all the terms and conditions in the aforementioned Lease Agreement.

5. Liability

The Sub-tenants agree to and the Customers warrant that all occupants and guest that enter the Premises shall abide by all terms and conditions in the Lease Agreement. If for any reason the Customers or the sub-tenant has failed to adhere to the terms of the Lease Agreement, Varsity Property shall hold the Customers and the Sub-tenants jointly responsible for any and all damages or liabilities.

6. New Sub-Tenants

New sub-tenants may be added to or removed from this agreement at any time, subject written to the written consent of Varsity Property, which shall not be unreasonably withheld.

7. Occupancy

The Parties hereto agree that the maximum number of occupants is has been stated in the Lease Agreement and that under no circumstances shall more than this number live in the unit. Furthermore no person other than named above may occupy the unit unless prior consent is provided by Varsity Property.

IN WITNESS WHEREOF the parties hereto have executed this Sub-Lease. SIGNED, SEALED AND DELIVERED at _____(city) this _____ day of _____, 20__.

X
Witness

X
Customer 1

X
Witness

X
Customer 2

X
Witness

X
Customer 3

X
Witness

X
Customer 4

X
Witness

X
Customer 5

X
Witness

X
Customer 6

X
Witness

X
Customer 7

Receipt of Lease Agreement

We here by acknowledge receiving a duplicate copy of the herein sub-lease this ____ Day of _____, 20____.

X
Customer 1

IN WITNESS WHEREOF the parties hereto have executed this Sub-Lease. SIGNED, SEALED AND DELIVERED at _____(city) this ____ day of _____, 20__.

X
witness

X
Sub-Tenant 1

X
witness

X
Sub-Tenant 2

X
witness

X
Sub-Tenant 3

X
witness

X
Sub-Tenant 4

X
witness

X
Sub-Tenant 5

X
witness

X
Sub-Tenant 6

X
witness

X
Sub-Tenant 7

Receipt of Lease Agreement

We here by acknowledge receiving a duplicate copy of the herein lease this ____ day of _____, 20____.

X
Sub-tenant

IN WITNESS WHEREOF the Varsity Property Approves this Sub-Lease. SIGNED, SEALED AND DELIVERED at Kingston this _____ day of _____, 20__.

SIGNED, SEALED AND DELIVERED

Varsity Property Group

PER: X

(I have the authority to bind the company)
A.J. Keilty, President