

SUBLEASE AGREEMENT

This is an agreement to sublet real property according to the terms specified below. Sublessor, who has already signed a lease agreement with the landlord (the "Original Lease") agrees to sublet and Sublessee agrees to take the premises described below. Both parties agree to keep, perform and fulfill the promises, conditions and agreements below:

1. Sublessor is: _____

2. Sublessee is: _____

3. The location of the premises is: _____ Burlington, Vermont.

4. The term of this sublease is from _____ to _____.
There shall be no holding over under the terms of this sublease agreement under any circumstances.

5. Rent in the total amount of \$_____ will be paid by Sublessee to Sublessor according to the following schedule:

Payment due date: _____ Amount: _____

Payment due date: _____ Amount: _____

Payment due date: _____ Amount: _____

Payment due date: _____ Amount: _____

Payment due date: _____ Amount: _____

Rent payments will be made payable to _____ and will be sent to the following address: _____.

Sublessor will continue to make all payments of rent due landlord under the terms of the Original Lease.

6. Sublessee shall reimburse Sublessor for _____ percent of the charges for utilities connected with premises during the term of the sublease. Reimbursement shall be made within ten days of presentation by Sublessor of copies of the bills for such utilities to Sublessee. Portions of any month reflected on a bill shall be prorated, as necessary, based upon the number of days of occupancy by Sublessee.

7. Sublessee agrees to surrender and deliver to Sublessor the premises and (if any) 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. Sublessee will be liable to Sublessor for any damages

occurring to the premises or the contents thereof or to the building which are done by Sublessee or Sublessee's guests.

8. Sublessee agrees to pay to Sublessor a deposit of \$_____ to cover damages and cleaning. Sublessor agrees that if the premises and contents thereof are returned to Sublessor in the same condition as when received by Sublessee, reasonable wear and tear thereof excepted, (s)he will refund to Sublessee \$_____ 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 Sublessee.

9. At the time of taking possession of the premises by Sublessee, Sublessor and Sublessee will sign an inventory of all personal property of Sublessor that will remain in the premises.

10. This sublease agreement incorporates and is subject to the Original Lease between Sublessor and the landlord, a copy of which is attached hereto, and which is hereby referred to and incorporated as if it were set out here at length. Sublessee agrees to assume all of the obligations and responsibilities of Sublessor under the Original Lease for the duration of the sublease agreement. If individuals other than Sublessor are named in the Original Lease, Sublessee understands that the premises will be shared with those other individuals or their Sublessees, if any.

11. In the event of any legal action concerning this sublease, the losing party shall pay to the prevailing party reasonable attorney's fees and court costs to be fixed by the court wherein such judgment shall be entered.

12. Other

13. This lease constitutes the sole agreement between the parties, and no additions, deletions or modifications may be accomplished without the written consent of both parties (ANY ORAL REPRESENTATIONS MADE AT THE TIME OF EXECUTING THIS LEASE ARE NOT LEGALLY BINDING UPON EITHER PARTY).

14. The words "Sublessor" and "Sublessee" as used herein include the plural as well as the singular; no regard for gender is intended by the language in this sublease.

15. If Sublessee is under 18 years of age, then his/her legal guardian or parent guarantees and agrees to perform all of the terms, covenants and conditions of this sublease by affixing his signature below.

16. Each signatory to this sublease acknowledges receipt of an executed copy thereof.

17. This sublease is not binding upon either party unless approved by the landlord as provided below.

18. Sublessor hereby affirms that all other individuals named as tenants under the Original Lease (if they have not actually signed this agreement) have consented to this Sublease Agreement. Sublessor hereby affirms that all co-signers of the Original Lease have been informed of this sublease arrangement and have consented to it.

19. The parties hereby bind themselves to this agreement by their signatures affixed below on this _____ day of _____, 20____.

SUBLESSOR _____

SUBLESSEE _____

I hereby give my consent to subletting of the above-described premises as set out in this sublease agreement.

Landlord _____

Date: _____