

COMMERCIAL SUBLEASE AGREEMENT

1. Date _____

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Sublease Agreement between _____, and _____

In consideration of the covenants and agreements herein set forth, the parties agree as follows:

1. Definitions: The following definitions will apply to this Sublease Agreement:

Sublandlord:

Subtenant:

Premises:

The area consisting of approximately _____ rentable square feet known as _____, as outlined on hereto and made a part hereof.

Sublease Date:

_____, 20 ____.

Term:

_____ months commencing _____, 20 ____
_____, 20 _____, (the "Termination Date").

Base Rent:

\$ _____ per month.

Commencement Date:

_____, 20 _____, as modified in

Security Deposit:

\$ _____.

Master Landlord:

_____, Landlord under the

Tenant:

Sublandlord, as Tenant under the Master Lease.

Master Lease:

That certain Lease Agreement dated _____ between Landlord and Tenant for the Premises, including all exhibits.