



SUBLEASE AGREEMENT

This Sublease Agreement entered into this **DATE XX, XXXX** by and between **ICM Properties, Inc.** (hereinafter "Landlord") and **TENANT NAME** hereinafter "Tenant(s)" and **SUBTENANT NAME** (hereinafter "Subtenant"), for the premises located at **XXXX STREET APT#** (hereinafter premises").

Whereas, Landlord and Tenant(s) are parties to a certain Lease Agreement (hereinafter "Lease") date **MONTH DAY, YEAR** and terminating on **MONTH DAY, YEAR**, (hereinafter "Original Lease Term").

Whereas, Landlord has approved Subtenant(s)' occupancy of the Premises subject to the terms and conditions set forth hereinafter. In consideration of the mutual promises and covenants exchanged between Landlord and Tenant(s) and Subtenant(s) herein, it is hereby agreed as follows:

1. Landlord hereby recognizes and approves Subtenant(s) as the lawful occupant of the Premises for the remainder of the Original Lease Term, said occupancy to take effect on **MONTH DAY, YEAR** and to terminate on **MONTH DAY, YEAR**.
2. Subtenant(s) and Tenant(s) shall pay all rent from date of occupancy through the remainder of the Original Lease Term directly to Landlord. Said rent shall be the amount called for in the Original Lease Agreement in the amount of **\$XXXX.XX per month** directly to the Landlord on the 1st day of each month.
3. Tenant(s) shall be liable to Landlord for any amounts due under the Original Lease Term which remains unpaid either by Tenant(s) or Subtenant(s). Tenant(s) agrees that this Sublease Agreement shall not constitute a release of any of the Tenant(s)' obligations under the Lease, nor shall it in any way release Tenant(s) or Tenant(s)' Guarantor from any of Tenant(s)' obligations under the Lease Guaranty executed on **MONTH DAY, YEAR**.
4. Tenant(s) shall neither solicit nor accept any fees, rents or consideration of any kind related to Subtenant(s)' occupancy of the Premises. In the event that Tenant(s) accepts any consideration whatsoever either as an inducement to sublease the Premises or during Subtenant(s)' occupancy of the Premises, such act shall constitute a material breach of this Sublease Agreement, and Landlord may immediately terminate this Sublease Agreement. Notwithstanding the above and if applicable, Tenant(s) may accept an amount from Subtenant(s) up to the amount of Tenant(s)' Security Deposit under the Lease, to insure return of Security Deposit from Landlord upon Lease Termination.
5. Subtenant(s) hereby acknowledges that he has received a copy of the Lease Agreement, has read it thoroughly and further agrees to be bound by all of the terms, conditions, rules, regulations and covenants contained therein, and agrees that any breach of same shall constitute grounds for termination of this Sublease Agreement and that all of the terms, conditions, rules, regulations and covenants shall apply to Subtenant in the exact same manner that they do to Tenant(s), including those provisions concerned with delinquent rental payments.
6. By executing hereof, Subtenant(s) acknowledges receipt of Chicago's Landlord and Tenant's Ordinance Summary as prescribed under Chapter 5-12-170 of Municipal Code of Chicago.

SAMPLE LEASE

7. By executing hereof all parties hereby agree that there have been no other agreements, promises, inducements or conditions to this Sublease other than those recited herein.
8. Subtenant(s) by execution hereof guarantees the payment of rent up to an amount to include Subtenant(s) date of occupancy through the termination of the Original Lease. Subtenant(s) further guarantees performance of all terms, conditions, rules and regulations of the Original Lease from the date of occupancy through the termination of the Original Lease Term, and same shall be guaranteed by Subtenant(s) heirs, executors, successors and assigns.
9. Subtenant(s) warrants that it is over 18 years of age and has the legal capacity to enter into mutually binding contractual agreement.

IN WITNESS WHEREOF, the parties have set their hands and seal this date written above.

TENANT(S):

LANDLORD:

_____ As Agent

TENANT(S)' FORWARDING ADDRESS

SAMPLE LEASE

SUBTENANT(S):

*** Mail rent to: ICM Properties, Inc.
1341 W. Fullerton, # 105
Chicago, IL 60614