



DRAFT
STANDARD SUBLEASE
MULTI-TENANT
AIR COMMERCIAL REAL ESTATE ASSOCIATION

1. Basic Provisions ("Basic Provisions").

1.1 **Parties:** This Sublease ("Sublease"), dated for reference purposes only _____ is made by and between _____ ("Sublessor") and _____ ("Sublessee"), (collectively the "Parties", or individually a "Party").

1.2(a) **Premises:** That certain portion of the Project (as defined below), known as _____ consisting of approximately _____ square feet ("Premises"). The Premises are located at: _____ in the City of _____, County of _____, State of _____, with zip code _____.

In addition to Sublessee's rights to use and occupy the Premises as hereinafter specified, Sublessee shall have non-exclusive rights to the Common Areas (as defined below) as hereinafter specified, but shall not have any rights to the roof, the exterior walls, or the utility raceways of the building containing the Premises ("Building") or to any other buildings in the Project. The Premises, the Building, the Common Areas, the land upon which they are located, along with all other buildings and improvements thereon, are herein collectively referred to as the "Project."

1.2(b) **Parking:** _____ unreserved and _____ reserved vehicle parking spaces.
 1.3 **Term:** _____ years and _____ months commencing ("Commencement Date") and ending _____ ("Expiration Date").

1.4 **Early Possession:** If the Premises are available Sublessee may have non-exclusive possession of the Premises commencing _____ ("Early Possession Date").

1.5 **Base Rent:** \$ _____ per month ("Base Rent"), payable on the _____ day of _____ each month commencing _____.

If this box is checked, there are provisions in this Sublease for the Base Rent to be adjusted.

1.6 **Sublessee's Share of Operating Expenses:** _____ percent (____%) ("Sublessee's Share"). In the event that that size of the Premises and/or the Project are modified during the term of this Lease, Lessor shall recalculate Lessee's Share to reflect such modification.

1.7 **Base Rent and Other Monies Paid Upon Execution:**
 (a) **Base Rent:** \$ _____ for the period _____

(b) **Security Deposit:** \$ _____ ("Security Deposit").

(c) **Other:** \$ _____ for _____

(d) **Total Due Upon Execution of this Lease:** \$ _____

1.8 **Agreed Use:** The Premises shall be used and occupied only for _____

and for no other purposes.

1.9 **Real Estate Brokers:**
 (a) **Representation:** The following real estate brokers (the "Brokers") and brokerage relationships exist in this transaction (check applicable boxes):

- _____ represents Sublessor exclusively ("Sublessor's Broker");
- _____ represents Sublessee exclusively ("Sublessee's Broker"); or
- _____ represents both Sublessor and Sublessee ("Dual Agency").

(b) **Payment to Brokers:** Upon execution and delivery of this Lease by both Parties, Lessor shall pay to the Brokers the brokerage fee agreed to in a separate written agreement (or if there is no such agreement, the sum of _____ or _____ % of the total Base Rent) for the brokerage services rendered by the Brokers.

1.10 **Guarantor.** The obligations of the Sublessee under this Sublease shall be guaranteed by _____ ("Guarantor").

1.11 **Attachments.** Attached hereto are the following, all of which constitute a part of this Sublease:
 an Addendum consisting of Paragraphs _____ through _____;
 a plot plan depicting the Premises and/or Project;

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