



**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 nonexclusive 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;

# Standard Sublease Multi Tenant 2014

**Brent C. Shaffer**

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*Taxation* ,1999      *The Sublease and Assignment Deskbook* Brent C. Shaffer,2006

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