



**Tiger Properties of Clemson, LLC
Sublease Agreement**

Sublease Agreement entered into this _____ Day of _____, 20____ between

Tiger Properties of Clemson, LLC (Landlord).

Sublease Period: The Subtenant agrees to sublease from Tenant, property known as:

Address: _____

From: _____ to _____

Terms of Sublease: The Subtenant agrees to comply with all terms and conditions of the lease entered into by the Tenant, including the prompt payment of all rents. The lease is annexed and its terms are incorporated into this agreement by reference. The subtenant agrees to pay directly to the landlord the monthly lease rent, and all other rental charged hereinafter due, and otherwise assume, perform and observe all of Tenant's obligations during the sublease period and to fully indemnify Tenant from any liability arising from same.

Security Deposit: The Subtenant agrees to pay to Tenant herewith the sum of \$_____ as a Security Deposit, to be promptly returned to Subtenant upon the termination of this sublease and upon compliance by Subtenant of all conditions of this sublease.

Landlord's Consent: The Landlord consents to this sublease and agrees to promptly notify the Tenant at _____ if the subtenant fails to make timely rent payments or in breach of this agreement. Nothing herein shall constitute a release of the Tenant who shall remain bound under this lease. Nothing herein shall constitute consent to any further sublease or Assignment of Lease.

Surrender of Premises: At the expiration of the sublease term, Subtenant shall quit and surrender the premises in as good a condition as they were in at the commencement of this sublease, reasonable wear and tear expected.

Default: If any default is made in the payment of rent, or if there is a default in any other provision of either the lease or sublease, then at the option of either Tenant or Landlord, this Sublease shall terminate and either Property Manager or Tenant may re-enter and retake possession of said premises and either Landlord or Tenant may make claim for any unpaid rent

or damages arising from said Breach, provided Tenant may retake possession upon payment of all rent arrearage or other cure of default.

Special Provisions:

IN WITNESS WHEREOF, the parties set their hands and seal this day and year first above written:

As to Landlord:

Tiger Properties of Clemson, LLC, as agent on behalf of Landlord

By: _____ (Signature)

_____ (Print)

Authorized Representative

As to Tenant:

By: _____ (Signature)

_____ (Print)

Permanent/Forwarding Address:

Phone: _____

Email: _____

Date: _____

By: _____ (Signature)

_____ (Print)

Permanent/Forwarding Address:

Phone: _____

Email: _____

Date: _____

As to Subtenant:

By: _____ (Signature)

_____ (Print)

Permanent/Forwarding Address:

Phone: _____

Email: _____

Date: _____

By: _____ (Signature)

_____ (Print)

Permanent/Forwarding Address:

Phone: _____

Email: _____

Date: _____