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**BIG 10 RENTALS**  
**P.O. Box 5543 – BLOOMINGTON, IN 47407 – 812-360-6800**  
**WWW.BIG10RENTALS.COM**

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**SUBLEASE AGREEMENT**

**1. TERMS OF SUBLEASE**

- A) This sublease is made \_\_\_/\_\_\_/\_\_\_, between Big 10 Rentals, hereinafter called LANDLORD, OWNER and/or LESSOR, and \_\_\_\_\_, hereinafter referred to, jointly and severally, as the TENANT and/or \_\_\_\_\_ SUBLEASEE(S).
- B) The property to be subleased : \_\_\_\_\_, hereinafter called property.
- C) This lease begins \_\_\_/\_\_\_/\_\_\_, and ends at noon \_\_\_/\_\_\_/\_\_\_ unless terminated sooner according to any of the provisions set forth in this lease agreement.
- D) Subleasee agrees to take property in an "as is" condition and agrees to comply with rules and regulations as stated in original lease which include minimum charges for failure to clean property upon termination of the original lease.

**2. RENTS**

- A) The rent for the term of this lease is \_\_\_\_\_ Dollars(\$ \_\_\_\_\_), paid in monthly installments: Rent is due on or before the 1<sup>st</sup> of each month in the amount of \$ \_\_\_\_\_.
- B) TENANT remains fully responsible to the LANDLORD for all payments and other terms of the lease and will continue to make rent payments directly to LANDLORD. SUBLESSEE is directly responsible to TENANT for payments due to the TENANT unless other arrangements are agreed upon and noted in writing on this sublease.**
- C) One full check for the entire amount will only be accepted. Check made payable to Big 10 Rentals and mailed to P.O. Box 5543, Bloomington, IN 47407.** If rents are not received within five (5) days of the due date, a fifty (\$50) dollar late fee will be charged and an additional \$10.00 per/day charge until the payment is received. If rent is not paid within twenty-five (25) days of due date, legal proceedings may be commenced without further notice. A bad check is the same as non-payment and LANDLORD shall impose the last fee in the same manner as in the case of the traditional non-payment. In addition, LANDLORD shall charge a thirty-five (35) dollar service charge for any check written which is returned from the bank for any reason. Rents are due, in any case, on due date or late fees will applied.
- D) Resident and Subleasee shall be jointly and severally liable for all terms of this sublease and the lease. In other words, "jointly and severally liable" is a legally bidding phrase which means that, among other obligations, EACH CO-TENANT AND SUBLESSEE IS LEGALLY RESPONSIBLE TO THE LANDLORD FOR PAYING ANY PORTION OF THE RENT UNPAID BY ANY AND ALL CO-TENANTS WHO FAIL TO PAY OR WHO VACATE THE LEASED PREMISES BEFORE THE EXPIRATION OF THIS LEASE.**

**3. CONCLUSION**

The LANDLORD and TENANT agree that this instrument, which they each understand and sign, embodies their total and complete agreement regarding the terms and conditions of this lease, except as it may hereafter be modified and acknowledged in writing by both parties hereto or by their duly authorized agents.

WITNESS the signatures of the above parties hereto, on \_\_\_/\_\_\_/\_\_\_.

TENANTS & SUBLEASEES: I have read the entire lease and sublease before signing.

Signature \_\_\_\_\_ Signature \_\_\_\_\_ Signature \_\_\_\_\_

Name \_\_\_\_\_ Name \_\_\_\_\_ Name \_\_\_\_\_

S.S. # \_\_\_\_\_ S. S. # \_\_\_\_\_ S. S. # \_\_\_\_\_

LANDLORD/MANAGEMENT/AGENT: \_\_\_\_\_ Date: \_\_\_\_\_

SAMPLE