

Commercial Sublease Contract

1. Parties

This **Commercial Sublease Contract** (shall be referred as the "**Contract**" hereinafter) dated _____, is executed by and between the parties below:

The Sublessor

and

The Sublessee

2. Recitals

WHEREAS this Agreement is executed for the purpose of subletting a real property located in

_____.

WHEREAS the Master Lease Agreement (the "**Master Lease**") dated _____ and is between _____ (the "**Landlord**") and the Sublessor with respect to the property and any improvements made to the said property situated in the address above.

WHEREAS the Sublessee is willing to rent the subleased premises and is willing to likewise undertake the obligations, terms, and conditions found in the Master Lease.

NOW, THEREFORE, in consideration of the foregoing premises of the parties, the Sublessor and the Sublessee agree to as follows;

3. Lease Term

The term of this Agreement shall commence on _____ and automatically expires on _____, unless the Sublessor or the Sublessee terminates this Agreement before the expiration date.

4. Use of Subleased Premises

This Agreement shall conform to the purpose, permitted use, the terms and conditions found in the Master Lease Agreement, except as otherwise provided hereunder. Any acts made in the premises that does not conform to the provisions of the Master Lease shall constitute a violation thereof.

5. Maintenance and Repairs

The Sublessee shall maintain the premises in good condition. Should any damages occur in the premises resulting from fault or negligence of the Sublessor or the Sublessee, the party responsible shall shoulder for its payments and repairs.

Extraordinary damages and all general maintenance issues needed to be repaired shall be reported immediately to the Landlord, without delay.

6. Utilities

During the term of this Agreement, utility payments and other dues associated to the subleased premises shall be covered by the Sublessee.

7. Deposit

A deposit amount of _____ (the "**Deposit**"), is required to be paid by the Sublessee to cover damages and maintenance costs.

Subject to the conditions of the premises with acceptable wear and tear, the Sublessor shall return the deposit amount to the Sublessee within 30 days, upon termination or expiration of the Agreement.

8. Alterations to the Premises

Following the same rights found in the Master Lease, the Sublessee has the same rights as the Sublessor in making improvements or alterations to the leased premises. Nonetheless, any alterations and improvements must comply with all applicable laws of the State as to construction rules and regulations.

9. Default

The Sublessee shall be considered to be in default in any occurrence of the following:

- Failure of Sublessee to pay lease.
- The Sublessee becomes insolvent, becomes bankrupt; for sublessee corporations and partnerships, becomes performs winding up, liquidation, or dissolution proceedings;
- The Sublessee abandons the subleased premises;
- The Sublessee uses the oremises for illegal purposes.
- In case of damage that results to the premises be uninhabitable or unusuable due to negligence or fault of the Sublessee, its employees, families, agents, or guests.
- Any other event of default provided in the Master Lease or the Act.

Upon the occurrence of default, the Sublessor may terminate this Agreement and seek for any remedies allowed by applicable laws.

The expiration or cessation of the Master Lease or this Sublease shall terminate the obligations of this Sublease Agreement.

10. Return of the Leased Premises

At the terminaion of the Term of this Sublease, the Subtenant will quit and surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.

11. Governing Law

All lawsuits and any other disputes arising from this Sublease Agreement shall be construed in accordance with the laws of the State where the Leased Property is situated.

12. Separability

In the event that any provision of this Sublease Agreement be held invalid by any competent court, the said invalidity shall apply only to the invalid provision involved and the remaining provisions shall remain valid and enforceable.

13. Assignment and Subletting

It shall be prohibited to futher sublet, transfer, convey, or assign the subleased property unless with written consent by the Lessor and the Sublessor.

14. Modifications

Any modification or alteration herein this Contract shall not be construed to have been agreed upon by the parties unless otherwise executed in writing.

Sublessor

Sublessee

Date

Date

Signature

Signature



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