

This SUBLEASE, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, between \_\_\_\_\_, hereinafter referred to as **Lessee**, and \_\_\_\_\_, hereinafter referred to as **Sublessee**, and **The Byron Company, 6050 Delmar Blvd., St. Louis, MO 63112**, hereinafter referred to as Lessor.

Lessee hereby agrees to rent, convey and transfer to the Sublessee the premises known as \_\_\_\_\_, 631\_\_\_\_\_. The leased premises shall be only occupied by Sublessee whose name is affixed to this contract.

**Term:** Beginning on \_\_\_\_\_, 20\_\_\_\_\_, and ending on \_\_\_\_\_, 20\_\_\_\_\_.

**Deposit:** Sublessee has deposited with Lessor the sum of \$\_\_\_\_\_, the receipt of which is acknowledged as security deposit for performance of this sublease and for damages occurring to the premises during the sublease term. Security deposit may not be used as last month's rent.

**Rent:** Sublessee agrees to pay Lessor a **monthly rent** of \$\_\_\_\_\_, paid in advance to the above Lessor address.

**Utilities:** Utilities included with rent are water, sewer, and trash. Sublessee will transfer the gas and electric service into Sublessee's name as of sublease start date, unless these utilities are also included in rent.

**Pets:** Pets are allowed in apartment with prior Byron Company written permission.  
**ABSOLUTELY NO DOGS UNDER ANY CONDITIONS.**

**Subleasing and Assignment:**  
Sublessee may not lease, sublease, or assign the apartment.

**Lessee and Sublessee Agree to the Following:**

- Lessee will continue to pay rent until the Sublessee begins payment. This may include the period after Lessee vacates the apartment, but before Sublessee takes possession. Sublessee's rent will start as of the date the keys are picked up, or any other written agreement.
- Lessee will leave the apartment thoroughly cleaned and in good condition for Sublessee.
- Lessor may, at its discretion and at any time, refuse to allow a sublease based on the condition of the apartment left by the Lessee.
- Lessor will inspect, paint, and "make-ready" the apartment after the Lessee vacates.
- Lessee agrees to keep on all utilities until the date Sublessee takes possession.
- Lessee's refund and deposit statement will be sent to Lessee's forwarding address within 30 days of the end of the lease.
- The taking possession by Sublessee shall be conclusive evidence that the leased premises were in good and satisfactory condition when possession was taken. It is recommended that both Lessee and Sublessee photo document the condition of the apartment at changeover and send the digital document to Lessor for inclusion in their files.
- At the expiration of this term, Sublessee will return the premises in as good condition as received, reasonable wear and tear excepted.

**Equal Housing Opportunity:**

Lessor has conducted all rental activities in regard to this agreement without respect to race, color, religion, sex, national origin, handicap, or familial status.

**Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards:**

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. The Lessee and Sublessee have received a federally approved pamphlet on lead poisoning prevention.

**Lessor's Consent:**

This Sublease Agreement is not binding on either Party unless the Lessor gives consent by signing below. The Sublessee has received a copy of the original lease executed between the Lessee and the Lessor and agrees to be bound by all terms and conditions of the lease so long as such terms do not conflict with the terms of this sublease, in which case the terms of the sublease shall prevail.

The parties further agree:

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_____ LESSEE (signature)	_____ DATE
_____ _____ _____	_____ _____ _____
_____ SUBLESSEE (signature)	_____ DATE
_____ _____ _____	_____ _____ _____
_____ LESSOR	_____ DATE