

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_____. If the sublease term extends past the original lease ending date (or renewal), the Lessee agrees to a lease renewal of an additional year.

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 or for utilities during the sublease term. Security deposit may not be used as last month's rent.

Rent: Sublessee agrees to pay Lessor a **total monthly rent** of \$_____, paid in advance to the above Lessor address. Rent includes estimated utilities (See Utilities below). Any furnishings left by Lessee is available for use by Sublessee and is included in rent.

Utilities: Utilities included with rent are water, sewer, and trash. Sublessee is responsible for the following checked items which average \$_____ / month, to be paid with base rent.

- Gas
- Electric
- Cable TV
- Internet
- Phone

Base Rent \$_____ , and utilities \$_____ = Total monthly \$_____ / month.

Reconciliation of utilities will be done at the end of the sublease period, with a refund or charge to Sublessee based on the actual bills provided by the Lessee. Lessee agrees to provide Lessor copies of all utility bills within 15 days of the end of the sublease (for the purpose of Lessee reimbursement).

Furnishings: Lessee agrees to leave the following items of furniture for sublessee's use:

Smoking: Smoking is allowed in apartment.
 Smoking in NOT allowed in apartment.

Pets: Pets are allowed in apartment with prior Byron Company written permission.
Type of pet (ABSOLUTELY NO DOGS): _____
 Pets are NOT allowed in apartment.

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

Holdover: Sublessee will promptly vacate the premises at the end of the sublease term. Holding over is not allowed.

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 and turns in keys, but before Sublessee takes possession. Sublessee’s rent will start as of the date the keys are picked up, or any other written agreement.
- Lessor will NOT do any inspection, cleaning, or “make-ready” of the apartment after the Lessee vacates. 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.
- Total rent for the apartment includes estimated utilities. Lessee agrees to pay all utilities for the entire term of the sublease. Lessee acknowledges that the actual bills may exceed the estimated payments, and in such circumstances Lessor may make deductions from Sublessee’s security deposit to cover any shortage. Overpayments of utilities will be refunded to Sublessee.
- Sublessee acknowledges that the security deposit refund is dependent on the Lessee’s written statement of no damage to the apartment. Lessee agrees to provide written statement within 15 days of the end of the sublease. Any damages to lessee’s belongings shall be covered by lessee or lessee’s insurance.
- 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 for both parties to photo document the condition of the apartment at changeover. 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:

Lessee 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:_____

LESSEE (signature)

DATE

DATE

SUBLESSEE (signature)

DATE

DATE

LESSOR

DATE