

# SUBLEASE AGREEMENT

**PARTIES: THIS SUBLEASE, DATED 07/08/2020, IS EXECUTED BY AND BETWEEN**

██████████ whose current address is 6827 4th Street, NW, Washington DC 20012 (hereinafter referred to as the "Sublessor") and Brandon T Flagg (hereinafter referred to as the "Sublessee"). The Sublessee agrees to comply with all the terms and conditions of the original Lease.

**ADDITIONAL SUBLESSEES OR ROOMMATES:** In addition to the aforementioned Sublessee, the following listed adult individual(s) shall also be included on the Sublease Agreement and shall be equally bound, responsible, and obligated to the terms and conditions of this Sublease Agreement.

**PREMISES:** The Sublessor herein agrees to sublease to the Sublessee, and the Sublessee herein agrees to sublease from the Sublessor, and upon all of the conditions set forth herein, the real property located at 2752 Herschel St APT 3, Jacksonville in the State of Florida and ZIP code of 32205, herein described as 1 bedroom/1 bathroom . Said real property, including any land and any improvements thereon, shall hereinafter be referred to as the "Premises."

**EMERGENCY CONTACT INFORMATION:** If during the sublease any issues or problems arise with the Premises, the Sublessee agrees to contact Paul Schwartz at the telephone number of +1(312) -809-1235.

**WHEREAS,** the Landlord, by the signing of this Sublease Agreement herein approves of the Sublessee's occupancy of the Premises subject to the terms and conditions set forth hereinafter. In consideration of the mutual promises and covenants exchanged between the Landlord and the Sublessor and the Sublessee herein, it is hereby agreed as follows:

**TERM:** The term of this sublease shall be for a maximum period of one year (month to month) with an option to renew.

**MONTHLY LEASE AMOUNT:** The Sublessee shall pay to the Sublessor a monthly rental amount of \$800.00 for each month for the duration of this lease term. Upon the signing of this Sublease Agreement, the Sublessee shall pay to the Sublessor the first month's rent in advance. All future monthly payments shall be sent shall be mailed or hand delivered to the Sublessor at the aforementioned address in paragraph one (1) or to such other person or place as the Sublessor may designate in writing.

**SECURITY DEPOSIT:** The Sublessor Agreed to Lease with a down payment of \$400.

**USE OF PREMISES:** The Sublessee shall have complete use and control of the Premises for the duration of the Sublease Agreement, until such time as the sublease expires.

**CONDITION OF PREMISES:** The Sublessor herein agrees to hook up and/or provide the following utilities:gas, electric, water, trash removal, cable TV, telephone, internet service

**KEYS & REMOTES: QUANTITY RECEIVED RETURNED** Door Keys **2**, Mailbox Key **1**

**WASTE, NUISANCE OR UNLAWFUL USE:** The Sublessee shall not cause or allow waste on the Premises, or maintain or permit to be maintained a nuisance on the Premises, or use or permit the Premises to be used in an unlawful manner.

**ATTORNEY'S FEES:** In the event that of a breach of this agreement or should legal recourse be deemed necessary by either party to this Sublease Agreement, the parties herein agree that the prevailing party shall have the right to recover as part of the judgment reasonable attorney's fees, filing fees and/or court costs.

**REDECORATION OR ALTERATIONS:** The Sublessee shall not redecorate or make any alterations to the Premises, in any way, that would constitute the making of alterations, or repaint the walls or woodwork, without first obtaining Sublessor's written consent to the alterations or redecoration.

**BINDING EFFECT:** This Sublease Agreement shall inure to the benefit of and be binding on the heirs, successors, executors, administrators and assignees of the parties.

**GOVERNING LAW:** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Florida.

The Sublessee states and warrants that he is of the age of majority, being of the age of 18 or older, and has the legal capacity to enter into a mutually binding contractual agreement.

The undersigned have read the foregoing Sublease prior to execution and hereby acknowledge receipt of a copy of this Sublease Agreement.

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(Sublessor Signature)

NAME: XXXXXXXXXX

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(Dated)

**ADDRESS:** 6827 4th Street, NW,  
**CITY, STATE, ZIP:** Washington DC 20012,  
**TELEPHONE:** (312)-809-1235.

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(Sublessee Signature)

**NAME: Brandon T Flagg**

**TELEPHONE:** (904)-758-7550.

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(Dated)