



DRAFT

**STANDARD SUBLEASE
MULTI-TENANT
AIR COMMERCIAL REAL ESTATE ASSOCIATION**

1. Basic Provisions ("Basic Provisions").

1.1 **Parties:** This Sublease ("Sublease"), dated for reference purposes only _____, is made by and between _____

_____ ("Sublessor") and

_____ ("Sublessee"), (collectively the "Parties", or individually a "Party").

1.2(a) **Premises:** That certain portion of the Project (as defined below), known as _____

consisting of approximately _____ square feet ("Premises"). The Premises are located at: _____

in the City of _____, County of _____, State of _____, with zip code _____.

In addition to Sublessee's rights to use and occupy the Premises as hereinafter specified, Sublessee shall have nonexclusive rights to the Common Areas (as defined below) as hereinafter specified, but shall not have any rights to the roof, the exterior walls, or the utility raceways of the building containing the Premises ("Building") or to any other buildings in the Project. The Premises, the Building, the Common Areas, the land upon which they are located, along with all other buildings and improvements thereon, are herein collectively referred to as the "Project."

1.2(b) **Parking:** _____ unreserved and _____ reserved vehicle parking spaces.

1.3 **Term:** _____ years and _____ months commencing _____

("Commencement Date") and ending _____ ("Expiration Date").

1.4 **Early Possession:** If the Premises are available Sublessee may have non-exclusive possession of the Premises commencing _____ ("Early Possession Date").

1.5 **Base Rent:** \$ _____ per month ("Base Rent"), payable on the _____ day of _____ each month commencing _____

☐ If this box is checked, there are provisions in this Sublease for the Base Rent to be adjusted.

1.6 **Sublessee's Share of Operating Expenses:** _____ percent (____%) ("Sublessee's Share"). In the event that that size of the Premises and/or the Project are modified during the term of this Lease, Lessor shall recalculate Lessee's Share to reflect such modification.

1.7 **Base Rent and Other Monies Paid Upon Execution:**

(a) **Base Rent:** \$ _____ for the period _____

(b) **Security Deposit:** \$ _____ ("Security Deposit").

(c) **Other:** \$ _____ for _____

(d) **Total Due Upon Execution of this Lease:** \$ _____

1.8 **Agreed Use:** The Premises shall be used and occupied only for _____

and for no other purposes.

1.9 **Real Estate Brokers:**

(a) **Representation:** The following real estate brokers (the "Brokers") and brokerage relationships exist in this transaction (check applicable boxes):

☐ _____ represents Sublessor exclusively ("Sublessor's Broker");

☐ _____ represents Sublessee exclusively ("Sublessee's Broker"); or

☐ _____ represents both Sublessor and Sublessee ("Dual Agency").

(b) **Payment to Brokers:** Upon execution and delivery of this Lease by both Parties, Lessor shall pay to the Brokers the brokerage fee agreed to in a separate written agreement (or if there is no such agreement, the sum of _____ or _____ % of the total Base Rent) for the brokerage services rendered by the Brokers.

1.10 **Guarantor.** The obligations of the Sublessee under this Sublease shall be guaranteed by _____

_____ ("Guarantor").

1.11 **Attachments.** Attached hereto are the following, all of which constitute a part of this Sublease:

☐ an Addendum consisting of Paragraphs _____ through _____;

☐ a plot plan depicting the Premises and/or Project;

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D Keegan



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Table of Contents Standard Sublease Multi Tenant 2014

1. Understanding the eBook Standard Sublease Multi Tenant 2014
 - The Rise of Digital Reading Standard Sublease Multi Tenant 2014
 - Advantages of eBooks Over Traditional Books
2. Identifying Standard Sublease Multi Tenant 2014
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Standard Sublease Multi Tenant 2014
 - User-Friendly Interface
4. Exploring eBook Recommendations from Standard Sublease Multi Tenant 2014
 - Personalized Recommendations
 - Standard Sublease Multi Tenant 2014 User Reviews and Ratings
 - Standard Sublease Multi Tenant 2014 and Bestseller Lists
5. Accessing Standard Sublease Multi Tenant 2014 Free and Paid eBooks
 - Standard Sublease Multi Tenant 2014 Public Domain eBooks
 - Standard Sublease Multi Tenant 2014 eBook Subscription Services
 - Standard Sublease Multi Tenant 2014 Budget-Friendly Options
6. Navigating Standard Sublease Multi Tenant 2014 eBook Formats
 - ePub, PDF, MOBI, and More
 - Standard Sublease Multi Tenant 2014 Compatibility with Devices
 - Standard Sublease Multi Tenant 2014 Enhanced eBook Features
7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Standard Sublease Multi Tenant 2014
 - Highlighting and Note-Taking Standard Sublease Multi Tenant 2014
 - Interactive Elements Standard Sublease Multi Tenant 2014
8. Staying Engaged with Standard Sublease Multi Tenant 2014

- Joining Online Reading Communities
- Participating in Virtual Book Clubs
- Following Authors and Publishers Standard Sublease Multi Tenant 2014
- 9. Balancing eBooks and Physical Books Standard Sublease Multi Tenant 2014
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Standard Sublease Multi Tenant 2014
- 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
- 11. Cultivating a Reading Routine Standard Sublease Multi Tenant 2014
 - Setting Reading Goals Standard Sublease Multi Tenant 2014
 - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Standard Sublease Multi Tenant 2014
 - Fact-Checking eBook Content of Standard Sublease Multi Tenant 2014
 - Distinguishing Credible Sources
- 13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
- 14. Embracing eBook Trends
 - Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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web facts pupil classroom ratio 12 8 pupil teacher ratio 11 8 pupil toilet ratio 15 7 teachers toilets 2 total number of classrooms 11 location county kiambu constituency juja province central district thika division municipality location thika municipality staff facilities

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web 2 new bambini school thika 2020 09 15 drive with my dogs up to the mukutan to watch the sun setting behind the lake and the evening shadows settle over the valleys and plains of the laikipia plateau kuki gallmann s haunting memoir of bringing up a family in kenya in the 1970s first with her husband paulo and then

new bambini primary school thika kcpe results contacts - Jun 18 2023

web new bambini primary school kcpe results location fee structure telephone number email website contacts postal address new bambini primary school is a private primary school located in municipality near thika town juja constituency in kiambu county kenya

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web the new bambini primary school is an ordinary private primary school in thika municipality kenya this school is managed sponsored by private individual and offers kenya certificate of primary education kcpe which is controlled by the kenya national examination council knec under ministry of education

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