



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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S Ashworth



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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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