

5. The tenant warrants that the underlying lease is in effect, has not been modified, and that the property may be sublet. If the consent of the landlord is necessary for his sublease to be effective, such consent is attached to this sublease and is a part of this sublease. Tenant agrees to indemnify and hold the subtenant harmless from any claim which may result from the tenant's failure to perform under this lease prior to the date of this sublease.
6. The subtenant agrees to perform all of the obligations of the tenant under the original lease and receive all of the benefits of the tenant under this lease. Subtenant agrees to indemnify and hold the tenant harmless from any claim which may result from the subtenant's failure to perform under this lease after the date of this sublease.
7. The tenant agrees to remain primarily liable to the landlord for the obligations under the lease.
8. The parties agree to the following additional terms:

9. This sublease binds and benefits both parties and any successors. This document, including any attachments, is the entire agreement between the parties. This sublease is subject to the laws of the State of _____.

Signature of Tenant

Signature of Subtenant

Printed Name of Tenant

Printed Name of Subtenant