

678-235-4328
3420 W. Hospital Ave, Suite 103
Chamblee, GA 30341



info@fiberartsalliance.org
www.fiberartsalliance.org

Artist Studio Sublease

This is an agreement to sublet real property according to the terms specified below.

The sublessor agrees to sublet and the subtenant agrees to take the premises described below. Both parties agree to keep, perform, and fulfill the promises, conditions and agreements expressed below:

The sublessor is Southeast Fiber Arts Alliance

The subtenant is _____

The location of the premises is 3420 W Hospital Ave, Chamblee, GA 30341 Studio _____.

The term of this sublease is _____ beginning _____

and ending _____

The rent is \$ _____ per month, payable in advance on the 15th day of the month, payable to Southeast Fiber Arts Alliance or SEFAA at 3420 W Hospital Ave., Ste 103, Chamblee, GA 30341.

Subtenant agrees to pay to the sublessor a late charge of \$50 for rent payments received by the sublessor after the 25th day of the month.

Subtenant has paid to sublessor a deposit of _____ to cover damages beyond normal wear and tear and unpaid rent. Sublessor agrees that if the premises and contents thereof are returned to him/her in the same condition as when received by the subtenant, reasonable wear and tear thereof excepted, and if there is no unpaid rent owed by subtenant, s/he will refund to the subtenant \$_____ at the end of the term, or within 30 days thereafter. Any reason for retaining a portion of the deposit shall be explained in writing within 30 days to the subtenant.

The sublessor will provide the subtenant with a check-in sheet within three (3) days after the time the sublessee takes possession of the unit/premises. Subtenant agrees to surrender and deliver to the sublessor the premises in as good of condition as they were at the beginning of the term, reasonable wear and tear excepted. The subtenant will be liable to the sublessor for any damages occurring to the premises or the contents thereof or to the building which are done by the sublessee or his/her guests.

The sublessor will, provided the sublease is in full force and effect and subtenant is not in default under any of the terms and conditions of the sublease at the time of notification or commencement, have one (1) option to extend this sublease for a term of one (1) year as of the date the extension. If subtenant elects to exercise said option, then subtenant shall provide sublessor with written notice no later than the date which is one (1) month

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prior to the expiration of the term of the sublease. If subtenant fails to provide such notice, sublessor shall have no further or additional obligation to extend or renew the term of the sublease.

The sublease agreement incorporates and is subject to the original lease agreement between the sublessor and his lessor, a copy of which is attached hereto, and which is hereby referred to and incorporated as if it were set out here at length. The subtenant agrees to assume all of the obligations and responsibilities of the sublessor under the original lease for the duration of the sublease agreement.

The words "sublessor" and "subtenant" as used herein include the plural as well as the singular; no regard for gender is intended by the language of this sublease.

Other terms and conditions: (1) Subtenant agrees to and will abide by studio guidelines which are attached hereto. (2) Subtenant agrees that the premises shall not be used for any retail purposes, any illegal purposes, nor in any manner to create any nuisance or trespass, nor in any manner to vitiate the insurance or increase the rate of insurance on the premises. (3) WiFi and utilities are included in the rent.

This lease constitutes the sole agreement between the parties and no additions, deletions, or modifications may be accomplished without the written consent of both parties. (Any oral representations made at the time of executing this lease are not legally valid, and therefore, are not binding upon either party.)

If the subtenant is under 18 years of age, then his/her legal guardian or parent guarantees and agrees to perform all of the terms, covenants and conditions of this sublease by affixing his/her signature.

Each party signing this sublease acknowledges receipt of a copy thereof.

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The parties hereby bind themselves to this agreement by their signatures affixed.

Sublessor(s): _____
Southeast Fiber Arts Alliance

Date _____

Subtenant: _____

Address: _____

Phone number: _____

Email address: _____

Date _____

Attachments: Original lease agreement, studio guidelines, check-in sheet