

GEORGIA, CLARKE COUNTY

SUBLEASE AGREEMENT – FRONT END

MM PROPERTIES, LLC (“Lessor”) and _____
_____ (individually and collectively referred to herein as “Sub Lessee”) agree as follows:

It is understood and agreed that Lessor has approved _____ (Sub Lessee) as a Sublessee of _____ (Lessee) for the period of _____, 20__ through _____, 20__ as an accommodation to said lessees. Lessor did not have an opportunity to conduct the same background check as Lessor usually conducts and the sublessee was selected by Lessee. Therefore Lessee will be liable for the rent for the foregoing term if not paid by Sublessee. The parties agree that Lessee adopts and accepts the original move-in inspection and accepts responsibility for any damages or charges that would be the responsibility of Sublessee upon move-out inspection, it being the responsibility of Lessee and Sublessee, and any other co-Lessees, to account among themselves for any damages or charges that may have accrued during the term of this Sublease agreement.

This sublease and the rights of Sublessee hereunder will not be an asset of Sublessee’s estate and may not be transferred, assigned or alienated in any way by Sublessee. No further sublease will be approved absent extraordinary circumstances.

Lessor may terminate this agreement immediately if Sublessee defaults in the payment of rent, or if Sublessee fails to cure any violation that may cause damage to persons or property upon receiving written notice of the same. Sublessee shall have five (5) days after receiving written notice to cure any other violation or such lesser periods as may be provided in the Lease and Rules and Regulations, which are attached as Exhibit A. (If a copy is not attached, please ask Lessor or Lessee for a current copy as you hereby agree to be bound by the Lease and Rules and Regulations whether they are attached or not).

No modification of or addition to this lease shall be effective unless in writing and signed by both parties.

THE UNDERSIGNED SUBLESSEE(S) CERTIFY THAT (S)HE HAS READ THIS SUBLEASE AND THE ORIGINAL LEASE AGREEMENT IN THEIR ENTIRETY, INCLUDING THE RULES AND REGULATIONS ATTACHED THERETO AND INCORPORATED HEREIN, AND THAT (S)HE AGREES TO ALL OF THE TERMS AND CONDITIONS SET FORTH HEREIN.

This ____ day of _____, 201__.

MM PROPERTIES, LLC, Lessor

By: Robert Bird Moore, Jr., Agent

Sub Lessee: _____
Relationship to other Lessees now on the premises:

Lessee: _____
{245802.1}

SUBLEASE AGREEMENT – BACK END

MM PROPERTIES, LLC (“Lessor”) and _____

_____ (individually and collectively referred to herein as “Sub Lessee”) agree as follows:

It is understood and agreed that Lessor has approved _____ (Sub Lessee) as a sublessee of _____ (Lessee) for the period of _____, 20__ through _____, 20__ as an accommodation to said lessees. Lessor did not have an opportunity to conduct the same background check as Lessor usually conducts and the sublessee was selected by Lessee. Therefore Lessee will remain liable for the rent for the balance of the term if not paid by Sublessee. The parties agree that there will be no move-in inspection. Sublessee adopts and accepts the original move-in inspection and accepts responsibility for any damages or charges that would be the responsibility of Lessee upon move-out inspection, it being the responsibility of Lessee and Sublessee, and any other co-Lessees, to account among themselves for any damages or charges that may have accrued prior to the date of this Sublease agreement.

This sublease and the rights of Sublessee hereunder will not be an asset of Sublessee’s estate and may not be transferred, assigned or alienated in any way by Sublessee. No further sublease will be approved absent extraordinary circumstances.

Lessor may terminate this agreement immediately if Sublessee defaults in the payment of rent, or if Sublessee fails to cure any violation that may cause damage to persons or property upon receiving written notice of the same. Sublessee shall have five (5) days after receiving written notice to cure any other violation or such lesser periods as may be provided in the Lease and Rules and Regulations, which are attached as Exhibit A. (If a copy is not attached, please ask Lessor or Lessee for a current copy as you hereby agree to be bound by the Lease and Rules and Regulations whether they are attached or not).

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This _____ day of _____, 201__.

MM PROPERTIES, LLC, Lessor

By: Robert Bird Moore, Jr., Agent

Sub Lessee: _____

Relationship to other Lessees now on the premises: _____

Lessee: _____

{245802.1}