

CONTRACT FOR SUBLEASE

This sublease, between Revolver Property Management 532 SE Ankeny St., Unit B
Portland, OR 97214, hereafter Sublessor, and

, hereafter Sublessee;

In consideration of the covenants and agreements contained in this unambiguous document on the part of Sublessee to be paid, kept, and faithfully performed, Sublessor agrees to lease 930 SE Sherman Room _____, Portland, Oregon 97214, subject to the following conditions:

- 1.) Rent in the amount of () is to be paid by the fourth day of each month. Payment is to be in the form of check or cashier's check, made out to Revolver Property Management, and is to be placed in the rent box;
- 2.) A \$50.00 late fee will be added to rent due for payments made after 6:00 p.m. on the fourth day of the month;
- 3.) A \$35 fee will be assessed for any check returned because, but not limited to, of closed account or insufficient funds;
- 4.) Sublessor agrees to pay utility costs, not including renter's insurance;
- 5.) Sublessee will pay a non-refundable \$100 move in fee;
- 6.) Tenancy is based on a month to month term, and is automatically renewed unless Sublessor receives written of Sublessee's intent to vacate at least thirty days before the termination of the lease;
- 7.) If written notice is not timely given, Sublessee will be responsible for a full month's rent, even if Sublessee is not occupying the leased property;
- 8.) Sublessor recommends that Sublessee buy renter's insurance;
- 9.) Sublessor will not be responsible for lost, damaged, or stolen property;
- 10.) Sublessor will not be responsible for the criminal or negligent behavior of the Sublessee or Sublessee's guests;
- 11.) Sublessee may not sublet to any other party, but practice spaces may be shared;

12.) After thirty days of non-payment of rent, Sublessor reserves the right to collect equipment and property, to be sold to satisfy any outstanding monies owed;

13.) Sublessor reserves the right to enter the leased premises for, but not limited to, a case of an emergency, for building maintenance, to collect forfeited property, and to inspect the premises;

14.) Sublessor reserves the right to collect any outstanding monies owed in the form of a judgment against Sublessee, and to seek reasonable attorney's fees for the collection;

15.) Sublessor and Sublessee agree that legal disputes shall be settled by arbitration;

16.) Sublessee agrees to make no unlawful, improper or offensive use of the premises;

17.) Sublessee agrees not to waste the property leased;

18.) Tenant is responsible/liable for any and all damages to their unit.

19.) No smoking, or use of incense or candles

20.) Tenant is responsible for damages caused by themselves or member of their band or ensemble or group or their guests.

21.) Sleep or habitating is not allowed.

22.) Upon request Sublessee will comply with requests to close windows in the event of a noise complaint or issue from a surrounding neighbor, tenant or business.

23.) Sublessor reserve the right to refuse service to anyone. Including issuing a 30 day notice to vacate.

Signed and Agreed on _____

(Name Printed)

Signature of Sublessee

Signature of Sublessor on behalf of Revolver Property Management