

SUBLEASE AGREEMENT

This Agreement, made and entered into, this ____ day of _____, 20____, by and between _____, (hereinafter referred to as "Sublessor") and _____, (hereinafter referred to as "Sublessee").

NOTICE: Michigan Law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

WITNESSETH, That:

Sublessor hereby leases to Sublessee, and Sublessee hereby leases from Sublessor, upon and subject to terms and conditions of this sublease, a townhouse known and numbered as _____ (hereinafter referred to as the "premises") for the term of _____, beginning on ____ day of _____, 20____, and ending on ____ day of _____, 20____, unless sooner terminated as hereinafter provided.

In consideration hereof, Sublessor and Sublessee agree as follows:

1. Rent. The rent is \$ _____ per month, payable in advance on the first day of the month. The rent is payable to Highlands Cooperative at 6294 Haag Road, Lansing, MI 48911.
2. Agreement Termination. This sublease will terminate on the ____ day of _____, 20____. There shall be no holding over under the terms of this sublease under any circumstances.
3. Property Condition. Sublessee agrees to surrender and deliver to Sublessor the premises in as good a condition as they were at the beginning of the

term, reasonable wear and tear excepted. Sublessee will be liable to Sublessor for any damages occurring to the premises, the contents thereof or to the building which are done by Sublessee or his/her guests.

4. Occupancy Agreement. This sublease incorporates and is subject to the Occupancy Agreement between Sublessor and Highlands Cooperative Association (hereinafter referred to as the "Cooperative"), a copy of which is attached hereto, and which is hereby referred to and incorporated as if it were set out here at length. Sublessee agrees to assume all of the obligations and responsibilities of Sublessor under the Occupancy Agreement for the duration of this sublease.
5. Entire Agreement. The parties hereby agree that this document contains the entire agreement between the parties, and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all the parties hereto. Any oral representations made at the time of executing this lease are not legally valid and, therefore, are not binding upon either party.
6. Governing Law. This Agreement shall be governed, construed and interpreted by the laws of the State of Michigan.
7. Construction. The words "Sublessor" and "Sublessee" as used herein include the plural as well as the singular. The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
8. Cooperative Approval. This sublease is not binding upon either party unless and until approved by the Cooperative as provided below. Sublessor hereby acknowledges that his/her liability under the Occupancy Agreement shall continue notwithstanding the Cooperative's approval of this sublease and that Sublessor shall be responsible to the Cooperative for the conduct of

Sublessee. Sublessee hereby acknowledges that breach of any of the covenants set forth in Article 16 of the original Occupancy Agreement by either Sublessor or Sublessee shall be deemed a material noncompliance default under that Agreement entitling the Cooperative to terminate the Occupancy Agreement and to re-enter the townhouse and remove all persons and personal property there from either by summary dispossession proceedings or by suitable action or proceedings at law or in equity or by any other proceedings which may apply to the eviction of Members of the Cooperative.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set out below.

Dated: _____ SUBLESSOR: _____

Dated: _____ SUBLESSEE: _____

The Cooperative hereby gives consent to subletting the above-described premises as set out in this sublease agreement.

Dated: _____

Agent for Highlands Cooperative Association