COMMERCIAL SUBLEASE AGREEMENT

UNSIGNED DRAFT — ACTUAL TERMS, CONSENTS OR REQUIRED REVIEW INCOMPLETE

This is a preparation document. It is not an executed agreement, a payment receipt, proof of disclosure delivery or an independent legal approval.

Agreement date: [DATE]. **Property jurisdiction:** AL.

Owner/provider or sublandlord: [OWNER PROVIDER OR SUBLANDLORD LEGAL NAME]. **Notice contact:** [OWNER PROVIDER OR SUBLANDLORD NOTICE ADDRESS].

Tenant/customer or subtenant: [TENANT CUSTOMER OR SUBTENANT LEGAL NAME]. **Notice contact:** [TENANT CUSTOMER OR SUBTENANT NOTICE ADDRESS].

Property and actual rights included: [ACTUAL PROPERTY ADDRESS UNIT AREAS AND]

Authority, necessary parties and consents: [OWNERSHIP AUTHORITY REQUIRED PARTIES ACTUAL CONSENTS]

The parties agree only to the express terms below, subject to applicable mandatory law and the stated conditions. No non-signing owner, lender, guarantor or other person is bound merely by being named here.

Existing lease and actual documents

Original/master lease date: [DATE].

Lease, parties, term and amendments: [ORIGINAL MASTER LEASE PARTIES EXACT PROPERTY]

Records actually supplied and incorporated: [ACTUAL COPIES SUPPLIED RECIPIENTS DELIVERY DATES]

A reference to a document is not an acknowledgement that it has been supplied. Identify the complete governing documents and any delivery still required before execution or occupancy.

Actual guaranty status: unknown. **Documents, parties, intended treatment and separate consents:** [ACTUAL GUARANTY DOCUMENTS PARTIES PROPOSED CHANGES]

This agreement does not independently create, extend or release a guaranty. Any intended change or release requires the actual holder's and other necessary parties' authorization and an appropriate separately completed instrument.

Subleased rights and conditions

Master landlord and consent requirements: [MASTER LANDLORD IDENTITY CONTACT AND ACTUAL]

Sublease term: [DATE] through [DATE], subject to the actual master-lease rights and conditions below.

Space, use, access and occupancy conditions: [SUBLEASED SPACE ACCESS PERMITTED USE AND]

Rent, deposit and charges: [ACTUAL RENT PAYMENT TIMING DEPOSITS CHARGES]

Incorporated master-lease provisions, exclusions and conflict rules: [EXACT MASTER LEASE PROVISIONS INCORPORATED EXCLUSIONS]

Consent process, deadline and result: [CONSENT DEADLINE ACTUAL DOCUMENT SIGNATORIES CONDITIONS]

Services, repairs, insurance and performance: [SERVICES REPAIRS INSURANCE USE RESTRICTIONS AND]

Master-lease termination and actual recognition/non-disturbance arrangements: [EFFECT OF MASTER LEASE TERMINATION RESPONSIBILITY]

Defaults, cure, remedies and surrender: [DEFAULT NOTICES CURE LAWFUL REMEDIES SURRENDER]

The sublandlord can grant only the rights it lawfully holds and may transfer. Obtain all required consents before the occupancy or other act requiring them. There is no automatic 30-day consent deadline, assertion that consent was obtained, or promise that the master landlord will recognize a direct lease. This agreement does not modify the master lease or release the sublandlord from its own breach unless an actual, lawful and expressly identified term provides otherwise.

Notices, disputes and mandatory requirements

Governing law, forum, process and fee terms: [ACTUAL GOVERNING LAW COMPETENT FORUM DISPUTE]

Notice contacts, methods and timing: [NOTICE CONTACTS DELIVERY METHODS AND EFFECTIVE]

Actual state/local requirements and execution arrangements: [APPLICABLE STATE LOCAL EXECUTION DISCLOSURE AND]

Commercial Sublease Agreement • SAMPLE

No automatic arbitration, jury waiver, fee shifting, claim waiver or self-help remedy is inserted. Required notices, consent, possession procedures and bankruptcy protections remain applicable. A private allocation does not remove either covered landlord's or tenant's duties to protected persons under ADA Title III, including 28 C.F.R. §36.201(b).

Attachments and final terms

Actual complete exhibits, notices and separate agreements: [ACTUAL COMPLETE EXHIBITS NOTICES SEPARATE CONSENTS]

Additional express terms: [ADDITIONAL AGREED TERMS OR EXPLICITLY NONE]

Read the agreement with its identified attachments and resolve omissions before signing. Changes require an actual written agreement signed by the necessary parties. Review selections are not independent verification or counsel approval. **No signature fields are included while actual terms, requirements, delivery, release scope or guaranty status remain unresolved.**