

APARTMENT SUBLEASE

This Sublease, dated _____, 20__, is between
_____ as Landlord and
_____ as Tenant.

1. Premises. Landlord hereby subleases to Tenant, and Tenant hereby subleases from Landlord, the following apartment or condominium unit:
(the "premises").

2. Term. This Sublease shall commence on _____, 20__, and end on _____, 20__, inclusive, for a term of _____ (_____) [years/months].

3. Rent. Tenant will pay to Landlord a monthly rental of _____ Dollars (\$_____) in lawful money of the United States in advance on the first day of each calendar month of the Sublease term, to the address of Landlord set forth below, or to such other party or at such other place as the Landlord may hereafter designate. Rent shall be due and payable on the first day of each month, except that rent for the first month shall be due upon execution of this agreement, regardless of the day of the month. If the first or last month is less than a full calendar month, then rent shall be prorated based upon the number of days in the month. Upon execution of this agreement, Tenant shall also pay an amount equal to the last month's rent, to be held by Landlord and applied when due.

4. Security Deposit. As security to Landlord for the performance of all of Tenant's obligations under this Sublease, Tenant has deposited with Landlord the sum of Dollars (\$_____), receipt of which Landlord hereby acknowledges, which deposit does not limit Landlord's rights or Tenant's obligations hereunder. This deposit shall be held at or such other depository as Landlord may hereafter notify Tenant. Landlord may, at its option, at the termination of this Sublease, apply any or all of this deposit to the cost of restoring the premises to their original condition at the time this Sublease was executed, except for ordinary wear and tear, including cleaning the premises, remedying any damages or defects that arose due to any cause during the term of this Sublease and removing and storing any materials or property left on the premises. The deposit may also be applied toward the payment of any bills left unpaid by Tenant which have or may become a lien on the premises and toward any unpaid rental obligation of Tenant. To the extent the deposit is insufficient to cover all such items, Tenant shall pay the balance immediately upon demand. Upon satisfaction of all obligations of Tenant, the balance of the deposit shall be returned to Tenant without interest. If the deposit or any part thereof is retained by Landlord, Landlord shall give notice to Tenant, either personally or by mail to the Tenant's last known address, within fourteen (14) days after the termination of this

premises shall be destroyed or damaged by fire or the elements to such an extent as to render the same untenable, however, this Sublease shall terminate.

13. Alterations. Tenant shall make no alterations, additions or improvements in or on the premises without the prior written consent of Landlord. If such consent is given, all such alterations, additions or improvements shall be made at the sole expense of Tenant, shall become the property of the owner of the premises and shall remain in and be surrendered with the premises as a part thereof, at the termination of this Sublease.

14. Indemnity. Tenant shall indemnify and hold Landlord harmless from any claims for personal injury or property damage arising in connection with the premises during the term of this Sublease, except for any claims based upon the negligence of Landlord or Landlord's agents.

15. Default and Remedies. Time is of the essence hereof. If Tenant defaults in performance of any obligation under this Sublease or under the Residential Landlord-Tenant Act, as amended, Landlord shall be entitled to all remedies provided by law. If Tenant defaults in payment of rent and reasonably indicates by word or action his intention not to resume tenancy, Landlord may immediately enter and take possession of the premises and store Tenant's property in a secure place. Tenant will be liable to Landlord where the tenancy is month to month for thirty (30) days' rent from the date Landlord learns of the abandonment or the date the next rental payment comes due, whichever occurs first. Where the tenancy is for a term greater than month to month, the Tenant will be liable to the Landlord for any deficiency in rent arising from a reletting of the premises at a lesser rental, plus the costs and expenses of cleaning, renovating and re-letting the premises.

16. Construction of Agreement. No waiver by Landlord of a breach by Tenant under any term of this Sublease shall be construed to be a waiver of any succeeding breach of the same or any other term. This Sublease shall be binding upon and inure to the benefit of the successors and assigns of the parties. This Sublease may not be modified or terminated orally, and no modification or amendment shall be valid unless in writing signed by all parties. Unless some other meaning or intent is apparent from the context, the plural shall include the singular and vice versa, and masculine, feminine and neuter words shall be used interchangeably.

17. Notices. All notices under this Sublease shall be in writing and delivered in person or sent by registered or certified mail, return requested, to Landlord at the same place rent payments are made and to Tenant at the premises, or such other respective addresses as may hereafter be designated by either party in writing. Notices mailed as aforesaid shall be deemed given on the date of such mailing.

18. Attorneys' Fees. In the event either Landlord or Tenant shall bring suit to enforce or construe any rights under this Sublease, the prevailing party as between Landlord and Tenant shall be entitled to its costs and reasonable attorneys' fees in enforcing or defending its rights under this Sublease.

LANDLORD:

TENANT:

agreement and vacation of the premises, stating the basis for retaining any portion of the deposit, together with a refund for the balance of the deposit, if any.

5. Use. The premises are to be used as a single-family residence and for no other purpose by Tenant.

6. Care of Premises. Tenant has inspected the premises and has found them to be in a habitable condition. Tenant agrees to keep the premises clean and sanitary, properly dispose of all garbage, rubbish and other organic and flammable wastes in a clean and sanitary manner at reasonable and regular intervals, properly use all fixtures and appliances supplied by Landlord and assume all costs of extermination and fumigation for infestation caused by Tenant. Tenant agrees not to commit or permit any waste, damage or injury to the premises or appurtenances. Tenant shall not do or keep anything in or about the premises which would in any way tend to increase the insurance rate on the premises. Tenant further agrees promptly to notify Landlord or its agent in writing of any defects in or damages to the premises, whether or not caused by Tenant. Tenant agrees to quit and surrender the premises at the expiration of this Sublease without notice and in a clean condition, free of all rubbish, and to repair all damage to the premises caused by Tenant, except when due to ordinary wear and tear.

7. Assignment/Sublease. This Sublease or any part hereof shall not be assigned by Tenant, by operation of law or otherwise, and the premises or any part thereof shall not be further sublet, without the prior written consent of Landlord and assumption by the assignee or sub-sublessee of all the terms hereof. No such assignment or sub-sublease shall relieve Tenant of liability hereunder.

8. Compliance With Laws. Tenant agrees to comply with all applicable laws and ordinances and the direction of all proper officers in relation thereto and to operate all plumbing systems, drainage pipes, water, heating and other pipes in a manner designed to ensure their proper functioning.

9. Nuisances/Pets. Tenant will not carry on or permit upon the premises any nuisance or anything which violates any law of the State of Washington or any ordinance of the city, town or county where the premises are located. Tenant further agrees not to harbor or keep upon the premises any pets without the prior written consent of Landlord.

10. Inspection. Landlord or Landlord's agent shall have access to the premises at all reasonable hours for the purpose of making inspection or repairs of the premises. Landlord shall have the right to show the premises for thirty (30) days prior to the expiration of this Sublease, and Landlord or Landlord's agent shall have access to the premises at all reasonable hours during this thirty- (30-) day period to show the premises to actual or prospective purchasers, mortgagees or tenants. Landlord agrees to give Tenant at least two (2) days notice of his intent to enter, except in the case of emergency or abandonment, or where it is impractical to do so.

11. Utilities. Tenant agrees to pay all utility charges, including but not limited to charges for light, water, sewer, gas, heat and garbage collection charged against the premises during the term of this Sublease.

12. Destruction of Premises. If the premises are partially destroyed or damaged, then Landlord shall attempt to have the premises repaired or restored by the owner of the premises, but Landlord's obligation shall be limited to the extent the owner of the premises is obligated to repair. There shall be no abatement of rent due to damage to the premises. If the