SUPPLEMENTAL SUBLEASE AGREEMENT

This is not a Sublease Agreement but a supplemental agreement between the Sublessor (original tenant), Sublessee (prospective tenant) and the Landlord. *A separate sublease agreement should be executed between the Sublessor and Sublessee, and is the sole responsibility of the Sublessor*. A Sublease Agreement is a contract used by a tenant to lease a portion or the entire premises they are renting to a third party for the remainder or even a portion of the remaining lease term. With this kind of agreement, the original lessee is both a tenant and a landlord/lessor. The original lessor will remain responsible to the original landlord. Bennett Holdings, LLC and Bennett Properties, LLC may grant its Tenants the right to sublet but this shall be subject to the following Supplemental Sublease Agreement and must be signed and notarized by all parties in order to be approved.

**** If for any reason the Sublessee violates the lease according to the following policies and procedures, Bennett Holdings, LLC and Bennett Properties, LLC reserves the right to demand that the Sublessee vacate immediately. If Sublessee is asked to vacate, the Sublessor will be responsible for the payment of rent for the remainder of the Sublessor's original lease****

In continuation of Policies and Procedures, please see page 2 and the Policy Handbook for complete list and resulting fines:

	Sublessee Initials
• **There are to be absolutely NO Parties in or around the property rented.**	_____
• **There are to be no kegs in or around the property rented.**	_____
• **There shall be no noise after 10pm around the property rented.**	_____
• **There are to be no illegal substances used in or around the property rented.**	_____
• **Rent is due on the 1st and considered late after the 5th.**	_____
• **Sublessee agrees to vacate immediately following any of these violations.**	_____

	Sublessor Initials
• **Sublessor accepts full responsibility for Sublessee and the creation of a sublease.**	_____
• **Sublessor has notified original (parental) guarantor of decision to Sublet and the conditions herein.**	_____
• **Sublessor has notified other existing tenants of prospective Sublessee.**	_____

I, _____ (Sublessor) wish to sublease premises located at:

_____, Charleston, SC _____ to _____(Sublessee).
Street Address, Unit **Zip Code**

Both parties agree to keep and perform all the covenants and conditions both here and in the lease.

The Sublessor is subject to all the terms and conditions of the original rental agreement, a copy of which is attached to this sublease agreement. Subtenant agrees to surrender the premises July 30th, 2012 in as good condition as they were at the beginning of the term, reasonable wear and use excluded.

It is recommended that you obtain a deposit from your subtenant, but please note that deposits must be refunded within four weeks of your subtenant's departure, less any itemized expenses you withhold from the deposit for cleaning and/or damages (beyond reasonable wear and use), or for unpaid rent or utility use. Sublessee is advised to take photos for their records.

_____ _____
Signature of Sublessor **Date**

_____ _____
Signature of Subtenant **Date**

The undersigned owner or agent hereby consents to the subleasing of the above-described premises according to the conditions of this Sublease Agreement.

_____ _____
Signature of Owner/Agent **Date**

_____ _____
Notary Public **Date**