

GARAGE SPACE SUBLEASE

THIS GARAGE SPACE SUBLEASE is made by the undersigned parties
(respectively the Sublessor, or his agent, and the Sublessee) on the date specified below.

BASIS FOR AGREEMENT

A. The Sublessor (or his agent) owns (or represents) certain shares of capital stock of The Claridge House Cooperative, Inc., (“Lessor”) and is the thereby the tenant under a proprietary lease dated April 10, 1979 (the “Main Lease”, a copy of which is attached hereto as Exhibit “A”) of garage space # _____ (the “Premises”) in the building known as The Claridge House Cooperative, Inc., located at 940-950 Twenty - Fifth Street, NW, Washington, DC.

B. Pursuant to the Main Lease, the Sublessor (or his agent) may sublet the Premises, provided, however, that (i) the Sublessee agrees to observe all applicable rules relating to occupancy and the use of the Premises, and (ii) any sublease commencing after December 21, 1979, must be for a minimum term (not including renewals) of six (6) months (except that Sublessor, or his agent, may sublease the Premises one (1) time annually without regard to the duration.)

AGREEMENT

1. **DEMISE.** In consideration of this Agreement of Sublessee to pay the rental provided for, and to perform the terms, covenants, conditions and agreements herein provided for, the Sublessor hereby leases to the Sublessee and the Sublessee hereby hires and takes from the Sublessor the Premises.

2. **TERM.** The term of this Garage Space Lease shall commence on the ____ day of _____ and end on the ____ day of _____, _____, all dated inclusive.

3. **RENT.**

(a) Sublessee agrees to pay as rental the sum of \$_____ DOLLARS for the full term of this Sublease, without offset, deduction or demand, payable in equal monthly installments of \$_____ in advance on the 1st day of each month at the address of the Sublessor or at such other place as the Sublessor may designate in writing.

(b) In the event that any sum required hereunder to be paid by the Sublessee to the Sublessor is not received by Sublessor on or before the tenth (10th) of the month the same is due and payable, then for each and every late payment, in addition to the payment(s) then in arrears, the Sublessee shall immediately pay a service charge equal to Twenty - Five Dollars (\$25.00) of accrued balance at the end of each month.

IN WITNESS WHEREOF, the parties hereto have signed their names and affixed their seals this _____ day of _____, 20_____.

Vehicle: Make: _____ Model: _____ Color: _____
License Plate: _____ State: _____ Year: _____

SUBLESSOR NAME

SIGNATURE

SUBLESSEE NAME / UNIT #

SIGNATURE

COOPERATIVE APPROVAL

SIGNATURE