

PERMISSION TO SUBLET OR ASSIGN LEASE AGREEMENT

THIS AGREEMENT made effective as of the _____ day of _____, _____.

BETWEEN:

TENANT

[address], [City], Virginia
(the "Tenant")

- and -

LANDLORD

[address], [City], Virginia
(the "Landlord")

regarding the premises of Landlord located at _____ *[insert address of leased premises]*, _____ *[city]*, Virginia and leased to Tenant under a lease (the "Lease") dated _____ *[insert lease date]*, the term of which will expire on _____ *[insert expiry date]*.

Now therefore it is agreed as follows:

1. Landlord hereby grants Tenant permission to: *[choose the appropriate option and delete the option which does not apply]*
 - (a) sublease the premises described above for the remainder of the term of the Lease; **OR**
 - (b) assign the Lease for the remainder of the term of the Lease.
2. Any and all subtenants and/or assignees shall be required to conform to all obligations and covenants of the Tenant as set forth in the Lease, all provisions of the Lease remaining in full force and effect for the entire term of the sublease. In no event shall Landlord lose, relinquish or receive less rent than Landlord would receive if Tenant remained in the premises.
3. Any and all adult subtenants shall be required to complete the Landlord's standard rental application and must meet the usual character, employment and credit requirements for tenancy.
4. In the event legal action is required to enforce any provision of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

THIS IS A 2-PAGE FORM.