

# ACADEMIC PROGRAMS INTERNATIONAL, LLC

# STUDENT ​SUBLEASE HOUSING AGREEMENT

This Student ​Sublease Housing Agreement (this “Agreement”) is entered into by and between Academic Programs International, LLC (“API”) and **NAME** (“Sublessee”) and is made effective as of the date of execution. This Agreement sets forth the terms and conditions governing the provision of subleased housing to Sublessee through API.

1. Definitions. For purposes of this Agreement:

*“API Parties”* means API, its directors, shareholders, officers, employees, agents, and their heirs, successors, and assigns.

*“Housing*” means the housing secured by API for Sublessee.

“*Housing Costs*” means **AMOUNT** and such additional amount in the event the dates of occupancy are extended, as well as any additional costs which are required to be paid in connection with this Agreement.

“*Term*” means Fall Semester 2023 from **DATES** inclusive

“*Subleased Premises*” means Tufnell House - iQ Student Accommodation London, 144 Huddleston Rd, London N7 0EG

“*Lease*” means the underlying lease between API and the landlord, pursuant to which this sublease is permitted, applicable portions of which to be provided to Sublessee.

1. Use of Subleased Premises. Sublessee agrees to only use the Subleased Premises consistent with and as permitted in the Lease and agrees to comply with all other applicable provisions of the Lease and will not engage in any activity that would constitute a violation of any part or condition of the Lease. Sublessee will immediately report to an API resident director or other authorized agent all maintenance issues and repairs needed to the Subleased Premises. Sublessee shall deliver to API at the end of the Term the Subleased Premises in the same condition as existed at the beginning of the Term, reasonable wear and tear excepted. Sublessee shall be liable to API for any damages to the Subleased Premises or the contents of the Subleased Premises or to the building which are caused by Sublessee or Sublessee’s guests. Sublessee shall not make any alterations to the Subleased Premises. Sublessee shall not be permitted to assign, transfer, or further sublet the Leased Premises.
2. Payment of Housing Costs.  Sublessee agrees to pay the Housing Costs to API upon being invoiced, regardless of any changes in Sublessee’s use of the Housing and agrees to remain liable for any Additional Housing Costs, which shall be invoiced and payable within ten (10) days of being invoiced. Sublessee shall be in default under this Agreement if Sublessee (a) fails to pay the Housing Costs when due, (b) fails to perform any of its obligations or otherwise breaches its obligations under this Agreement, (c) becomes insolvent within the discretion of API, or (d) abandons the Subleased Premises or any part of the Subleased Premises. Upon any of the foregoing events of default, API may terminate this Agreement, take possession of the Subleased Premises and be entitled to payment for the outstanding Housing Costs, in addition to any other available legal and equitable remedies.
3. Limitation of Liability; release. Sublessee agrees not to sue or bring any other legal action against the API Parties and hereby releases the API Parties from any claims relating to the provision of Housing as set for the in this Agreement.
4. Indemnification.  Sublessee agrees to indemnify and hold the API Parties harmless from all losses, claims, costs, damages, liabilities or expenses (including reasonable attorneys' fees), resulting or arising from its breach of this Agreement or the applicable terms of the Lease, or the negligence or willful misconduct of Sublessee or its students or interns, while living in the Housing
5. General. The laws of Texas govern this Agreement. Sublessee agrees that any claim or dispute with respect to this Agreement and all claims arising from or relating to the Housing shall be exclusively resolved by binding arbitration pursuant to the Commercial Arbitration Rules of the American Arbitration Association with arbitration to occur in Austin, Texas. In the event Sublessee breaches its obligations under this Agreement, then Sublessee shall be additionally liable for any costs and attorneys’ fees incurred by API in enforcing its rights under this Agreement.

Agreed and Accepted:

Name:   (Short answer)

Date: MM/DD/YY (Short answer)

**Sublessee Information**

First Name: (Short answer)

Surname:     (Short answer)

Date of Birth: MM/DD/YY (Short answer)

Nationality: (Short answer)

Home Address:

(Paragraph)

Home University: (Short answer)

Accommodation Arrival Date: MM/DD/YY (Short answer)

Accommodaiton Departure Date: MM/DD/YY (Short answer)



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