

This agreement made and entered into this _____ day of _____ 2004,
between _____ known as "Sublessor" and
Known as "Sublessee".

It is understood that the Sublessee is renting a _____ bedroom aptment located at
New Haven, Connecticut, 06511. This apartment will be
occupied by the Subless only and may be used as a private dwelling only.

The Sublessee has paid to the Sublessor \$ _____ as a security deposit.

The monthly rent is \$ _____ and is due in advance on the first day of each
month. Checks are to be made payable to Off Broadway, Inc. and mailed to the below address:

Off Broadway, Inc.
100 Howe Street
New Haven, CT 06511

The sublease will begin on _____
The sublease will end on _____

The Sublessee understands and agrees that during the term of this agreement they are
responsible for all of the terms and conditions as defined on the original lease between the
Sublessor and Off Broadway, Inc. The Sublessee has received a copy of the original lease
from the Sublessor. The Sublessee will look only to the Sublessor for any damages or
remedies to this agreement. Furthermore the Sublessee understands that occupancy of the
apartment is only for such term as defined above and said occupancy does not constitute
any right to further extend occupancy and renew this agreement. Extension of occupancy
can only be performed by separate agreement between the Sublessee and Off Broadway,
Inc.

The Sublessor understands and agrees to remain responsible for all of the terms and
conditions of the lease date _____ until such expiration of the
lease. Furthermore the Sublessor understands that they are fully responsible for all acts of
the Sublessee during the term of this agreement.

SUBLESSOR:

SUBLESSEE:

This agreement ACKNOWLEDGED by the Landlord