

Sublet Agreement

Between

Joe Drew

(Hereinafter called the "TENANT" of the first part).

And

John Horn

(Hereinafter called the "SUBTENANT" of the second part).

The TENANT hereby agrees to rent to the SUBTENANT and the SUBTENANT agrees to rent from the TENANT the premises being:

511 Albert Street, Unit 111, Waterloo ON Canada N2L 5A7

(hereinafter referred to as the "the premises") situated in the Municipality of Waterloo, said premises to be used by the SUBTENANT for residential purposes only, upon the following terms and conditions:

To have and to hold the premises for and during the term of 4 months to be computed from the 15th day of August 2004 and ending on the 15th day of December 2004. The SUBTENANT agrees to give up vacant possession to the original tenant or landlord at the expiry of the sublease.

The SUBTENANT and TENANT agree that all terms and conditions existing in the Tenancy Agreement dated February 2001 shall govern the relationship between the TENANT and the SUBTENANT and the TENANT and SUBTENANT agree that the SUBTENANT shall be bound by all of the terms and conditions in the aforementioned Tenancy Agreement.

Yielding and paying therefore monthly and every month during the said term unto the said TENANT the sum of \$ 375.00 of lawful money of Canada, without any deduction, defalcation or abatement whatsoever on the 15th day of each month.

The SUBTENANT covenants with the TENANT to pay rent to the tenant and agree to all the terms of the original lease entered into by the original tenant & landlord.

The SUBTENANT is to pay water rates and charges for electricity, Internet, cable and phone charges directly to the appropriate utility, with the exception of water which is paid directly to the TENANT.