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THIS CONSENT BY LANDLORD TO SUBLEASE (“Consent”) is made and entered into this ____ day of _____, 20__ (“Effective Date”), by and between _____ (“Landlord”) and _____ (“Tenant”) with reference to that certain sublease (the “Sublease”) dated _____, 20__ between Tenant and _____ (“Subtenant”).

RECITALS

A. Tenant, as Tenant under the Lease, and Landlord have executed that certain Lease dated _____ (the “Master Lease”), covering those certain premises and related improvements described in the attached Exhibit “A” (the “Premises”).

B. Tenant desires to sublease [all] [a portion] of the Premises to _____ (“Subtenant”) and Subtenant desires to accept a sublease in the form attached as Exhibit “B” (the “Sublease”). Landlord is willing to consent to the Sublease on the terms and conditions set forth in this Consent.

NOW, THEREFORE, in consideration of the payment by Tenant of _____ Dollars (\$_____), payable on or before _____, 20__ to Landlord, the parties agree as follows:

1. **Consent to Sublease.** Landlord hereby consents to the Sublease and the transactions contemplated thereby. Landlord’s consent to the Sublease shall not be deemed to be a consent to (i) any further or other subleasing of the Subleased Premises, (ii) any subleasing of any other portion of the Premises, or (iii) the subleasing of any portion of the Premises to any other subtenant or on any other or different terms than those stated in the Sublease. Tenant shall provide Landlord with a fully-executed copy of the Sublease promptly after execution.

2. **Continuing Liability.** Tenant acknowledges that (i) Tenant shall remain primarily liable for, and shall not be released from, the full and faithful performance of all terms and conditions of the Master Lease, notwithstanding the existence of (and Landlord’s consent to) the Sublease, or any breach committed by Subtenant under the Sublease, and (ii) Landlord shall be entitled to pursue all remedies available in the event of Tenant’s breach of the Master Lease, without regard to the performance or nonperformance of the terms of the Sublease by Subtenant.

3. **Monthly Basic Rent.** Landlord and Tenant acknowledge and agree that the Monthly Basic Rent due from Subtenant under the Sublease (\$_____) does not exceed the Monthly Basic Rent due from Tenant under the Master Lease.

4. **Entire Agreement.** This Consent constitutes the entire agreement of Landlord and Tenant pertaining to its subject matter and supersedes any prior or contemporaneous negotiations, representations, agreements and understandings of the parties with respect to such matters, whether oral or written. The Parties acknowledge that they have not relied on any promise, representation or warranty, expressed or implied, not contained in this