

**GUARANTY OF PAYMENT WHICH IS PART OF THE LEASE BY AND BETWEEN
(AS LANDLORD) AND _____
(AS TENANT) RELATING TO PREMISES _____**

Date of Guaranty: _____

Guarantor & Address: _____

Reason for Guaranty:

1. I know that the Landlord would not rent the premises to the Tenant unless I guarantee Tenant's performance. I have also requested the Landlord to enter into the lease with the Tenant I have a substantial interest in making sure that the Landlord rents the premises to the tenant.

Guaranty:

2. The following is my Guaranty: I guaranty the full performance of the lease by the Tenant. This Guaranty is absolute and with out any condition. It includes, but is not limited to, the payment of rent and other money charges.

Changes in:

3. In addition, I agree to these other terms: This Guaranty will not be affected by any change in the Lease, whatsoever. This includes, but is not limited to any extension of time or renewals. The Guaranty will be binding even if I am not a party to these changes.

Waiver of notice:

4. I do not have to be informed about any failure of performance by Tenant. I waive notice of non-payment or nonperformance.

Performance:

5. If the tenant fails to perform under the Lease, the Landlord may require me to perform with out first demanding that the Tenant perform.

Waiver of Jury Trial:

6. I give up my right to trial by jury in any claim related to the Lease or this Guaranty.

Changes:

7. This Guaranty of payment and performance can be changes only by written agreement signed by all parties to the Lease and Guaranty.

GUARANTOR: _____

WITNESS: _____