



LEASE GUARANTEE AGREEMENT

In consideration of the execution of a Lease to _____ (“Tenants”) dated _____, by Four Star Realty & Property Management, Inc., on behalf of Landlord, for real property located at _____(the “Lease”), and on the faith of this Guaranty executed by the undersigned and given on behalf of Tenant, the undersigned each hereby unconditionally, absolutely and irrevocably guarantees the full performance of each and all of the terms, covenants and conditions of the Lease to be kept and performed by Tenant, including, without limitation, the payment of all rent and other charges under the Lease.

This document is due back to Four Star Realty by: _____

Home address of guarantor: _____

City _____ State _____ Zip Code _____

Work address of guarantor: _____

Social Security Number of guarantor (required): _____

Date of Birth: _____

Relation to lessee: _____

Day time phone of guarantor: _____

Night time phone of guarantor: _____

Email of guarantor: _____

The undersigned each further agrees as follows:

1. This covenant and agreement shall continue in favor of the Landlord notwithstanding any extension, modification, or alteration of the Lease, or notwithstanding any assignment of the Lease, with or without the consent of Landlord, and no extension, modification, alteration or assignment of the Lease shall in any manner release or discharge the undersigned.

2. This Guaranty will continue unchanged by any bankruptcy or insolvency of the Tenant, or any successor or assignee of Tenant, or by any disaffirmance or abandonment of the Lease in any bankruptcy, insolvency or similar proceedings.

3. Landlord may, without notice, assign this Guaranty in whole or in part to Landlord’s successor in interest. No assignment or transfer of the Lease shall operate to extinguish or diminish the liability of the undersigned.

4. The obligations of the undersigned to Landlord under this Guaranty are direct, primary and independent of any obligation of the Tenant to Landlord, and in any right of action which shall accrue to Landlord under the Lease, the Landlord may, at its option, proceed against the undersigned without having commenced any action, or having obtained any judgment, against the Tenant.

5. The undersigned agree to pay Landlord's reasonable attorneys' fees and all costs and other expenses incurred in any collection or in any negotiations relative to the obligations hereby guaranteed, or in enforcing this Guaranty against the undersigned, individually and jointly.

6. Upon default by Tenant, including default in the payment of rent or any other amount contained or reserved in the Lease, Landlord shall give written notice to the undersigned, and the undersigned shall cure such default within seven (7) calendar days of the date of the notice, or the undersigned shall be in breach of this Guaranty.

7. Within seven (7) days after a written request from Landlord, the undersigned shall deliver to Landlord, or its designee, an estoppel letter confirming that the Guaranty remains in full force and effect, in accordance with its terms, and ratifying the obligations of the undersigned.

8. The obligations of the undersigned shall be joint and several.

IN WITNESS WHEREOF this Guaranty has been executed as of the day and year set forth below opposite the signatures of the undersigned.

Signature

Date

Print Name