

GUARANTOR AGREEMENT

This CONTINUING GUARANTEE shall insure to the benefit of all successors and assigns of LANLORD, and shall be binding on the heirs, successors and assigns of GUARANTOR.

CONTINUING GUARANTEE _____ **(Guarantor)**
(Print Name of Guarantor)

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, and as an inducement to LANLORD, to make and enter into the Lease Agreement, herein described as "the LEASE", the undersigned Guarantor(s), herein described as "the GUARANTOR(S)", and each of them, under this continuing guarantee do hereby performed by each TENANT under the terms of the LEASE described below, including, without limitation, the payment of rent and late charges, arising out of the LEASE, or otherwise, in any form whatsoever, which is owed by the TENANT(S) to the LANLORD under the LEASE term, including all extensions and renewals after the expiration of the LEASE term, where by this Continuing Guarantee of the lease, extensions, and renewal tenancy shall terminate upon the expiration thereof.

All such obligations of TENANT to LANLORD, whether arising under the Lease of otherwise, shall be referred to herein as "TENANT(S) obligations".

The Lease is described as follows:

- A) LANLORD: **29th Street Student Townhouse / Housing / Apartment LLC**
- B) TENANT: _____
- C) PREMISES: _____
- D) LEASE TERM: FROM: _____ TO: _____
- E) MONTHLY RENT: \$ _____
- F) DATE OF LEASE: _____. The undersigned agrees that at any time and from time to time, LANLORD and TENANT’S or Co-TENANT’s may without notice to or consent of the GUARANTOR:
 - 1) Alter, amend and change any of the provisions and conditions of said Lease;
 - 2) Take and hold security for all or part of the TENANT’S obligations and release, surrender, increase, substitute, or otherwise alter the security given for any of the TENANT’S Obligations;
 - 3) Renew, compromise, accelerate, extend, convert Lease to a month-to-month tenancy or otherwise change the terms of any of the TENANT’S Obligations. The undersigned hereby waives, for itself, and for all other persons and entities:
 - A) Demand And protest;
 - B) All right to assert or plead at any time any statute of limitations relating to this Continuing Guarantee or any of the TENANT’S Obligations; and

C) Any of right to require the LANLORD to proceed against TENANT(S) or against any other person, or to apply any security it may hold, or to pursue any other remedy. It is specifically understood that the obligations of the undersigned are separate and distinct from, and independent of, the obligations of the TENANT with respect to the TENANT'S Obligations. The undersigned does hereby nominate, constitute and appoint TENANT under said Lease as the undersigned's agent, with irrevocable authority in said agent(s), to amend, modify, supplement and in any way alter said Lease; such act as the GUARANTOR hereunder.

IN the event any action of proceeding is brought to enforce the terms of this CONTINUING GUARANTEE, LANLORD or its successors or assigns shall be entitled to reasonable collection and enforcement costs, and attorneys' fees, plus interest thereon and on all of TENANT(S) Obligation guaranteed herein, at the maximum legal rate whether an actual lawsuit for the recovery of the same is filed or not. GUARANTOR consent to such action, if applicable, being brought in the Superior Court for Los Angeles County, California and California law shall govern any such action. Guarantor may have to be informed thereof by LANLORD.

GUARANTOR: _____
(Print Name)

Signature _____ Date: _____

Address: _____

City: _____ Zip Code: _____

Social Security Number: _____

Driver's License Number: _____

Cellphone: _____

Email: _____