GUARANTEE OF RENT PERFORMANCE OF TENANT(S)'S OBLIGATIONS SCHEDULE "A" OF TENANCY AGREEMENT

DATE: _____

BETWEEN _____ AND _____ *(PARENT OR GUARANTOR)*

(yyyy-mm-dd) *(yyyy-mm-dd)*

FOR: _____

_____

_____ *(PROPERTY)*

In consideration of making this lease, I hereby covenant and agree with the Landlord named herein, his heirs, executors, administrators and assigns, in the payment of the rent or the performance of the covenants contained therein, on his and their part to be paid and performed, I will pay the said rent and any arrears thereof that may remain due, and also all damages that may arise in consequence of the non-performance of the said covenants or of them and it shall not be necessary to notify me of any default.

Not withstanding the bankruptcy or insolvency of the tenant, my ability as guarantor hereunder shall continue, provided that if the trustee in bankruptcy disclaims all interest in the lease, then the lease shall vest in me the guarantor as tenant for the remainder of the term of the lease.

This guaranty extends to all Tenancy Renewals, whether fixed term or monthly,

by _____ *(TENANT)* in the above premises.

Such guarantee to be limited to the above noted Tenant's pro rata share of rent and damages however caused. This guarantee in no way limits the rights and remedies available to the Landlord against the Tenants pursuant to the terms of the lease.

WITNESS: _____

SIGNED: _____

(PARENTS' OR GUARANTOR'S SIGNATURE)

NAME: _____

(PLEASE PRINT)

ADDRESS: _____

_____

PHONE: ( ) _____ - _____