



NBPM

NORTH BUFFALO PROPERTY MANAGEMENT

Guarantee of Lease or Rental Agreement

On the date below, in consideration of the execution of the Lease or Rental Agreement, dated _____ 20 _____,

for the premises located at: _____ ("Rental unit") by and between

_____ ("Tenant")

_____ ("Owner") and

_____ ("Guarantor");

for valuable consideration, receipt of which is hereby acknowledged, the Guarantor does hereby guarantee unconditionally to Owner, Owner's agent, and/or including Owner's successor and assigns, the prompt payment by Tenant of any unpaid rent, property damage and cleaning and repair costs or any other sums which become due pursuant to said lease or rental agreement, a copy of which is attached hereto, including any and all court costs or attorney's fees incurred in enforcing the lease or rental agreement.

If Tenant assigns or sublease the Rental unit, Guarantor shall remain liable under the terms of this Agreement for the performance of the assignee or sublessee, unless Owner relieves Guarantor by express written termination of this Agreement.

In the event of the breach of any terms of the Lease or Rental Agreement by the Tenant, Guarantor shall be liable for any damages, financial or physical, caused by Tenant, including any and all legal fees incurred in enforcing the Lease or Rental Agreement. Owner or Owner's agent may immediately enforce this Guarantee upon any default by Tenant and an action against Guarantor may be brought at any time without first seeking recourse against the Tenant.

The insolvency of Tenant or nonpayment of any sums due from Tenant may be deemed a default giving rise to action by Owner against Guarantor. This Guarantee does not confer a right to possession of the Rental unit by Guarantor, and Owner is not required to serve Guarantor with any legal notices, including any demand for payment of rent, prior to Owner proceeding against Guarantor for Guarantor's obligation under this Guarantee.

Unless released in writing by Owner, Guarantor shall remain obligated by the terms of this Guarantee for the entire period of the tenancy as provided by the Lease or Rental Agreement and for any extensions pursuant thereto. In the event Tenant and Owner modify the terms of said Lease or Rental Agreement, with or without the knowledge or consent of Guarantor, Guarantor waives any and all rights to be released from the provisions of this Guarantee and Guarantor shall remain obligated by said additional modifications and terms of the Lease or Rental Agreement. Guarantor hereby consents and agrees in advance to any changes, modifications, additions, or deletions of the Lease or Rental Agreement made and agreed to by Owner and Tenant during the entire period of the tenancy.

If any legal action or proceeding is brought by either party to enforce any part of this agreement, the prevailing party shall recover, in addition to all other relief, reasonable attorney's fees and costs. By signing below, Owner, Tenant and Guarantor acknowledge and accept all terms contained herein.

Tenant's Signature

Guarantor's Signature

Owner's Signature

Tenant's Name (print)

Guarantor's Name (print)

Owner's Name (print)

Tenant's Address

Guarantor's Address

Owner's Address

Date

Date

Date

Daytime phone number

Daytime phone number

Daytime phone number