GUARANTEE OF PAYMENT AGREEMENT

***** (Read this legal document carefully) *****

State of New York}
County of } ss. DATE _____

Re: Tenant _____

Address: _____ Apt. No. _____

1. Reason for guarantee: I know that the Landlord would not rent this Apartment to the Tenant unless I guarantee Tenant's performance. I have also requested of 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.

2. Guarantee: I guarantee the full performance of the Lease by the Tenant. This Guaranty is absolute and without any condition. It includes, but is not limited to, the payment of rent and other money charges.

3. Changes in Lease have no effect: This Guarantee 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 Guarantee will bind me even If I am not a party to these changes.

4. Waiver of Notice: I do not have to be informed about any default by Tenant. I waive notice of non-payment or other default.

5. Performance: If the Tenant defaults, the Landlord may require me to Perform without demanding that the Tenant perform.

6. Waiver of jury trial: I give up my right to trial by jury in any claim Related to the Lease of this Guarantee.

7. Changes: This Guarantee can be changed only by written agreement, Signed by all parties to the Lease and this Guarantee.

GUARANTOR

Print Name:_____ Place of Employment:_____

Home Address:_____ Address:_____

City/State:_____City/State:_____

Home Tele:_____Tele. No:_____

S/S No:_____Since:_____

Relationship:_____Position:_____

_____
(Signature of Guarantor)

On _____, 20___ before me Personally came:

_____

To me known to be the individual Described in, and who executed the foregoing instrument, and acknowledged that he executed the same.

NOTARY:_____