

UNCONDITIONAL GUARANTY

RE: Lease Dated \_\_\_\_\_ (“Lease”)

Premises: \_\_\_\_\_

Landlord: \_\_\_\_\_

Tenant: \_\_\_\_\_

The undersigned, \_\_\_\_\_ (“Guarantor” jointly and severally, without regard to number), unconditionally promises and guarantees to pay to \_\_\_\_\_ (“Landlord”) each and every obligation of Tenant as set forth herein arising from or relating to the above-described Lease. (the “Premises”). Such obligations include all costs relating to the enforcement of the Lease. To the extent permitted by law, Guarantor waives all rights to require presentment, protest or demand upon Guarantor; redeem any collateral before or after Landlord disposes of it, have any disposition of collateral advertised, or require a valuation of collateral before or after Landlord disposes of it. Guarantor waives any notice of default, presentment, dishonor, protest or demand, execution of the note, any action or inaction on the note or collateral, any changes to the Lease. Guarantor waives defenses based upon lack of consideration, that Landlord failed to obtain any guarantee, that Landlord failed to obtain, perfect or maintain a security interest in the property offered or taken as collateral, that Landlord impaired collateral, that Landlord did not conduct a commercially reasonable sale, Landlord did not make or perfect a claim upon the death or disability of Guarantor; Landlord impaired Guarantor’s suretyship rights. If any part of this Guaranty is unenforceable, all other parts will remain in effect. Consideration for this Guaranty includes Landlord’s accommodation to Guarantor for his use and enjoyment of the Premises.

Dated: \_\_\_\_\_

Guarantor:

\_\_\_\_\_  
Name: