

PERSONAL GUARANTEE LEASE AGREEMENT

Personal Guarantee of Lease

Made as of by [GUARANTOR NAME], [GUARANTOR ADDRESS] ("Guarantor"), in favor of [LANDLORD NAME] ("Landlord"), concerning the lease dated between Landlord and [TENANT 1] ("Tenant") for [PROPERTY ADDRESS] ("Lease").

- 1. Guaranty.** Unconditional, irrevocable guaranty of Tenant's obligations (Rent, late fees, utilities, repair costs, attorney fees, damages).
- 2. Continuing.** Covers full term plus extensions, renewals, holdovers, modifications, without notice to Guarantor.
- 3. Primary Liability.** Landlord may proceed directly against Guarantor without first pursuing Tenant.
- 4. Waivers.** Notice of acceptance, default, modification; suretyship defenses.
- 5. Governing Law.** State of Premises.
- 6. Attorney Fees.** Payable by Guarantor upon enforcement.

Guarantor

PRINTED NAME

SIGNATURE

DATE