

Guaranty of Lease

Date: _____

1. In consideration of the execution of a certain lease for the premises located at:

_____ unit # _____ in _____, Massachusetts

by the lessor named therein, the undersigned severally guarantees the lessor and its successors and assigns the performance of all the covenants set forth in the lease for the portion of the rent due by the Occupant/Lessee(s) below, including but not limited to the punctual payments of said Occupant/Lessee(s) rents and other payments payable under the lease or any extension of renewal thereof, and further including amounts due and owing for damage to the premises during the periods of the lessee's occupancy of the leased premises.

2. The undersigned hereby waives demand and notice of default or of non-payment and all and every demand on notice, and all suretyship defenses.

3. The undersigned agrees that this guaranty shall be construed according to the law of the Commonwealth of Massachusetts and that by jurisdiction of the courts of the Commonwealth in all actions at law and equity arising from this guaranty and from the lease aforesaid.

4. Advantage Realty LLC reserves the right to obtain a credit report of the guarantor.

Occupant/Lessee(s): _____

Guarantor(s): _____ SSN: _____

Home address: _____ Home Phone: _____

Place of business: _____ Phone No.: _____

Annual income: _____

Signature(s): _____ Date: _____

_____ Date: _____

County of: _____

State of: _____

Then personally appeared before me the above named _____
and being first duly sworn acknowledged the foregoing to be their free act and deed.

Notary Public