

# GUARANTEE OF LEASE AGREEMENT

1. In consideration of the execution of the Lease Agreement, dated \_\_\_\_\_, for the premises located at: \_\_\_\_\_, Davis, CA 95616 by and between \_\_\_\_\_ "Owner", c/o King Properties, Inc. and, \_\_\_\_\_ "Resident and for valuable consideration, receipt of which is hereby acknowledged, the undersigned \_\_\_\_\_, herein referred to as "Guarantor", does hereby guarantee unconditionally to Owner/Agent, and/or including Owner/Agents successor and assigns, the prompt payment by Resident of the rent or any other sums which become due pursuant to the Lease Agreement, including any and all court costs or attorney's fees incurred enforcing the Lease Agreement.
2. In the event of the breach of any terms of the Lease Agreement by Resident, Guarantor shall be liable for any damages, financial or physical, caused by Resident, including any and all legal fees incurred in enforcing the Lease Agreement.
3. This guarantee may be immediately enforced by Owner/Agent upon any default by Resident and an action against Guarantor may be brought at any time without first seeking recourse against Resident.
4. The insolvency of Resident or nonpayment of any sums due from Resident may be deemed A default giving rise to action by Owner/Agent against Guarantor.
5. If any legal actions or other proceedings are brought by any party to enforce any part of this Guarantee, the prevailing party shall be entitled to reasonable attorney's fees and costs incurred.
6. This Guarantee does not confer a right to possession of the premises by Guarantor, and Owner/Agent is not required serve Guarantor with any notices to terminate or to perform Covenants, including for payment of the rent, prior to Owner/Agent proceeding against Guarantor For Guarantor's obligations under the terms of the Lease Agreement.
7. Unless released in writing by Owner/Agent, Guarantor shall remain obligated for the terms Of this Guarantee for the entire period of the tenancy as provided by the Lease Agreement and For any extensions granted pursuant thereto.
8. Guarantor hereby consents in advance to any changes, modifications, additions, or deletions of the Lease Agreement made and agreed to by Owner/Agent and Resident during the entire period of tenancy.

Guarantor's Name: \_\_\_\_\_

Guarantor's Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Guarantor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_