



GUARANTY OF TENANT'S LEASE OBLIGATIONS RIDER

*This has been prepared for submission to your attorney for review and approval prior to signing.
No representation is made by licensee as to its sufficiency or tax consequences*

This Guaranty of Tenant's Lease Obligations Rider (the "Guaranty") is made by _____
_____, whose address is _____
("Guarantor"), for the benefit of _____ ("Landlord"),
whose address is _____.

- 1. Underlying Lease.** Landlord and _____ ("Tenant"),
have entered into that certain Lease Agreement dated _____ (the "Lease") concerning the
leased space commonly known as _____
(the "Premises").
- 2. Guaranty.** Guarantor induced Landlord to enter into the Lease in consideration for Guarantor's guaranty, and
Guarantor further acknowledges that it receives direct financial and economic benefits because Tenant will
lease the Premises. Therefore, Guarantor absolutely, unconditionally and irrevocably guarantees to Landlord
and its successors and assigns, without deduction by reason of set-off, defense or counterclaim, a) the full,
punctual, and complete payment of all rent and other sums to be paid to Landlord under the Lease, including
all attorney's fees, costs and expenses of collection incurred by Landlord in enforcing its rights and remedies
under the Lease and this Guaranty; and b) the full, punctual, and complete discharge and performance of each
and every other term, covenant, obligation and warranty of Tenant contained in the Lease. If Tenant defaults
or breaches the Lease, Guarantor shall perform Tenant's obligations on Tenant's behalf. This Guaranty shall
remain in full force and effect until all the terms, covenants, conditions, and agreements contained in the
Lease are fully performed and observed. This Guaranty shall be enforceable against Guarantor without the
necessity of any suit or proceeding on the part of Landlord against Tenant or any other party.
- 3. No Discharge of Guarantor.** This Guaranty shall not be discharged and the liability of Guarantor shall in no
way be affected by (a) the release or discharge of Tenant in any receivership, bankruptcy or other
proceeding; (b) the impairment, limitation or modification of any liability to Landlord of Tenant or the estate of
Tenant in bankruptcy, or of any remedy for the enforcement of Tenant's liability under the Lease or resulting
from the operation of any present or future provision of federal or state bankruptcy or insolvency laws or other
statute or from the decision in any court; (c) the rejection or disaffirmance of the Lease in any bankruptcy,
insolvency, or similar proceeding; (d) the assignment, transfer, or encumbrance of all or any portion of the
Tenant's interest in the Lease, the subletting of all or any portion of the Premises, or the granting to any third
party of any rights of occupancy of all or any portion of the Premises; (e) waiver of discharge by Landlord of
default or future performance by Tenant of any term of the Lease or Guaranty; (f) the exercise, forbearance,
or election by Landlord of any of its rights or remedies reserved under the Lease, this Guaranty, or by law; (g)
the release by Landlord of any security given to Landlord; or (h) any extension, renewal, amendment,
expansion, or termination of the Lease.

INITIALS: LANDLORD _____ DATE _____ TENANT _____ DATE _____
LANDLORD _____ DATE _____ TENANT _____ DATE _____

