

Guarantor Agreement

Clause 1. Identification of Landlord, Tenant, and Guarantor

This rental Agreement is entered into between

("Tenant")

("Guarantor")

and

Galen M. Gruman ("Landlord").

Clause 2: Governing Lease

Tenant has leased from Landlord the Premises located at 196 Craig Way, San Luis Obispo, CA 93405 ("Premises"). Landlord and Tenant signed a lease or rental agreement specifying the terms and conditions of this rental on _____. A copy of the lease or rental agreement is attached to this Agreement.

Clause 3: Guarantor Liability

Guarantor agrees to be jointly and severally liable with Tenant and other Guarantors, if any, for Tenant's obligations arising out of the lease or rental agreement described in Clause 2, including but not limited to unpaid rent, property damage and cleaning and repair costs that exceed Tenant's security deposit. Guarantor further agrees that Landlord will have no obligation to report to Guarantor should Tenant fail to abide by the terms of the lease or rental agreement. (For example, if Tenant fails to pay the rent on time or damages the premises, Landlord has no duty to warn or inform Guarantor, and may demand that Guarantor pays for these obligations immediately.)

Clause 4. Assignment of Lease

If Tenant assigns or subleases the premises, Guarantor shall remain liable under the terms of this Agreement for the performance of the assignee or sublessee, unless Landlord relieves Guarantor by express written termination of this Agreement. Any sublease or assignment requires written, prior permission of the Landlord, per the terms of the lease.

Clause 5. Legal Proceedings

If Landlord and Guarantor are involved in any legal proceeding arising out of this Agreement, the prevailing party shall recover reasonable attorney fees, court costs and any costs reasonably necessary to collect a judgment.

Clause 6. Methods of Document Execution

This Agreement can be executed in counterparts.

Transmissions by facsimile are deemed to be original documents.

Date: _____

Landlord: _____
Galen M. Gruman, 4485 24th St., San Francisco, CA 94114
(415) 647-0996, ggruman@zangogroup.com

Date: _____

Signature: _____

Guarantor (name): _____

Phone: _____

For Tenant: _____

Email: _____