

## LEASE GUARANTY

For valuable consideration received, the undersigned guarantor (the "Guarantor") unconditionally guarantees to **O'Brien Real Estate, Inc. and/or Patrick O'Brien ("O'Brien")**, whose address is **527 S. Westnedge Ave, Kalamazoo, MI 49007**, the full and prompt payment of all amounts presently or hereinafter owed by \_\_\_\_\_ (hereinafter "Tenant") under a certain Residential Rental Lease ("Lease") for the premises located at \_\_\_\_\_ dated \_\_\_\_\_. The term "Lease", for all purposes hereunder, shall also include all other leases or agreements between Tenant and O'Brien Real Estate Inc, Pat O'Brien and Rod O'Brien.

The obligations of the Guarantor shall be absolute and unconditional, joint or several, and the Guarantor's liability for all obligations of Tenant under the Lease shall not be affected or impaired in any way upon the happening of any of the following events, whether or not notice was given to the undersigned: any waiver or change in the terms of payment; any failure to give notice to the undersigned; any default by any other guarantor to the Lease, or any other fact or circumstance surrounding the Lease.

In the event of any breach or default under the Lease by the Tenant, O'Brien shall have the right to proceed solely against the first Guarantor and/or against Guarantor and Tenant, other tenants, or any other guarantor(s) under the Lease, with or without proceeding first against some or all of the tenants under the Lease or any other parties. The Guarantor waives all claims and defenses against O'Brien based upon O'Brien's decision to sue the Guarantor only or together with any combination of parties.

The Guarantor further agrees that this agreement shall bind Guarantor to all obligations of the Tenant under the Lease and all other and future agreements or obligations of the Tenant to O'Brien, including, but not limited to, all renewals of the Lease, and without it being necessary that Guarantor sign another guaranty or other agreement.

IN WITNESS WHEREOF, and for valuable condition, including, but not limited to, the willingness of O'Brien to enter into this Lease with this Tenant, this Lease Guaranty is executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Witnesses:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Guarantor

SS# \_\_\_\_\_

\_\_\_\_\_  
Street

\_\_\_\_\_  
City, State, Zip

Notary:

Seal and Signature

\_\_\_\_\_