

Lead Properties Incorporated
P.O. Box 1300
Statesboro, GA 30459
Phone: (912) 856-1029

STATE OF GEORGIA
COUNTY OF BULLOCH

PARENTAL, SPONSOR OR GUARDIAN GUARANTEE

THIS DOCUMENT MUST BE WITNESSED BY A NOTARY PUBLIC.

This guarantee is executed by the person or persons signed below. It is understood that

(student name) _____ has applied to become a Lessee

in the property known as (property address) _____.
Attached hereto and incorporated herein by the reference is a copy of the form Lease which will be signed by Lessees subject to completion as appropriate. The Owner/Landlord requires, as additional security for such a Lessee, that all obligations of the Lessee with respect to the Lease be personally and unconditionally guaranteed by the prospective Lessee's parent, guardian, or other sponsor. The requirement of this guarantee is in recognition that most of the Lessees in such buildings do not have independent financial means, but this guarantee shall be in force irrespective of the financial means of the Lessee.

The undersigned represents that his/her relationship with the Lessee is that of _____ (Parent, Guardian, Specify Other). In order to induce Owner to lease to Lessee described above, the undersigned does hereby (if more than one, jointly or severally) guarantee the payment in full of any obligations under the Lease to be executed by the Lessee and the performance of any and every obligation arising there under, expressly including without limitation, the obligation to pay rent for the entire term, whether or not occupancy is ever accepted by the Lessee, the duty to pay and all costs of repair or damage to the premises, the unit in which the premises are located, or the building or common areas to the apartment complex and to pay all amounts. This guarantee also includes any extension or renewal of the Lease and the obligations of the Lessee under such extension or renewal.

This guarantee may be enforced against the Guarantor without the necessity of recourse against the Lessee or any other parties responsible. Guarantor consents that any proceeding to enforce this agreement or related rights may be brought in a court sitting in the judicial district or circuit in which the property under lease is located, and Guarantors consent to personal jurisdiction of such courts and agree that they may be served with the process by certified mail addressed to them at the address shown below. Any actions to enforce this guarantee shall be governed by the laws of the State of Georgia in which the aforementioned property is located.

The Guarantors (1) waive the notice of extension of time within which any payment of rental, damages, or the performance of other obligation shall be due; (2) waive necessity of recourse against Lessee; (3) acknowledge that the written Guarantee is unconditional and renders Guarantor fully and completely liable for all obligations of the provisions of the written lease; (4) waive any notice of changes or amendment to the Lease or the right to any notice of default; (5) acknowledge that this guarantee will remain in effect as long as the above Tenant chooses to renew his/her lease for consecutive leasing periods and is contractually obligated with Lead Properties Incorporated.

Failure of Lead Properties Incorporated to enforce right of recovery against other occupants of the unit and any third parties shall not release Guarantor and he/she must remain in accordance with the terms of the Lease Agreement and Guarantor shall be solely responsible as though Guarantor were the Lessee.

In addition to other amounts guaranteed, Guarantor agrees to pay reasonable attorney's fee and all costs imposed under the terms of the Lease or required or appropriate in enforcement of this guarantee.

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Credit Application: Guarantors Only

Guarantor Name: _____

Relationship to Tenant: _____

Address: _____

City, State, Zip: _____

DOB: _____ SSN: _____

Phone: (home) _____ (work) _____

Employer: _____

City, State, Zip: _____

I agree to all of the terms above and attest that the above information is accurate and correct. I give my permission to grant a credit investigation.

Signature: _____ Date: _____

NOTARY:

Sworn and subscribed before me this _____ day of _____, _____

Notary Public Name _____

Notary Public Signature _____

County of _____ My commission expires _____ day of _____, _____.