

ADDENDUM "A": Parental Guarantee For Rent And/Or Loss or Damage to Rental Premises

UNIT: _____

TENANT: _____

I, the undersigned, do hereby guarantee to the Landlord and Owner full and timely payment of all rent owed by the below Tenant on the above-referenced property as set forth in the main lease agreement (including any renewal option periods or extensions exercised by tenant). Additionally, I also guarantee reimbursement for all loss, breakage for all loss, breakage or damage to any area or item within or adjacent to the immediate rental unit including porches, decks and patios and for any cleaning required at the end of the tenancy, exclusive of ordinary wear and tear, which cost has not been covered by Tenant or through the use of the security deposit. I further agree to pay any sums required within ten (10) days of receipt of invoice, as well as reasonable attorney's fee and court costs required in the collection of any such sums (if legal action is necessary). I certify that I am the parent or legal guardian of the above-named Tenant. I also expressly waive notice of any and all extensions, renewals or modifications of the main lease agreement.

This Guarantee is an absolute and unconditional guarantee of payment and of performance. It shall be against the Guarantor, without the necessity of any suit or proceedings on the Landlord's part of any kind or nature whatsoever against the tenant or any other guarantor and without the necessity of any notice of non-payment, non-performance, non-observance, or acceptance of guarantee, or any other notice or demand, all of which the guarantor hereby expressly waives. The Guarantor hereby agrees that the validity of the guarantee and the obligations of the guarantor hereunder shall in no way be terminated, affected, diminished, or impaired by reason of the relief of Tenant from any of the Tenant's obligations under this Lease by the rejection of the Lease in connection with the proceedings under any bankruptcy law now or hereafter in effect or otherwise.

The Guarantee may be enforced against Guarantor without the necessity of recourse against Tenant or any other parties responsible. Guarantor consents that any proceedings to enforce this agreement or related rights may be brought in any judicial district or circuit in which the apartments are located, and Guarantor consents to personal jurisdiction of such courts and agrees that any actions to enforce this Guarantee shall be governed by the laws of the State of Georgia.

This Guarantee shall be a continuing guarantee, and the Liability of the Guarantor hereunder shall in way be affected, modified, or diminished by reason of any assignment, renewal, modification or extension of the Lease, or any subleasing of the Premises or by reason of any modifications or waiver of a change in any of the terms, covenants, conditions, or provisions of the Lease, or by reason of any extension of time that may be granted by the Landlord to the Tenant, whether or not the Guarantor has knowledge or notice thereof.

The lease together with the Guarantee may be assigned by Landlord without notice to Guarantor. The assignment by the Landlord of the Lease and/or the rents and other receipts thereof made either with or without the Guarantor's knowledge or notice shall in no matter whatsoever release the Guarantor from any liability hereunder.

All of the rights and remedies of Landlord under the Lease or under this Guarantee are intended to be distinct, separate and cumulative, and no such right or remedy therein or herein shall be construed as a waiver or exclusion of any other right or remedy available to Landlord. This Guarantee and it's acceptance by Landlord in no way changes or modifies any of the terms and conditions of the lease agreement entered into for the laid property. This Guarantee shall be binding upon the heirs, administrators, executors, successors and assigns of the Guarantor and shall insure to the benefit of the Landlord, its successors and assigns.

IN WITNESS WHEREOF, the undersigned Guarantor has executed this Guarantee of payment, under seal, this _____ day of _____, 20_____.

GUARANTOR (PRINT NAME) _____ SS# _____ BIRTH DATE: _____

HOME ADDRESS OF GUARANTOR _____

PHONE: HOME _____ CELL _____

EMAIL ADDRESS _____

EMPLOYER: _____ ADDRESS: _____

POSITION: _____ SALARY: _____ WORK _____

NOTICE: FORGERY OF A SIGNATURE IS A CRIME

WITNESS

GUARANTOR SIGNATURE **REQUIRED**

NOTARY PUBLIC **REQUIRED**