

PARENTAL OR SPONSOR LEASE AGREEMENT GUARANTY

In Reference to the Lease Agreement between _____ (“Resident”) and Happy Building 6238, LLC, a Florida limited liability company, 6238 SW 59th Place, Miami, FL 33143 (“Landlord”), dated the _____ day of _____, 20_____.

The undersigned, each jointly and severally (collectively “Guarantor”) am the parent/legal guardian/sponsor of the above named Resident, and hereby do guarantee, absolutely and unconditionally, to Landlord and to any mortgagee holding a mortgage upon the interest of Landlord in the Premises, that if default at any time be made by Resident in the full prompt and complete payment of any and all Rent, or other charges payable under this Lease, on the Resident’s part to be paid and the prompt, faithful and complete performance of all the terms and conditions of this Lease (collectively, Liabilities of Resident”), that the undersigned will forthwith pay to Landlord such Rent and other sums and charges and shall immediately faithfully perform and fulfill all of such terms, covenants, conditions, and provisions of the Lease and shall immediately pay to Landlord all damages that may arise in consequence of any such default by Resident, including, without limitation, all reasonable attorneys’ and accountants’ fees, costs and disbursements (whether incurred in connection with collection, trial, appeal, bankruptcy proceedings, or otherwise) incurred by Landlord or caused by any such default and/or by the enforcement of this Guaranty.

This Guaranty shall be a continuing guaranty, and the liability of Guarantor hereunder shall not be affected, waived, released, discharged, modified or diminished by reason (a) of any subletting of the Premises thereunder unless consented to by Landlord, (b) of any dealings or transactions occurring between Landlord and Resident, (c) of any bankruptcy, insolvency, reorganization, arrangement, assignment for the benefit of creditors, receivership or trusteeship affecting Resident or the rejection or disaffirmance of the Lease in any proceedings, or (d) that

any security for the Liabilities of Resident is exchanged, surrendered or released or the Lease or any other obligation of Resident is changed, altered, renewed, extended, continued, surrendered, compromised, waived or released in whole or in part, or that any default with respect thereto is waived, whether or not notice thereof is given to Guarantor. Guarantor acknowledges and agrees that the Liabilities of Resident may, from time to time, be exchanged, surrendered, changed, altered, continued, renewed, extended, modified, compromised, released or waived by Landlord and that Landlord may fail to set off and may release, in whole or in part, any credit on its books in favor of Resident, and may extend further credit in any manner whatsoever to Resident, and generally deal with Resident or any such security as Landlord may see fit, all without notice to or assent by Guarantor, as if Landlord had obtained the prior written consent of Guarantor; and Guarantor shall remain bound under this Guaranty notwithstanding any such exchange, surrender, release, change, alteration, renewal, extension, modification, continuance, compromise, waiver, inaction, extension of further credit, or other dealing.

Guarantor does hereby waive notice of any and all defaults on the part of Resident, waives acceptance and notice of acceptance of this Guaranty, and waives all demands for payment or performance. Guarantor agrees that no delay on the part of Landlord in enforcing any of its rights or remedies under this Lease or this Guaranty or by insisting thereupon, nor any extension of time nor any changes or modifications in or to, or in connection with this Lease, shall in any way limit, affect or impair the liability of Guarantor hereunder; and Guarantor hereby expressly consents to and approves thereof with the same force and effect as though its written consent had been given to each of such delays, extensions, changes and/or modifications. Guarantor hereby expressly agrees that the validity of this Guaranty and the obligations of Guarantor hereunder shall not be terminated, affected, diminished or impaired by reason of the assertion or the failure to assert by Landlord against Resident, or Resident's successors and

assigns, of any of the rights or remedies reserved to Landlord pursuant to provisions of the Lease.

This Guaranty is an absolute and unconditional guaranty of payment and of performance regardless of any law, regulation, or decree now or in the future in effect which might in any manner affect the obligations of Resident or any rights of Landlord, or cause or permit to be invoked any alteration of time, amount, currency, or manner of payment of any of the obligations guaranteed. This Guaranty is independent of and in addition to any security or other remedies, which Landlord has or may have for the performance of any of the obligations on the part of Resident under this Lease. This Guaranty shall be forceable against Guarantor without the necessity for any suit or proceeding on Landlord's part of any kind or nature whatsoever against Resident, without the necessity that resort be had to any security or to any balance of any deposit account or credit on the books of Landlord in favor of Resident or any other person or entity. Guarantor agrees that Landlord shall not be required to resort to any other security or other remedies before proceeding under this Guaranty, but that Landlord may proceed hereunder against Guarantor at any time it sees fit, independently of or concurrently with any other remedies it may have under this Lease or at law or in equity. No invalidity, irregularity or un-enforceability of all or any part of the Lease shall affect, impair or be a defense to this Guaranty and this Guaranty shall constitute a primary obligation of the undersigned

It is understood that the liability hereunder of Guarantor shall continue for and during the entire Lease Term notwithstanding any assignment of this Lease or subletting of all or any portion of the Premises demised under this Lease. If this Guaranty is executed by two or more individuals, the liability of said individuals executing this Guaranty shall be joint and several.

This Guaranty shall be binding upon the undersigned, the undersigned's successors and assigns, and shall inure to the benefit of Landlord, its successors and assigns and to the benefit of any successor to the interest

of Landlord under this Lease or to the real property in which the Premises demised under this Lease are situated.

The undersigned consents that any action may be commenced under the laws of the State of Florida and/or any provision of this Lease and/or this Guaranty.

Authorization is hereby granted to Landlord to obtain a consumer credit report through a credit reporting agency chosen by Landlord. I understand and agree that Landlord intends to use the consumer credit report for the purpose of evaluating my financial readiness to guaranty this Lease.

This Guaranty may be entered into in any number of counterparts and by the parties to it on separate counterparts, each of which when executed and delivered, which may be via facsimile or electronic transmission, shall be an original, but all the counterparts shall together constitute one and the same instrument.

[SIGNATURES CONTINUED]

IN WITNESS WHEREOF, the undersigned has duly executed this instrument this _____ day of _____, 20____.

Relationship to Resident: _____

BY: _____ Guarantor Signature

NAME: _____ Print Name

PHONE NUMBER: _____

EMAIL: _____

A D D R E S S :

STATE OF _____ COUNTY OF _____

Relationship to Resident: _____

BY: _____ Guarantor Signature

NAME: _____ Print Name

PHONE NUMBER: _____

EMAIL: _____

ADDRESS: _____

SWORN TO & SUBSCRIBED to before me this _____ day of _____, 20____ by the above named Guarantors each of whom are personally known to me or have produced _____ as identification.

_____ Notary Public (If you leave outside of the US and can't access a Notary Public, please contact us)