

GUARANTY OF LEASE

Whereas, _____, ("Landlord") and _____, ("Tenant") intend to enter into a lease for Apartment _____ at _____, NY, NY ("Lease");

Whereas, the undersigned has the relation of _____ to Tenant;

FOR VALUE RECEIVED, and in consideration for, and as an inducement to Landlord making the Lease with Tenant, the undersigned guarantees to Landlord, Landlord's successors and assigns:

1. The full performance and observance of all the covenants, conditions and agreements, therein provided to be performed and observed by Tenant, including the "Rules and Regulations" as therein provided, without requiring any notice of non-payment, non-performance or non-observance, or proof, or notice, or demand, whereby to charge the undersigned therefor, all of which the undersigned hereby expressly agrees that the hereunder shall in no way be terminated, affected or impaired by reason of the assertion by Landlord against Tenant of any of the rights or remedies reserved to Landlord pursuant to the provisions of the within lease.
2. The undersigned further covenants and agrees that this guaranty shall remain and continue in full force and effect as to any renewal, modification or extension of this lease, and shall expressly extend to any other apartment occupied by Tenant in any other building owned by Landlord or by the principals of the Landlord.
3. As a further inducement to Landlord to make this lease and in consideration thereof, Landlord and the undersigned covenant and agree that in any action or proceeding brought by either Landlord or the undersigned against the other on any matters whatsoever arising out of, under, or by virtue of the terms of this lease or of this guaranty that Landlord and the undersigned shall and do hereby waive trial by jury.
4. This guaranty is, and shall be deemed to be, a contract entered into under and pursuant to the laws of the State of New York and shall be in all respects governed, construed, applied and enforced in accordance with the laws of said State and no defense given or allowed by the laws of any other state or county shall be interposed in any action or proceeding hereon unless such defense is also given or allowed by the laws of the State of New York. The Guarantor agrees to submit to personal jurisdiction in the State of New York in any action or proceeding arising out of the Guaranty.

Guarantor (print name) _____ Office Telephone # _____
 Home Address: _____ Home Telephone # _____
 _____ Salary: _____
 _____ Social Security # _____

Signature of Guarantor: _____ Date: _____

Acknowledgments

State of : _____ County of _____

On this _____ day of _____ in the year _____ before me personally came _____, to me known to me to be the individual described in and who executed the foregoing instrument, and duly acknowledged that he executed the same for the purpose mentioned therein.

Notary Public

Tenant's Signature