

UNIVERSITY PLACES, LLC

AGREEMENT OF PERSONAL GUARANTY ATTACHED TO AND MADE PART OF
THE LEASE AGREEMENT, DATED _____,
BETWEEN UNIVERSITY PLACES ("LANDLORD")
AND _____ ("TENANT").

PROPERTY ADDRESS:
_____.

The undersigned "Guarantor," in consideration of the making of the foregoing Lease Agreement between Tenant and Landlord, does hereby unconditionally guarantee the payment of the rent by the Tenant and the performance by Tenant of all the financial duties and obligations under the Lease Agreement.

It is recognized and agreed that this Agreement of Guaranty by Guarantor is a substantial part of the consideration for the signing of the Lease Agreement by Landlord and that the Lease Agreement would not have signed by Landlord without the agreement of Guarantor to sign this Guaranty Agreement.

Guarantor also agrees that Landlord is not first required to enforce against Tenant or any other person any liability, obligation or duty guaranteed by this Agreement before seeking enforcement thereof against Guarantor. A lawsuit may be brought and maintained against the Guarantor by Landlord to enforce any liability, obligation or duty guaranteed by this Agreement without the necessity of joining the Tenant or any other person in the lawsuit.

It is expressly agreed and understood that Guarantor additionally and unconditionally guarantees the performance under the Lease of _____
(Tenant).

EXECUTED to be effective as of the _____ day of _____, 2008.

GUARANTOR INFORMATION: NAME _____

SIGNATURE: _____

ADDRESS: _____

PHONE NUMBER: _____

SOCIAL SECURITY NUMBER: _____

DRIVER LICENSE NUMBER: _____