This Guaranty of Lease ("Guaranty") is between the Landlord and the guarantors signing below.

Tenant's printed name: _____

Community Name: _____

1.   This continuing Guaranty concerns that lease (the "Lease") described below between Landlord and the tenant named above.

2. All changes to this Guaranty must be written and signed by the Landlord and Guarantor to be valid.

3. The Guarantor unconditionally and irrevocably guarantees prompt payment of all sums due under the Lease, such as for rent, damage, fines, utilities, and late fees, for the portion of the Lease owed by the Tenant named above.

4. The Lease may be modified and this Guaranty remains fully in force as to the new Lease terms.

5. The Landlord is not required to attempt collection from, make demand on, or pursue any other remedy against, the Tenant before collection under this Guaranty.

6. Discharge in bankruptcy of the Tenant's obligations under the Lease shall not affect the Guarantor's obligations under this Guaranty.

7. The Landlord is not required to keep the Guarantor aware of the Tenant's defaults before making demand upon the Guarantor.

8. The Landlord's demand upon the Guarantor shall be made by U.S. Mail, certified, return receipt requested, to the last address of Guarantor known to the Landlord. Mailing, not actual receipt by the Guarantor, is adequate demand.

9. All disputes will be resolved in Mecklenburg County, NC, where the Guarantor consents to personal jurisdiction. All lawsuits concerning this Guaranty will be in the State courts of North Carolina. The Landlord may recover all reasonable attorneys fees and costs to enforce this Guaranty.

10. This guaranty may be signed before the Lease is signed, and this guaranty becomes effective immediately upon the Lease being signed.

Parental Guarantor: (print name) _____

Address: _____

City, State, Zip: _____

Home Tel: _____Work Tel: _____

Cell Tel: _____   E-Mail: _____

DL#: _____

Guarantor Signature:_____   Date:_____