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2313 Ravine Street  
Cincinnati, OH 45219  
513.621.7032

development

## GUARANTY OF LEASE

This Guaranty to Paul D. Pratt (Landlord), is made by the undersigned guarantors (Guarantors) under the following circumstances:

- 1.) Landlord is about to enter into a lease (The "Lease") of even date to \_\_\_\_\_ (Tenant), for the premises located in the building at \_\_\_\_\_ and more fully described in the lease (the Premises).
- 2.) To induce Landlord to enter into the lease with Tenant, Landlord requires that the performance of Tenant's obligations be guaranteed as provided below.
- 3.) Guarantors are willing to guarantee the performance of the obligations of Tenant(s).

NOW THEREFORE, in consideration of the lease of the Premises to Tenant(s) and for other good valuable consideration, each of the Guarantors jointly and severally guarantees, (1) that Tenant will pay when due all of the rentals and all other sums payable by Tenant as specified in the lease and, (2) that Tenant will perform and comply with all the agreements and obligations provided for in the lease at the time and in the manner set forth in the Lease.

Notice of acceptance of the Guaranty by Landlord is waived. Any extension of time for payments due or renewals granted by Landlord, or any extensions of time for the performance of any agreements or any other indulgence which may be granted to Tenant(s) by Landlord shall not release the Guarantors from the liability on this Guaranty.

All settlements, compromises and agreed balances made in good faith between Landlord and Tenant(s) shall be binding on the Guarantors. Any notice given to Tenant shall be effective as though also given to the Guarantors.

This agreement is signed and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed and acknowledged in the presence of:

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Guarantor)

\_\_\_\_\_  
(Witness)