

1. Guaranty of Payment Under Lease

1.1 GUARANTY

For value received the undersigned jointly and severally hereby absolutely and unconditionally guarantee the performance of and the payment of all sums of money referred to in that certain lease dated <<Lease Start Date>> through <<Lease End Date>>. for certain property located at <<Property Address>>, simultaneously herewith entered into between WEINER COMPANIES, LTD, as Lessor and <<Tenants (Financially Responsible)>> as lessee(s). The liability of the undersigned for performance of the lease and payment of all sums of money referred to in the lease shall not be affected: (1) by any indulgence, compromise, settlement, extension or variation of the terms granted by the Lessor to the lessee; or (2) by surrender, exchange or alteration of any collateral or other security held by the Lessor or its assigns for the obligations hereby guaranteed; or (3) by any discharge or release of any obligations of the lessee or any other interested person by operation of law or otherwise. In the event the designated agent abandons the unit and/or responsibilities of the lease the co-signer can be appointed the responsibilities and fiduciary duties of the designated agent.

It is understood and agreed that the Lessor would not have entered into the aforementioned lease if the undersigned had not agreed in advance to sign this absolute guaranty; it is covenanted by the undersigned that the lease and this absolute guaranty were intended as part of a single transaction.

Should there be any default in the lease on the part of the lessee, the Lessor shall have right to proceed against the undersigned immediately, without any demand or notice of any kind of character, and without first proceeding against the lessee.

Any court of competent jurisdiction in Champaign County the Lessor for all costs, attorneys' fees, and other expenses which it expends or incurs in connection with the collection of any sum hereby guaranteed or in the enforcement of this guaranty against the undersigned.

X

Date Signed