

Capen Realty Trust

74 Clarendon Street Suite A

Boston, MA 02116

(617) 266-1168

www.heathproperties.com

Guaranty of Lease

Date: _____

1. In Consideration of the execution of a certain lease for the premises located at: _____ unit # _____, Massachusetts by the lessor named therein, the undersigned jointly and severally guarantees the lessor and its successors and assigns the performance of all the covenants set forth in the lease, including but not limited to the punctual payments of all rents and other payments payable under the lease or any extension or renewal thereof, and further including amounts due and owing for damage to the premises during the period of the lessee's occupancy of the leased premises.
2. The undersigned hereby waives demand and notice of default or of non-payment and all and every demand on notice, and all suretyship defenses.
3. The undersigned agrees that this guaranty shall be construed according to the law of the Commonwealth of Massachusetts, and that by jurisdiction of the courts of the Commonwealth in all actions at law and equity arising from this guaranty and from the lease aforesaid.
4. Lessor or its agent reserves the right to obtain a credit report on the guarantor.
5. Lessee's and their guests are expected to comply with Heath Properties' Tenant Code of Conduct. Guarantors are expected to assist in enforcing the Code of Conduct outlined on the above website.
6. In the event of Noise/Party complaints, Lessor WILL contact Guarantor(s) *at the time* the complaint is received by the office. Complaints are typically received between 12:00 midnight and 5:00 am.

Occupant/Lessee(s): _____

Guarantor(s): _____ Social Security #: _____

Home Address: _____ Home Telephone: _____

Email Address: _____

Place of Business: _____ Annual Income: \$ _____

Business Telephone: () _____ Email Address _____

Signature(s): _____

County of: _____ State of _____ Date _____

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Notary Public
MCE: _____