

S & H EQUITIES (NY) INC.
98 Cutter Mill Road #390
Great Neck, NY 11021

Fax: 516-487-2484

Phone: 516-487-4090

GUARANTY OF PAYMENT

Date _____
Tenant and New Address _____

Guarantor and Address _____

1. Reason for Guaranty

I know that the Landlord would not rent this apartment to the Tenant unless I guarantee the Tenant's performance. I have also requested the Landlord to enter into this Lease with the Tenant. I have a substantial interest in making sure that the Landlord rents this apartment to Tenant.

2. Guaranty

I guaranty the full performance of the Lease by the Tenant. This Guaranty is absolute and without any condition. It includes, but is not limited to, the payment of rent and other money charges.

3. Changes in the Lease have no effect

This Guaranty will not be affected by any change in the Lease whatsoever. This includes, but is not limited to, any extension of time or renewals. The Guaranty will bind me even if I am not a party to these changes.

4. Waiver of Notice

I do not have to be informed about any default by Tenant. I waive notice of nonpayment or other default.

5. Performance

If the Tenant defaults, the Landlord may require me to perform without first demanding that the Tenant perform.

6. Waiver of Jury Trial

I give up my right to trial by jury in any claim related to the Lease or this Guaranty.

7. Changes

This Guaranty can be changed only by written agreement signed by all parties to the Lease and this Guaranty.

State of _____
County of _____

On this _____ day of _____, 200____, personally appeared _____, to me known to be the individual described in and who executed the foregoing instrument, and duly acknowledged to me that (s) he executed same.

GUARANTOR

NOTARY PUBLIC