



GUARANTY OF LEASE

TENANT(S): _____

PREMISES: _____

LANDLORD: MECA Realty, LLC. (Owner) (Agent for the Owner)

DATE OF LEASE: _____

The undersigned GUARANTOR, in consideration of the leasing by MECA Realty, as Landlord or Agent for the Landlord, of the above-captioned premises to the above-captioned Lease, hereby agrees that if default shall at any time be made by Tenant in the payment of rent or other sums due under the Lease or in the performance of any other covenants contained in this Lease and required of the Tenant, the GUARANTOR will pay to the Landlord all of said rent and all other amounts due under said lease that may arise because of any default by the Tenant under the Lease upon receipt of written notice of such defaults and demand for payment from the Landlord.

This guaranty shall be continuing guaranty, and the liability of GUARANTOR here under shall continue notwithstanding any extension, renewal or modification of said Lease. The liability of GUARANTOR hereunder is several, direct, immediate, absolute continuing, unconditional and unlimited. The Landlord shall not be required to pursue any remedies it may have against the Tenant as a condition to enforcement of this guaranty. The GUARANTOR shall not be discharged or released by reason of the discharge or bankruptcy. GUARANTOR hereby waives notice of and hereby consents to any modification of the Lease, any waiver of the Lease terms and any extensions of time for payment granted to Tenant.

This guaranty is binding upon "GUARANTOR" and the legal representatives and assigns of GUARANTOR.

References here to "GUARANTOR" shall include each of the persons signing this instrument below as a GUARANTOR.

Dated: _____ (SEAL)

Name: _____
GUARANTOR

Dated: _____ (SEAL)

Name: _____
GUARANTOR