



CONTINUING GUARANTEE

This Continuing Guarantee is incorporated by reference and made a part of the Month to Month Rental Agreement or Lease between CECERE TRUST AND WESTCHESTER GARDEN APTS.

("Owner")

and _____, dated _____

("Renter(s)")

The undersigned Guarantor, in consideration of Owner renting the premises to Renter(s), guarantees the following: 1) the payment of all rent and/or other charges which may become due under the Rental Agreement or Lease, and; 2) the payment to the Owner of the costs to repair and all damages to the premises for which the Renter(s) are liable, including the repair or replacement of fixtures, furniture and appliances.

This Continuing Guarantee shall be for the duration of the original term of the Rental Agreement or Lease, and any extensions or renewals thereof and for so long as any of the Renter(s) occupy the premises, and shall continue until Owner has been paid all rent due under the Rental Agreement or Lease, or until the Owner has been paid for any and all damages to the premises, its fixtures, furniture, and appliances for which the Renter(s) are liable.

Guarantor agrees to remedy any default of Renter(s) upon Three Days (3) written notice mailed by ordinary first class mail to the Guarantor at either residence or business. Guarantor acknowledges and agrees that service of any notice upon the Renter(s) shall constitute lawful and valid service of said notice(s) upon Guarantor.

Notwithstanding the fact that the Rental Agreement or Lease, and this continuing Guarantee do not confer any right of possession of the premises upon the Guarantor, should legal action become necessary, Guarantor agrees to be named as a party defendant in such action, including any unlawful detainer action, and to be jointly and severally liable with the Renter(s). Owner has no obligation to exhaust legal remedies against Renter(s) before taking action against Guarantor.

Guarantor acknowledges that a credit application has been submitted to Owner and agrees to update said information as necessary or upon request of Owner. Guarantor shall keep Owner informed of Guarantor's current residence and business address.

Dated: _____ Guarantor _____

SIGNATURE

Residence Address _____

Residence Phone (____) _____

Business Address _____

Business Phone (____) _____

Guarantor's Social Security # _____