

CO-SIGNER ATTACHMENT TO LEASE

This agreement for the Guaranty of Payment of Rent is entered into on this, the ___ day of _____, 20___, between the Lessor, Cream & Crimson Management, LLC, and the Co-signer/Guarantor, _____, for the guarantee by Co-signer/ Guarantor to Lessor of rent payments by the Lessee, _____, under the Lease Agreement between Lessor and Lessee for the leased premises addressed as follows:

Address:
City:
State:
Zip Code:

Said Lease Agreement is incorporated herein by reference or by attachment hereto.

Co-signer/Guarantor shall guarantee the payment to Lessor of the rental specified in the above described Lease Agreement, of \$_____ per month, owed by Lessee. The total guaranty shall be for \$_____ for the entire term of the lease, said term being as indicated in the above described Lease Agreement.

Co-signer/Guarantor's address is as follows:

Address:
City:
State:
Zip Code:

Co-signer/Guarantor agrees and understands that if Lessee fails to timely pay rent ('timely payment' being receipt of rent on or before the ___ day of the month), Co-signer/Guarantor must pay same (with all attendant late charges owing up to the time of receipt of payment by Lessor) within five (5) days of Lessor placing written notice in the United States mail, postage pre-paid, addressed to Co-signer/Guarantor's above-stated address, indicating that Lessee has failed to timely pay rent. Co-signer/Guarantor understands and agrees that by entering into this Guaranty of Payment of Rent, Co-signer/Guarantor is jointly, severally and individually liable with Lessee for rent payments under the Lease agreement up to the amount of the guarantee as described above. Co-signer/Guarantor agrees that breach of said Lease Agreement shall not be triggered by Co-signer/Guarantor's failure to pay within three days of receipt of notice, but rather by Lessee's failure to timely pay rent. Payment by Co-signer/Guarantor within five (5) days of notice being placed in the mail by Lessor as described above shall be considered a cure of the Lessee's breach for non-payment of rent, and Lessor agrees not to terminate said Lease until the expiration of the five (5) day period described herein.

Co-signer/Guarantor shall deliver any payments to the Lessor at the following address:

Cream & Crimson Management LLC
2501 East Manor Court
Bloomington, IN 47401

In consideration of this Guaranty, Lessor, has agreed to grant (or agreed to continue without termination for a past breach for failure to pay rent), said Lease Agreement as described herein. Lessor reserves all rights under applicable law and under the Lease Agreement, including the right to terminate the Lease Agreement for any future failure by Lessee to timely pay rent.

Lessor: _____ Dated: _____

Co-signer/Guarantor: _____ Dated: _____