EMBARCADERO COMPANY

6504 Pardall, Suite 4, Isla Vista, California 93117 (805) 968-3508 / Fax: (805) 685-6999

GUARANTEE OF RENTAL AGREEMENT

1. In consideration of the execution of the Rental Agreement, dated_____, for the premises located at_____ by and between Embarcadero Company as Owner ("Landlord") and_____, as Resident ("Tenant"), and for valuable consideration, receipt of which is hereby acknowledged, the undersigned_____, herein Guarantor, does hereby guarantee unconditionally to Owner, its successor and assigns, including management companies, the prompt payment by Resident of the rent or any other sums which become due pursuant to the Rental Agreement, a copy of which is attached hereto, including any and all court costs or attorneys' fees incurred in enforcing the Rental Agreement.

2. In the event of the breach of any terms of the Rental Agreement by Resident, Guarantor shall be liable for any damages, financial or physical, caused by Resident, including any legal fees incurred in enforcing the Rental Agreement.

3. This Guarantee may be immediately enforced by Owner or Owner's designated representative upon any default by Resident and an action against Guarantor may be brought at any time without first seeking recourse against Resident.

4. The insolvency of Resident or nonpayment of any sums due from Resident may be deemed a default giving rise to action by Owner against Guarantor.

5. If any legal action or other proceeding is brought by any party to enforce any part of this Guarantee, the prevailing party shall be entitled to reasonable attorneys' fees and costs incurred.

6. This Guarantee does not confer a right to possession of the premises by Guarantor, and Owner is not required to serve Guarantor with any notices to terminate or to perform covenants, including any demand for payment of rent, prior to Owner proceeding against Guarantor for Guarantor's obligations under this Guarantee.

7. Guarantor shall remain obligated by the terms of this Guarantee for the entire period of the tenancy provided by the Rental Agreement and for any extensions of residency granted thereto.

_____ _____

Guarantor's Signature *Date*

_____

Guarantor's Name (please print)

_____

Guarantor's Address City State Zip

_____

Area Code Home Phone

_____

Area Code Work Phone