

ADDITIONAL CLAUSES ATTACHED TO AND FORMING PART OF THAT CERTAIN LEASE DATED _____ BETWEEN OWNER: 1237 Myrtle Holding LLC, AND TENANTS: _____, OF APT: _____ IN THE PREMISES LOCATED AT ADDRESS: 960 Willoughby Avenue Brooklyn NY 11221. IN THE EVENT OF ANY INCONSISTENCY BETWEEN THIS RIDER AND THE LEASE TO WHICH IT IS ANNEXED, THIS RIDER SHALL GOVERN AND BE BINDING. THE PROVISIONS OF THIS RIDER SHALL BE CONSTRUED TO BE IN ADDITION TO AND NOT IN LIMITATION OF THE RIGHTS OF THE OWNER AND THE OBLIGATIONS OF THE TENANT.

GUARANTY OF RESIDENT OBLIGATIONS

GUARANTY:

Strict Performance of Lease The undersigned Guarantor(s) guarantee(s) to Owner the strict performance of and observance by Tenant of all the agreements, provisions and rules in the attached lease. Guarantor(s) agree(s) to waive all notices when Tenant is not paying rent or not observing and complying with all of the provisions of the attached Lease. Guarantor(s) agree(s) to be equally liable with Tenant so the Owner may sue Guarantor(s) directly without first suing Tenant. The Guarantor(s) further agree(s) that his guaranty shall remain in full effect even if the Lease is renewed, changed or extended in any way and even if owner has to make a claim against the Guarantor(s). Owner and Guarantor(s) agree to waive trial by jury in any action, proceeding or counterclaim brought against the other on any matters concerning the attached Lease or the Guaranty.

Binding upon Guarantor(s), representatives, assigns & successors This Guaranty is binding upon the guarantor(s), his/her legal representative and assigns, and is binding upon and shall inure to the benefit of the Landlord, its successors and assigns. No assignment or delegation by the Guarantor shall release the Guarantor(s) of his/their obligations under this Guaranty. The term "Tenant" used in this Guaranty includes also the first and any successive assignee or sub-lessee of the Tenant.

Action subject to State of New York's jurisdiction The undersigned Guarantor(s) further agrees that any action upon or arising out of this Guaranty may be brought in the Court(s) of the State of New York and that the Guarantor(s) will submit to the State of New York's jurisdiction. Guarantor agrees to be subject to New York County venue for the purpose of any action brought under this Guaranty.

Service of process The Guarantor also agrees that service of process in any action upon or arising out of this Guaranty may be made by first class mail, postage pre-paid, pursuant to the New York Civil Practice Law and Rules Section 312-a.

Sign: _____

Print Name:

On the ___ day of _____ in the year _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to the the individual whose name is subscribed to this instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary

Date

THE ORIGINAL NOTARIZED COPY OF THIS DOCUMENT MUST BE IN THE POSSESSION OF THE LANDLORD AT THE LEASE SIGNING OR KEYS WILL NOT BE RELEASED. PLEASE SEND IT TO THE APPLICANTS TO BRING TO THE SIGNING OR MAIL IT TO: KAI Management
341 Wallabout Street Suite 1A
Brooklyn NY 11206