

GUARANTEE OF LEASE AGREEMENT

The below signed parties agree to the following terms and conditions and acknowledge the execution of a lease agreement between Vencel Property Management, LLC and

_____.

This is a separate document for the property located at _____.

The undersigned does hereby guarantee payment of the renter’s obligation as stated in the lease agreement, of all sums of money as set forth by the lease. This includes, but is not limited to, payments for rent and utilities due, payments for damages caused by the tenants, and payments due as a result of a breach of the lease. The undersigned agrees that in the event the above named defaults in payment of rent that the undersigned will promptly pay the rent due and unpaid pursuant to the lease agreement.

The undersigned acknowledges that this guarantee is executed for the purpose of causing Vencel Property Management, LLC to rely heron and to lease the rental property mentioned above pursuant to the terms and conditions of the lease as described in the lease agreement.

To secure payment of rent and the other liabilities of Guarantor hereunder, Guarantor hereby grants to Vencel Property Management, LLC a security interest in all of Guarantor’s personal property and fixtures (whether now or hereinafter acquired) which is now or hereinafter located at the above stated property and in the proceeds thereon, including tort claims and insurance (all hereinafter collectively referred to as “Collateral”). Guarantor authorizes Vencel Property Management LLC to file financing statements relating to the Collateral signed only to the Vencel Property Management, LLC. Upon the occurrence of an Event of Default, Vencel Property Management, LLC shall have all the remedies of a secured party available under Indiana law. These remedies include, without limitation the right to take possession of the Collateral and for that purpose Vencel Property Management LLC may enter upon any premises on which the Collateral, or any part of it, may be situated and removed and Guarantor shall hold Vencel Property Management LLC harmless from any liability sustained therein, except through wanton or willful misbehavior. Vencel Property Management, LLC may require that Guarantor to make the Collateral available to Vencel Property Management, LLC at a place to be designated by Vencel Property Management, LLC, which is reasonably convenient to both parties. Unless the Collateral threatens to decline speedily in value or is of a type customarily sold on a recognized market, Vencel Property Management LLC shall give Guarantor at least ten (10) days prior written notice of the time and place of any public sale thereof or of the time at which any probate sale or any other intended disposition thereof is to be made. Expenses of retaking, holding, preparing for sale, sell and the like shall include Vencel Property Management LLC’s reasonable attorney’s fees and legal expenses.

Guarantor Signatures:

1.	_____	_____	_____	_____	_____
	Name	Date	SS#	DOB	DL State & #
2.	_____	_____	_____	_____	_____
	Name	Date	SS#	DOB	DL State & #
3.	_____	_____	_____	_____	_____
	Name	Date	SS#	DOB	DL State & #
4.	_____	_____	_____	_____	_____
	Name	Date	SS#	DOB	DL State & #
5.	_____	_____	_____	_____	_____
	Name	Date	SS#	DOB	DL State & #
6.	_____	_____	_____	_____	_____
	Name	Date	SS#	DOB	DL State & #
7.	_____	_____	_____	_____	_____
	Name	Date	SS#	DOB	DL State & #
8.	_____	_____	_____	_____	_____
	Name	Date	SS#	DOB	DL State & #

Vencel Property Management, LLC. _____ Date