

**GUARANTY OF PAYMENT
WHICH IS PART OF THE LEASE**

I know that the Landlord would not rent the premises to the tenant unless I guarantee the Tenant's performance. I have also requested the Landlord enter into the Lease with the Tenant. I have substantial interest in making sure the Landlord rents the premises to the Tenant.

THE FOLLOWING IS MY GUARANTY:

I guarantee the full performance of the Lease by the Tenant. This Guaranty is absolute and without any conditions. It includes, but is not limited to, the payment of rent and other money charges.

Tenant(s):

Premises:

Guarantor..... D.O.B.

Phone..... Social Security.....

Address.....

Email.....

IN ADDITION, I AGREE TO THE FOLLOWING TERMS:

This Guaranty will not be affected by any change in the Lease, whatsoever. This includes, but is not limited to, any extension of time or renewals. The Guaranty will be binding even if I am not a party to these changes.

I do not have to be informed about any failure of performance by Tenant. I waive notice of non-payment of non-performance.

If the tenant fails to perform under the Lease, the Landlord may require me to perform without first demanding that the Tenant perform.

I give up my right to trial by jury in any claim related to the Lease or this Guaranty

This Guaranty of payment and performance can be changed only by written agreement signed by all parties to the Lease and Guaranty.

An electronic copy of this signed and notarized document will be considered as enforceable as the original in a court of law.

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Notary Public

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Guarantor

**Original document must be notarized and physically mailed to:
Subway Management
74 Cornelia Street
Brooklyn, NY 11221**