PERSONAL GUARANTEE AGREEMENT

This Personal Guarantee Agreement ("Agreement") is made and entered into on _____ (Date) between:

GUARANTOR (RENTER):

Full Name _____ Phone _____ Email _____

Date _____ Address: _____

OWNER:

Full Name _____ Phone _____ Email _____

Date _____ Property Address: <u>Property Address: 1561 California Street, San Francisco, CA 94109</u>

1. GUARANTEE OBLIGATION

I, Guarantor's Full Name: _____, as the undersigned Guarantor, hereby unconditionally and personally guarantee the payment of rent and full performance of all obligations under the Lease Agreement for the commercial property located at [Property Address].

2. SCOPE OF GUARANTEE

This guarantee includes, but is not limited to:

- The full and timely payment of rent, utilities, and any other charges specified in the lease.
- Compliance with all terms, covenants, and conditions of the lease agreement.
- Responsibility for any damages or costs incurred due to non-compliance by the tenant.

3. WAIVER OF NOTICE

Guarantor waives any requirement for prior notice of default by the tenant and agrees that the Landlord may proceed against the Guarantor without first pursuing the Tenant.

4. DURATION & TERMINATION

This guarantee shall remain in effect for the entire duration of the lease, including any extensions or renewals, unless otherwise agreed in writing by all parties.

5. ENFORCEMENT

In the event of default, the Landlord may seek legal action against the Guarantor for unpaid amounts, damages, or any other obligations under the lease. The Guarantor agrees to reimburse the Landlord for reasonable attorney's fees and costs incurred in enforcing this agreement.

6. GOVERNING LAW

This Agreement shall be governed by the laws of the State of California.

7. SIGNATURES

Guarantor (Renter):

Signature _____ Printed Name _____ Date _____

Owner:

Signature _____ Printed Name _____ Date _____