

GUARANTY CERTIFICATE

Number _____

The undersigned, ("Guarantor"), for the purpose of executing a Corporate Guaranty as a

Means of securing a lease executed by _____ Lessee on That certain property

Known as _____ located in City _____ County

_____ State _____ Zip _____ Dated _____ between _____

A licensed Property Management Company located at _____ City _____

State _____ County _____ zip _____ hereinafter recognized as the Beneficiaries of the Corporate Guarantee.

This Certificate is governed by the terms agreed to in the Corporate Guaranty Agreement executed by the Landlord and Guarantor.

(a) The Guarantor absolutely, irrevocably and unconditionally guarantees to the Beneficiaries the rent due, as outlined as rent obligations of the Lessee under the Operative Documents to which the Lessee is a party and agrees to pay upon demand any rent default limited to that described in the Operative Documents and/or enforcing any rights with respect to, or collecting against, the Guarantor under the Corporate Guaranty Agreement.

This guaranty certificate shall be valid during the period of time between date _____ and date _____

_____ and recognizing that Guarantor has benefitted or shall benefit, directly or indirectly, by such Lease Guaranty and that but for this Guaranty Agreement such Lease would not be agreed to by Landlord, Guarantor hereby irrevocably, absolutely and unconditionally guarantees the payment to Landlord of up to (3) month's rent to be paid in accordance with the terms of the Corporate Guaranty Agreement executed between the property management company and the Guarantor (The Governing Documents).

1. PRIMARY LIABILITY. Guarantor shall be liable as a primary obligor for the payment and performance of the Rent Obligation as outlined in the Corporate Guaranty Agreement.

2. PAYMENT. In each Guaranty event whenever any part of the Obligation shall become due and remains unpaid, Guarantor will, on demand, pay the amount due to Landlord. All amounts becoming payable by Guarantor to Landlord under this Guaranty

Agreement shall be payable at Landlord's principal office in city _____ County, _____ State _____, or such other place as Landlord may from time to time designate.

EXECUTED as of the _____ day of Month _____, Year _____

CORPORATE GUARANTOR:

MANAGING VICE PRESIDENT FOR CORPORATE GUARANTY INC.

Address: P.O Box 952705 LAKE MARY, FLORIDA 32795-2705

THE STATE OF FLORIDA

)
COUNTY OF SEMINOLE

THIS Guaranty Agreement was acknowledged before me on the _____ day of _____ Year _____

by _____

My commission expires:

THE STATE OF FLORIDA

NOTARY PUBLIC IN AND FOR