

BUSINESS LEASE GUARANTEE

(CORPORATE GUARANTOR)

DATE OF AGREEMENT

PROPERTY

PARTIES

red office is at << >>

red office is at << >>

d office is at << >>

LEASE

anted by the Landlord to the
he same form as the draft lease
ee and Indemnity]

<< >> between (1) <<name of
me of tenant>>]

1. The Guarantor at the request of the Landlord to the Tenant] hereby

consideration of the [grant of the
consenting to the assignment of the
antees to the Landlord that:

1.1 the Tenant shall at a
extension or renewal
the Lease or in any
and perform all cove
in the Lease (or as v

the Lease (including any
period of occupation not specified in
ement) pay the rent and observe
enant and the conditions contained
een the parties);

1.2 the Guarantor shall p
damages and exper
rent or the breach, n
and conditions ment

e Landlord all losses, costs
ord as a result of non-payment of
rformance of any of the covenants

2. Any neglect or forbearance
payment of the rent or the
conditions shall not in any v
covenant and guarantee.

ing or giving time to the Tenant for
ance of any of the covenants and
r in respect of its liability under this

3. The Guarantor hereby cove
of the Lease (including ar

andlord at all times during the term
of it and including any period of

occupation not specified in the Lease, any loss they incur as a result of the non-performance of any of the covenants (or as varied by agreement) of the Guarantor's covenants given to the Landlord.

4. The Guarantor covenants with the Tenant:

4.1 (being a company) either as a company or

4.2 (being an individual) as an individual the Lease

and the Landlord gives the Guarantor the Lease if the Landlord has received notice from the Landlord a lease of the Property for a term unexpired of the term of the Lease from the Guarantor, such lease to be

condition or renewal agreement) against the Guarantor for the breach, non-observance or non-performance of any of the covenants contained in the Lease. This covenant is independent from the obligation of the Guarantor owed to the Landlord.

Tenant:

the liquidator disclaims the Lease;

his trustee in bankruptcy disclaims

not later than three months after the date the Guarantor will accept from the Landlord the Lease for a term of duration to the residue remaining unexpired of the term of the Lease. The Guarantor grants of such lease to the Tenant the Lease.

Executed as a deed by
<<Guarantor's Name>>
acting by a director in the
presence of

Signature:

Director

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (alternative company execution)

Executed as a deed by
<<Guarantor's Name>>
acting by [a director and its
secretary] [two directors]

Signature:

Director

Signature:

[Director][Secretary]

OR (alternative company execution)

Executed as a deed by affixing
the common seal of

S

A

M

P

L

E

<<Guarantor's Name>>
in the presence of

Director

Director/Secretary

<<affix seal here>>

S

A

M

P

L

E

SAMPLE