TOWN WALK
at Hamden Hills

GUARANTY OF LEASE

Resident(s) Name(s): _____

_____
(all resident's names who plan to reside in the apartment must be listed)

Address: _____ Town Walk Drive
Hamden, CT 06518

In this Guaranty, the "resident" is _____
(hereinafter "Resident"). "You" and "your" are the person(s) who sign as Guarantor on Resident's Lease and below. "We", "us" and "our" are Baker Hamden, LLC, which is the property manager and agent for the owner.

GUARANTY: By signing this Guaranty, you guarantee to us that every debt Resident owes us now, or may owe us in the future, arising out of Resident's tenancy, will be paid when it is due, no matter what may happen. This means that we can demand payment from you if Resident fails to pay us what Resident owes us even if no demand has been made upon Resident for such payment.

OBLIGATIONS GUARANTEED: You agree that this Guaranty covers every kind of debt arising out of the tenancy of Resident. It covers Rent, Other Charges and all other amounts owed by Resident, including but not limited to late charges, returned check charges, attorney's fees, charges for damages, other charges set forth in the Lease, interest on all Resident's debts to us, and all other obligations that Resident owes us (and all costs incurred by us in enforcing this Guaranty and the Lease including attorneys' fees and court legal expenses). In this Guaranty, all these debts are called the "Obligations."

CONTINUING EFFECT: You agree that this Guaranty will continue to be in effect until Resident no longer occupies one of our apartments, and all Resident's Obligations owing to us have been paid in full.

EVENTS NOT AFFECTING THE GUARANTY: You agree that your liability under this Guaranty will not be excused or limited because:
1. We agree to changes in the term of any Obligation, such as extending the time for repayment;
2. We release or exchange any collateral that Resident may have given us or we do not fully establish our security interest;
3. We sell any collateral, whether at public or private sale and whether the purchaser is another person or yourself;
4. We release any other guarantor of Resident's Obligations;
5. A law, regulation or order of any public authority affects our rights with respect to any of the Obligations; and/or
6. Anything else happens that may affect our rights against Resident or any other guarantor, such as a petition for bankruptcy.

DELAY IN ENFORCEMENT: You agree that we can delay enforcing any of our rights under this Guaranty

without waiving them.

NOTICES: You agree that we do not have to notify you that we have accepted this Guaranty. We do not have to notify you or Resident that any Obligation has not been paid and that we can demand that you immediately make a payment under this Guaranty.

OTHER SOURCES OF PAYMENT: We can demand payment from you without first seeking payment from Resident or any other guarantor, or first trying to collect from any collateral.

RESPONSIBILITY: You understand that you are responsible for the payment of the full amount of the Obligations, even if there are other Guarantors because your liability under this Guaranty is joint and several with Resident. You further understand that we are entering into a lease with Resident based in part on the consideration of your acting as Guarantor for Resident's Obligations, and that you therefore will not renounce your position as Guarantor nor perform any act jeopardizing our ability to collect payment for Resident's Obligations from you.

VALIDITY: You agree that if any part of this Guaranty is determined by court to be invalid, the rest will remain in effect.

SET OFF: You agree that we can without notice to you apply funds of yours held by us to pay this Guaranty.

COLLECTION COSTS: You agree that if we sue you to collect this Guaranty, you agree to pay all court costs, attorney's fees and collections costs allowed by law.

LAW: You agree that this Guaranty will be governed by the law of the State of Connecticut.

HEIRS: You agree that this Guaranty will bind your heirs, executors and administrators.

_____

Guarantor Signature   Date

_____

Print Name

_____

Witness   Date

_____

Print Name