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Unconditional Guaranty

In consideration for, and as an inducement to Assembly Station Columbia, LLC, ("Owner") for making the foregoing Lease, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Guarantor guarantees absolutely and unconditionally, jointly and severally, to Owner the full performance and observance of all the agreements and conditions of the Lease and of any amended, renewed, revised or continued Lease, as well as the Rules and Regulations and any Addenda (collectively the "Lease"), to be performed and observed by _____, ("Resident" or "Tenant"), including, but not limited to, the payment of Rent and other amounts payable by Resident to Owner. Guarantor expressly waives notice, demand, notice of protest, and notice of any changes, renewals, modifications, or default by Resident. Guarantor waives each and every notice to which Guarantor might be entitled under the Lease, or otherwise, including, without limitation, notice of any breach or default by Resident. This Guaranty may be considered a guaranty of payment and not of collection and Guarantor's liability may be considered primary and not secondary.

This Guaranty shall apply to the term granted by the Lease, any extension or renewal thereof and to any holdover term following the term granted by the Lease or any extension or renewal thereof. As used in this Guaranty, the term "Resident" shall also include (i) any party or parties named or defined as such in the Lease, (ii) any and all successors, assigns, and (iii) all other persons and entities claiming by, through, or under Resident. When the term "Guarantor" includes more than one person, each such person shall be jointly and severally liable for all of the obligations of Resident under the Lease. Each such person waives any right to require Owner to enforce this Guaranty against any other person(s). The liability of each Guarantor under this Guaranty shall continue in full force and effect notwithstanding the death, incapacity, disability or bankruptcy of any other person(s) or the release or discharge (whether by agreement, operation of law, or otherwise) of any other person(s). Each person signing this Guaranty waives any rights that he/she might otherwise have under any law of **South Carolina** or corresponding future statute or rule of law by reason of any release of fewer than all persons that signed this Guaranty.

Guarantor specifically acknowledges that the obligations created by this Guaranty will survive the subject Lease and the subject Tenancy, and that said obligations will, in fact, endure as long as there are any obligations or liabilities of any nature whatsoever owing from Resident to Owner.

If Owner institutes any legal proceedings against Guarantor to enforce this Guaranty and prevails in such action, Guarantor shall be liable for the costs and expenses of such action incurred by Owner, including the Owner's reasonable attorneys' fees, in addition to any amounts awarded to Owner in such action. Guarantor consents to the jurisdiction of, and venue in, any local or state court otherwise having subject matter jurisdiction and located within **Richland** County in the **State of South Carolina**.

IN WITNESS WHEREOF, the undersigned has executed this Guaranty.

GUARANTOR:_____ _____

SIGNATURE OF GUARANTOR DATE

_____

PRINTED NAME OF GUARANTOR

_____ _____

BILLING ADDRESS CITY/STATE/ZIP CODE TELEPHONE

_____ _____

SOCIAL SECURITY NUMBER CELL PHONE NUMBER AND EMAIL ADDRESS

NOTORIZE:

STATE OF_____, _____COUNTY

I, understand, a notary public in and for said county in said state, hereby certify that before me personally appeared, _____, whose name(s) is signed to the foregoing instrument, and who is/are known to me, to be satisfactorily proven to be the person(s) who executed the foregoing guaranty and acknowledge before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____day of _____, _____.

_____

Notary Public

[NOTARIAL SEAL] My commission expires:

SAMPLE