



FOREST PARK APARTMENTS

1501 E. Gardner Lane | Peoria Heights, Illinois 61616

Guaranty of Performance

THIS GUARANTY is made and entered into as an addendum to that certain apartment lease between _____ as resident in apartment _____ and FOREST PARK APARTMENTS, LLC. Executed the _____ Day of _____, 20_____, and the terms of this Guaranty of Performance are incorporated therein by reference.

IT IS HEREBY AGGreed by and between Forest Park and Guarantor, for value received, and in consideration for and as an inducement to Forest Park to enter into the foregoing apartment lease with resident, the undersigned, jointly and severally, hereby guarantees to Forest Park, it's successors and assigns, the full performance and observance of all the agreements and conditions thereof to be performed and observed by Resident. Said full performance and observance shall include but not be limited to, the payment of rent and all other amounts due from Resident thereunder and performance and compliance with the "Rules and Regulations" of Forest Park.

No notice shall be required by Forest Park to the undersigned of non-payment, non-performance or non observance of any of the terms and conditions of the apartment lease, nor shall any proof, notice or demand be necessary by Forest Park to the undersigned to charge the undersigned therefore. No lack of diligence on the part of Forest Park, nor any indulgence granted to resident in enforcing the terms and conditions of the apartment lease shall operate to discharge Guarantor. The undersigned agrees that the validity of this agreement and the obligations of the Guarantor hereunder shall in no way be terminated, affected or impaired by reason of the assertion or non-assertion by Forest Park against resident of any of the rights or remedies reserved to Forest Park pursuant to the provisions of the apartment lease. The Guarantor further covenants and agrees that this Guaranty shall remain and continue in full force and effect as to any renewal or extensions of this apartment lease and the undersigned waives any notice thereof. The undersigned further agrees that this Guaranty shall bind the heirs and the assigns of the undersigned.

Guarantor hereby expressly represents and warrants to Forest Park that the representations contained in the application of Guarantor are true and correct, and offered as an inducement to Forest Park for entry into the apartment lease and this Guaranty of Performance Addendum.

Guarantor:
(Jointly and Severally)

FOREST PARK APARTMENTS, L.L.C.

Guarantor

Authorized Agent

Date

Date