



Tenancy Guarantor Covenant

This agreement is made on:

D	D	M	M	2	0	y	y
---	---	---	---	---	---	---	---

Between

Name of guarantor

Of

Address of guarantor

("The Guarantor")

AND

Between

Browntree Properties Limited

Of

Legrams Commercial Centre Legrams Lane Bradford West Yorkshire BD7 1NH
--

("The Landlord")

WHEREBY IT IS AGREED as follows:

1. In consideration of the Landlord agreeing to grant a tenancy of the Premises known as:

OFFICE USE ONLY: Address of property

To:

Name of tenant

("The Tenant")

Upon the terms of a Tenancy Agreement ("the Tenancy Agreement") the guarantor agrees as set out below:

2. The Guarantor agrees with the Landlord that, if the Tenant defaults in the payment of rent laid down in the Tenancy Agreement in accordance with the provisions thereof and/or any mesne profits arising there from, the Guarantor will pay to the Landlord on demand any such rent or mesne profits which have not been paid by the Tenant.
3. The Guarantor also agrees that, if the Tenant defaults in the performance or observance of the Tenants obligations contained in the Tenancy Agreement or any of them, the Guarantor will pay to the Landlord all loses damages expenses and costs which the Landlord shall be entitled to receive by reason of the Tenant's default to the extent to which the Landlord is unable to recover them from the Tenant.
4. The Terms and Conditions set out on the Schedule below are hereby incorporated into this Agreement and form part of it.

TERMS AND CONDITIONS

1. All the provisions of this Agreement shall apply both during the Term granted in the Tenancy Agreement and during any continuation or renewal thereof.
2. In the event that more than one person constitutes the Guarantor under this Agreement, the liability of the Guarantor shall be joint and several.
3. This Agreement shall not be discharged by the Landlord giving the Tenant time in which to pay the rent or mesne profits or other indulgence in respect of any of the Tenant's obligations under the Tenancy Agreement.
4. This Agreement shall not be revocable and shall not be discharged by the Guarantor's death or by the death or bankruptcy of the tenant.

Signed by: _____

("The Guarantor")