PARENTAL OR SPONSOR GUARANTY

Consideration. _____ (collectively, if more than one, "Lessee") has applied to lease certain premises from MM PROPERTIES, L.L.C. ("Lessor"). The undersigned (collectively, if more than one, "Guarantor") is the _____ (specify relationship: parent, guardian, aunt, etc.) of _____. This guaranty is given to induce Lessor to enter a lease (the "Lease") with Lessee, who may not have the independent financial means to held be accountable for any default and is specific consideration of the acceptance of Lessee's application. The Lease is affected by certain rules and regulations attached to the Lease, which may be amended from time to time by Lessor (as may be amended from time to time, the "Rules and Regulations"). This guaranty shall be binding on Guarantor regardless of the financial condition of Lessee.

Obligation. Attached hereto and made a part hereof is a copy of the Lease to which Lessee is or will be a party. Guarantor hereby jointly and severally, personally, absolutely and unconditionally, guarantees the full and timely payment and performance of all obligations of Lessee under the Lease including, but not limited to, payment of rent for the entire term, payment for all damage and costs of repair caused by Lessee and payment of late fees and any additional sums, including fines, that may be imposed pursuant to the Rules and Regulations. Guarantor acknowledges that its obligations are joint and several and that Guarantor is personally liable for the entire rent due under the Lease, including that of Lessee and any other lessee, and all other obligations of Lessee thereunder whether or not Lessor attempts to recover from Lessee, any other lessee, or any other guarantors. This Guaranty is Guarantor's personal obligation and is not conditioned on the guaranty of any other party. This Guaranty may be enforced against Guarantor without necessity of recourse against Lessee, any other lessee, any other guarantors or any other responsible party. Failure of Lessor to enforce rights of recovery against other occupants and any other third parties shall not release Guarantor.

Guarantor waives (1) notice of extension or renewal; (2) necessity of recourse against any Lessee or other Guarantor; (3) notice of amendment to the Lease or to the Rules and Regulations; (4) notice of default of the Lease; and (5) the incapacity or bankruptcy of any Lessee or any other guarantor.

Term. This Guaranty shall be a continuing obligation, which shall remain in effect for the entire term of the Lease, including any extensions or renewals, and shall apply to any modifications or amendments to said Lease, which Lessee may enter with Lessor. This Guaranty may not be revoked during the term of the Lease or any extensions or renewals thereof.

Applicable Law. This Guaranty shall be deemed to have been made in Athens-Clarke County, Georgia and shall be governed by the laws of the State of Georgia. Any legal suit, action or proceeding arising out of or relating to this Guaranty shall be instituted in the federal courts of the United States of America or the courts of the State of Georgia in each case located in Athens-Clarke County, and Guarantor hereby irrevocably submits and consents to the exclusive jurisdiction and venue of such courts in any such suit, action or proceeding. Guarantor hereby consents to service of process by certified mail addressed to Guarantor at the address shown below.

Entire Agreement. This Guaranty and the Lease and Rules and Regulations, which are incorporated herein by reference, constitute the entire agreement of the parties. No other representations or agreements, unless written and signed by both parties, shall vary the terms of this Guaranty.

In addition to the amounts guaranteed hereunder, Guarantor shall pay Lessor's reasonable attorneys' fees and all costs and expenses arising out of Lessor's efforts to collect sums due from Guarantor under this Guaranty.

This Guaranty shall be applicable to and binding upon the heirs, executors, administrators, representatives, successors and assigns of Guarantor. Lessor may, without notice, assign this Guaranty in whole or in part.

NOTICE

Your guaranty is a material inducement for Lessor to enter into the Lease with Lessee, and Lessor is fully relying upon the due and valid execution by the person(s) shown below. Lessor reserves all recourse, civil or criminal, in the event of a false or invalid execution hereof.

EXECUTED this_____day of_____, 20___.

Guarantor's signature

Guarantor's full name – printed

Home phone:_____

Street Address

City, State, ZIP

Work phone: _____

MM PROPERTIES, LLC
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