

Appendix B

To: MEGACLOSE LTD
of: 11 Goldsmith Street, Nottingham, NG1 5JS

IN CONSIDERATION of your having agreed at my request to accept _____
(the Tenant) as a Tenant of your property known as
1 Talbot Street Nottingham NG1 5GQ in accordance with the terms of the Agreement of even date
between you and the tenant ("the Tenancy Agreement") at the Rent of **£3,33.02**
I (Guarantor) _____ of (Address) _____

GUARANTEE the payment by the Tenant to you of the Rent and the performance and observance by the Tenant of the Terms of the Tenancy Agreement upon the following conditions:-

1. If the Tenant is more than one month late in paying any Rent due under the terms of the Tenancy Agreement, I will upon a written request from you pay to you in full the Rent that is in arrears, together with, if so demanded by you, any interest due on the outstanding Rent under the terms of the Tenancy Agreement;
2. If the Tenant defaults in the performance or observance of any of the provisions on the Tenant's part contained in the Tenancy Agreement I will pay to you the whole losses, damages, expenses and costs which you should be entitled to recover by reason of the Tenant's default to the extent which you are unable to recover them from the Tenant;
- 3.1 This Guarantee shall extend to the liabilities of the Tenant to the Landlord during the period of the Tenancy Agreement and any statutory or other extension thereof until such time all financial obligations of the Tenant under the Tenancy Agreement have been complied with.
- 3.2 This Guarantee shall also extend to any cost incurred (including professional fees) in obtaining possession after the end of the term of the Tenancy Agreement and any other loss incurred by you following the termination of the Tenancy Agreement due to the Tenant's continued occupation of the
4. Without prejudice to Clause 3 above this Guarantee shall not be discharged by you giving the Tenant time in which to meet the payment of Rent or other indulgence or waiver in respect of the Tenant's obligations under the Tenancy Agreement;
5. If the Tenancy Agreement is assigned with your consent or is terminated by agreement or re-entry or otherwise all future liability on the part of the Guarantor shall cease

Dated: _____

Signed: _____

Full Name: _____

Address: _____

Postcode: _____

Telephone No: _____

Guarantor of the Tenant