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IMPORTANT NOTICE

This guarantor agreement creates a binding legal contract. If you do not fully understand the nature of the agreement, then it is recommended that you take independent legal advice before signing.

THIS AGREEMENT is made BETWEEN the Guarantor and the Landlord.

Guarantor: Darren Smith

Address: East Wing, Millfield Lane South
Busby, Hertfordshire, WD23 4EL

Landlord's Agent: Spencer Birch Chartered Surveyors

Address: 8 Clarendon Street
Nottingham
NG1 5HQ

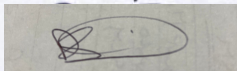
Tenant: Ethan Smith

Property: The dwellinghouse known as
8 Derby Grove

1. The guarantor has agreed to act only for the Tenant named above should he/she fail, for any reason, to meet the financial commitments arising from the Tenancy Agreement entered into on 10/1/23 in respect of the property.
2. This Guarantor Agreement refers to the current tenancy being undertaken and any extension or renewal of that tenancy. All references to the Landlord herein shall be deemed to include the Landlord's Agent or any person authorised to act on the Landlord's behalf.
3. The Guarantor guarantees and undertakes to pay to the Landlord from the date of this Agreement from time to time the Rent within 10 days of receipt of a written demand from the Landlord or his Agent addressed to the Guarantor if the Tenant following demand has not paid the amount being demanded of the Guarantor when it was due under the Tenancy Agreement.

4. The Guarantor shall pay and make good to the Landlord on demand all losses, damages, costs and expenses of the Landlord arising from or incurred as a result of any default by the above named Tenant in the performance or observance of the Tenant's covenants under the Tenancy Agreement.
5. The Guarantor shall only be responsible for the one person share of the liabilities detailed in the points above.

SIGNED by the Guarantor:



Date:10/1/23.....

SIGNED by the Landlord/Agent:

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(Agent for Landlord)