**THE CLARIDGE HOUSE COOPERATIVE, INC. ADDENDUM TO SUBLEASE - PERSONAL GUARANTY**

**Washington, DC Date: , 20**

The undersigned, (“Guarantor”) whose home address is

, in consideration of the approval of

(“Tenant”) as a Tenant under a sublease (“Sublease”) from

(“Landlord”) of Apartment No. (“Premises”) located at

Washington, D.C. in the Cooperative apartment building owned by The Claridge House Cooperative, Inc. (“Cooperative”), hereby covenants and agrees:

1. That if Tenant defaults in the performance of any obligation under the Sublease, including without limitation any payment obligation, then Guarantor shall cure such default in full, within 30 days after written notice of default from Landlord. Guarantor hereby waives all other requirements of notice, including, but not limited to, notice of acceptance, and presentment of this Guaranty.
2. That if Guarantor fails to cure any such default in full within the 30-day notice period set forth above, Guarantor assumes personal liability for any such default and for any and all amounts owed to Landlord in connection with such default, including costs and attorney’s fees, and, at Landlord’s option, may be joined as a defendant in any action or proceeding commenced by Landlord against Tenant to enforce Tenant’s obligations under the Sublease, including without limitation any action to collect amounts due and unpaid to Landlord.
3. That if legal action is necessary against Tenant or Guarantor, Landlord shall be entitled to recover its attorney’s fees and costs incurred in such action.
4. That Guarantor’s obligations hereunder shall remain in full force and effect notwithstanding the institution by or against Tenant of a petition in bankruptcy.
5. That this Personal Guaranty shall not be terminated, affected or impaired in any manner by reason of the assertion by Landlord against Tenant of any of Landlord’s rights or remedies, the commencement of any proceedings against Tenant, the failure of Landlord to enforce any of Landlord’s rights against Tenant, or the granting by Landlord of any time extensions to Tenant.
6. That this Guaranty shall inure to the benefit of Landlord, and Landlord’s heirs, successors and assigns and shall be binding on Guarantor, and on Guarantor’s heirs, representatives, successors and assigns.

**SIGNED BY GUARANTOR:**

**Subscribed and sworn to before me on , 20 .**

**Signature**

**Notary Public [SEAL]**

**My commission expires:**