



LEASE GUARANTY AGREEMENT

To Whom It May Concern:

In consideration of _____ (Landlord), entering into a residential lease (Lease) on _____ with _____ (Tenant) for premises at _____

_____(Premises), **Boston Children's Hospital** guarantees the payment of (i) rent under the Lease and (ii) the cost of repair of any damage to the Premises caused by the Tenant upon the following conditions:

1. The maximum of Boston Children's Hospital liability to Landlord under this guaranty is the lesser of the amount equal to two (2) months' rent or \$10,000.
2. Landlord collects no advance payment from Tenant of any kind, except (i) monthly installments of rent paid at the beginning on the month to which the rent applies and (ii) at Landlord's election, two hundred dollars (\$200) as a good faith deposit (GFD) at the time of Tenant's Lease application. If the application is rejected, the GFD will be returned. If the application is accepted and Tenant cancels before accepting delivery of the Premises, Landlord may retain the GFD. If the application is accepted and Tenant accepts delivery of the Premises, the GFD will be applied to the first monthly installment of rent.
3. Landlord collects no advance payment from the Tenant of any kind, except monthly installments of rent paid at the beginning of the month to which the rent applies.
4. Landlord collects no security deposit.
5. Landlord is not in default under the Lease or in violation of applicable law as to the Premises.
6. Landlord complies with all of the requirements of Massachusetts General Laws, chapter 186, section 15B, except those applicable to where security deposits are held and accounting for interest.
7. Landlord delivers to Boston Children's Hospital (c/o HR Employee Service Center, Boston Children's Hospital, 300 Longwood Ave, Boston, MA, 02115, or such other address as Boston Children's Hospital may designate) copies of the fully executed Lease, any amendment or extension of the Lease, statements of condition of the Premises, and any notice or other document delivered to Tenant.

This guaranty will not be effective until signed by Landlord and Boston Children's Hospital. Boston Children's Hospital, Human Resources is authorized to sign this guaranty on behalf of Boston Children's Hospital.

WITNESS the execution hereof as a sealed instrument by the parties hereto as their duly authorized acts by their duly authorized representatives as of this _____ day of _____, 20 ____.

GUARANTOR

LANDLORD

Boston Children's Hospital

Name: _____

Name: _____

Signature: _____

Signature: _____

Title: _____

Title: _____