

DEED OF GUARANTEE

This Guarantee is made the January 1st 2019

between;

("the Landlord") (Landlord name)
of
c/o W H Breeding & Son
66 Preston Street, Faversham, Kent, ME13 8PG

and

("the Guarantor") (Guarantor Name)
of
(Guarantor Address)
(Guarantor Address)
(Guarantor Address)
(Guarantor Address)
(Guarantor Address)

IT IS HEREBY AGREED THAT:

Definitions

In this Deed the following definitions apply:

"the Tenant" means (Tenant name)
the tenant named in the proposed Tenancy Agreement annexed
to this Deed;

"the Property" means (e.g.) 1 The Street, Canterbury, Kent, CT1 2AB
the premises to be let under the Tenancy Agreement annexed
to this Deed;

"the Tenancy Agreement" means the proposed Tenancy Agreement annexed to this Deed or
any extension, continuation or statutory periodic tenancy which
arises thereafter and includes any rental increase agreed between
the Landlord and the Tenant, provided the Guarantor is notified of
the increase on the signing of any extension document.

The principal terms of the Tenancy Agreement being;

Tenancy Commencement date 1st July 2019
Initial Rent £ (rent) per quarter including / excluding utilities
Initial Term 1st July 2019 to 30th June 2020
(Fixed Tenancy)

Guarantee

In consideration of the Landlord agreeing at the Guarantor's request to accept the Tenant as the tenant of the Property upon the terms and conditions of the Tenancy Agreement, the Guarantor hereby agrees to fully indemnify the Landlord for any loss, damage, costs or other expenses arising either directly or indirectly out of any breach of the Tenancy Agreement by the Tenant or any person acting on his behalf.

(continues overleaf)

(continued)

The Guarantor will not be relieved of his liability under the Guarantee in circumstances where the Landlord fails or chooses not to enforce any of his rights under the Tenancy Agreement or where the Tenancy Agreement is surrendered by the Tenant.

This Guarantee shall continue throughout the period that the Property is occupied by the Tenant or by occupier(s) licensed by the Tenant including any extension or continuation, or any statutory periodic tenancy which may arise following the end of the period set out in Schedule 1 of the Tenancy Agreement.

This Guarantee shall not be revocable by the Guarantor nor will it be rendered unenforceable by the Guarantor's death or bankruptcy.

The Guarantor agrees that his rights to a fourteen calendar day cooling off period under the Consumer Contracts Regulations 2013 will cease fourteen working days from the date of this Guarantee or the date the Tenant enters into the Tenancy Agreement by paying the rent and occupying the Property, whichever event occurs first.

Signed as a deed by:

Guarantor (Guarantor Name)

Full Address:

(Guarantor Address)
(Guarantor Address)
(Guarantor Address)
(Guarantor Address)
(Guarantor Address)

In the presence of
Witness Signature:

Full Name (*in Block Capitals*) :

Address:

Occupation: