

# BURGER PROPERTY INVESTMENTS, LLC

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## PERFORMANCE GUARANTEE ADDENDUM TO LEASE AGREEMENT

This addendum is to a certain Lease Agreement, as of \_\_\_\_\_ (Today's Date)  
between Burger Property Investments, LLC, as Agent for Owner, and \_\_\_\_\_ (Applicant/Tenant)  
providing for the rental of certain residential property located at \_\_\_\_\_ (Property Address)  
(the "Lease Agreement", all capitalized terms herein shall have the same meaning as defined in said Lease Agreement).

This addendum is being entered into, as of the date below, by \_\_\_\_\_ (Parent(s) and/or Guardian(s))  
of \_\_\_\_\_ (Applicant/Tenant), to unconditionally guarantee the performance of Tenant under the Lease  
Agreement and shall hereafter become a part of said Lease Agreement. By signing below in the space provided, Parent(s) and/or  
Guardian(s) do hereby acknowledge, agree and consent to the following:

1. The Tenants' execution of the Lease Agreement and their plans to occupy the Property described therein for the term stated therein, including any renewals thereof and agree to this property being a **non-smoking environment**.
2. A copy of the Lease Agreement can be provided to Parent(s) and/or Guardian(s) and they are advised to read it and this addendum carefully and to seek legal advice if necessary.
3. Parent(s) and/or Guardian(s) do hereby provide their address and phone number for purposes of notification is as stated below and they shall promptly notify Agent if any changes occur.

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Email: \_\_\_\_\_

4. Parent(s) and/or Guardian(s) do hereby agree to the complete and unconditional guarantee of the performance of Tenant of all terms and conditions of the Lease Agreement including, but not limited to, the payment of all amounts due thereunder.
5. Agent shall not be required to exhaust all remedies against Tenant(s) before seeking relief from Parent(s) and/or Guardian(s) under this performance guarantee. Any demand for payment shall be paid by Parent(s) and/or Guardian(s) within three days of having received notice of the amount due. Any failure to perform hereunder shall be an event of default under the Lease Agreement.
6. This Lease Agreement and this and all other Addendums thereto shall be governed by the laws of the State of Colorado and any disputes arising thereunder shall be handled in the Courts of **Boulder**, Colorado.

Acknowledged and agreed to this \_\_\_\_\_ day of \_\_\_\_\_, by:

\_\_\_\_\_  
Signature(s) of Parent(s) and/or Guardian(s):

\_\_\_\_\_  
Printed Name of Parent(s) and/or Guardian(s):