

## PARENT/GUARDIAN ASSISTANCE AGREEMENT

\_\_\_\_\_ (hereinafter "Parent/Guardian") hereby agrees to the terms and conditions written below pertaining to the assistance of \_\_\_\_\_ (hereinafter "Lessee") in his/her obligations under the Lease between Tenant and Joseph Rotti (hereinafter "Lessor") concerning the property at \_\_\_\_\_

1. **Parent/Guardian's Representations.** Parent/Guardian agrees to assist Lessee in the full and timely performance of all of Lessee's covenants, conditions, and agreements in the Lease and every renewed Lease thereafter, including but not limited to payment of rent, late fees, property damage, animal violation charges, subletting charges, cleaning fees, fines and other amounts which may become due.
2. **No Duty to Pursue Others.** It shall not be necessary for, and Parent/Guardian hereby waives any rights which Parent/Guardian may require, Lessor to exhaust any remedies or institute suit against Lessee in order to enforce such payment by Parent/Guardian as stated above. Lessor shall not be required to mitigate damages or take action to reduce, collect or enforce the Lessee's obligations under the Lease, except as required by law.
3. **Payment of Expenses.** In the event that Parent/Guardian should breach or fail to timely perform any provisions of the Agreement, Parent/Guardian shall, immediately upon demand by Lessor, pay Lessor all reasonable costs and expenses incurred in the enforcement hereof. This covenant shall survive the payment and performance of the Lessee's obligations under the Lease.
4. **Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements relating to such subject matter and cannot be amended or supplemented except by written instrument signed by Parent/Guardian.

\_\_\_\_\_ Date: \_\_\_\_\_  
Parent/Guardian Signature

Telephone No.: \_\_\_\_\_