

Address: _____

**PARENTAL OR SPONSOR GUARANTY
EXHIBIT "D"**

This guaranty agreement is executed by the person or persons whose names are signed below. It is understood that _____ has applied to become a tenant of Beacon Properties. Attached hereto and incorporated herein by reference is a copy of the form Lease and Rules and Regulations which will be signed by the Tenant subject to completion as appropriate. The Landlord requires, as a possible condition of the acceptance of such Tenant, that all obligations of the Tenant with respect to the Lease and Rules and Regulations be personally and unconditionally guaranteed by the prospective Tenant's parent, guardian, or other sponsor. The requirement of this guaranty is in recognition that most of the Tenants do have independent financial means, but this guaranty shall be in force irrespective of the financial means of the Tenant.

The undersigned represents that his or her relationship with the Tenant is that of _____ (parent, guardian, uncle, aunt, or specify other).

In order to induce Landlord to lease to the Tenant described above, the undersigned does hereby (if more than one, jointly and severally) guarantee the payment in full of any obligations under the Lease to be executed by the Tenant and the performance of any and every obligation arising thereunder, expressly including, without limitation, the obligation to pay rent for the entire term, whether or not occupancy is ever accepted by the Tenant, the duty to pay any and all costs of repair or damage to the premises, the unit in which the premises are located, or the building or common areas of the property, and to pay any and all amounts, including fines imposed pursuant to the Rules and Regulations, or attorney's fees incurred in the enforcement of the subject Lease.

This guaranty may be enforced against Guarantor without the necessity of recourse against Tenant or any other parties responsible. Guarantor consents that any proceeding to enforce this Agreement or related rights may be brought in any court sitting in the judicial district or circuit in which the apartments are located, and Guarantors consent to personal jurisdiction of such courts and agree that they may be served with process by certified mail addressed to them at the address shown below. Any actions to enforce this guaranty shall be governed by the laws of the state in which the apartments are located.

The Guarantors waive (1) renewal or notice of extension of time within which any payment of rental, damages or repairs of the performance of the obligations shall be due; (2) necessity of recourse against Tenant; (3) any understanding that any other person, firm or corporation was to sign this guaranty; (4) the incapacity or bankruptcy of Tenant or any other Guarantor; (5) any notice of change or amendment to the Lease, the Rules and Regulations, or the right to any notice of default.

Failure of Landlord to enforce rights of recovery against other occupants of the unit and any third parties shall not release Guarantor, provided that Guarantor is only liable for payments or obligations of the Tenant whose name is set forth above in accordance with the terms of the Lease Agreement but shall be solely responsible as though Guarantor were the Tenant.

In addition to other amounts guaranteed, Guarantor agrees to pay a reasonable attorney's fee and all costs imposed under the terms of the Lease or required or appropriate in enforcement of this guaranty.

NOTICE

THE EXECUTION OF THIS DOCUMENT IS A MATERIAL INDUCEMENT FOR LANDLORD TO ENTER INTO A LEASE CONTRACT, AND LANDLORD IS FULLY RELYING UPON THE DUE AND VALID EXECUTION BY THE PERSONS WHOSE NAMES ARE SHOWN BELOW. LANDLORD RESERVES ALL RECOURSE, CIVIL OR CRIMINAL IN THE EVENT OF A FALSE OR INVALID EXECUTION HEREOF. FURTHER, THIS AGREEMENT SHALL REMAIN IN EFFECT FOR THE ENTIRE TERM OF THE LEASE CONTRACT, OR ANY SUBSEQUENT LEASE CONTRACT, IN WHICH THE TENANT HAS ENTERED. GUARANTOR HEREBY AUTHORIZES RELEASE OF INFORMATION BY ANY BANK OR SAVINGS AND LOAN, EMPLOYER (PRESENT OR FORMER) AND ANY LENDER. ALL SUCH INFORMATION RELEASED AS AUTHORIZED WILL BE CONFIDENTIAL.

EXECUTED this _____ day of _____, 20_____.

(Guarantor's full name - printed)

(SSN/Driver's License # and State)

(Guarantor's signature)

(Address)

(Telephone #: work and home)