

Guarantor

In consideration of the execution of the Lease for Unit # 2, 59 College Avenue, Medford, Massachusetts by Landlord, Ciprian Barna and Tatsiana Burghardt, at the request of the undersigned and of one dollar (\$1.00) paid to the undersigned by Landlord, receipt of which is hereby acknowledged, the undersigned hereby, jointly and severally, guarantee to Landlord and the heirs, successors and assigns of Landlord, the punctual performance by Tenant, Serena Chang, Leonardo Franchi, Keith Hofmann, Rachel Charatan and Cantwell Muckenfuss, and the legal representatives, successors and assigns of Tenant of all the terms, conditions, covenants, obligations and agreements in the foregoing Lease on the part of Tenant or of the legal representatives, successors and assigns of Tenant, to be performed or observed, demand and notice of default being hereby waived. The undersigned hereby waives all suretyship defenses and defenses in the nature thereof and assents to any and all extensions and postponements of the time of payment and all other indulgences and forbearances which may be granted to Tenant from time to time.

WITNESS the execution hereof under seal by the undersigned the day and year first written in said lease.

Date

Guarantor