

# Exhibit A

## (Co-signer clause)

**CO-SIGNER: READ THIS CLAUSE CAREFULLY BEFORE SIGNING. I(We),** \_\_\_\_\_

the undersigned Co-Signer(s) whose signature appears below, as a request and inducement to Campbell Property Management, Lessor, to make and enter into this Lease Agreement with Lessee, do hereby personally guarantee that all sums due under this Lease Agreement, or any renewal, extension or holding over by Lessee, shall be paid to Lessor in full when due. This shall include, but not be limited to, rent, late fees, key fees, cleaning, damages, repairs, relet fee, and collection fees with any court costs and attorney fees. I understand and agree that I am guaranteeing this Lease Agreement in total and all sums due or which may become due under the Lease Agreement, without limitation, and my guarantee is not limited to a particular Lessee, if there is more than one Lessee. I hereby state that I understand and agree that this guarantee shall continue in full force and effect until the termination of this Lease Agreement and shall remain in full force and effect as to any renewals, extensions or hold over under this Lease Agreement or renewals or extensions with or without notice to me. I understand and agree that Lessor shall not be required to seek prorated shares of sums due under this Lease Agreement or my personal guarantee and that there shall be no requirement that Lessor first or at any time seek to recover sums due from any Lessee or other Co-Signer prior to my guarantee making me fully personally liable for payment of all sums due. I understand and agree that sums due under my guarantee shall be fully due and payable under my guarantee when they are not paid when they become due and payable under the Lease Agreement, with or without any notice of non-payment due to me. I understand and agree that the release of any Lessee or other Co-Signer under this Clause of Lease Agreement does not release me from my obligations and liabilities as a Co-Signer and personal guarantor. All changes, modifications, release or termination to the Lease Agreement or this Clause must be made in writing and signed by Lessor and any other necessary party.

PLEASE READ: AS A CO-SIGNER AND GUARANTOR OF LESSEE, I STATE THAT I HAVE READ THIS CLAUSE AND THE LEASE AGREEMENT AND HAVE FULLY STAISFIED MYSELF AS TO THE TERMS AND CONTENTS PRIOR TO SIGNING. FURTHER, I HAVE A COMPLETE COPY OF THIS LEASE AGREEMENT AND CO-SIGNOR CLAUSE OR WAS GIVEN FULL OPPORTUNITY TO READ IT AND MAKE A COPY TO KEEP FOR MY RECORDS PRIOR TO SIGNING AS CO-SIGNOR OR LESSEE.

\_\_\_\_\_  
Co-Signer

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Co-Signer

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Co-Signer

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Co-Signer

**Co-Signature Instructions:** PLEASE HAVE THE "CO-SIGNER" APPLICATION AND this LEASE "CO-SIGNED" AND FAX BOTH APPLICATION AND LEASE TO 405-372-9241 or you can send it to the address listed on the first page of this lease.

(JTS: 01/03)

Address and Phone # of any and all Co-Signers

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