

**EXHIBIT F
CONTINUING PARENTAL OR SPONSOR GUARANTEE**

THIS CONTINUING PARENTAL OR SPONSOR GUARANTEE ("Guarantee") is executed by the person whose name is signed below. It is understood that _____ (the "Cotenant") together with other individuals intending to live with Cotenant in the same Residence, if applicable, (collectively, "Tenant") have signed a Rental Agreement and Lease ("the Lease") with Landlord (capitalized terms used herein without definition shall have the meaning given to such terms in the Lease) and executed by CollegeTown Properties, LLC, as agent for the Landlord. Attached hereto and incorporated herein by reference is a copy of the fully executed Lease, including Exhibit "F". In order to induce Landlord to enter into the Lease, Landlord requires, as a condition to such Lease, that the Lease be personally and unconditionally guaranteed by the prospective Tenant's parent, guardian, or other sponsor. The undersigned does hereby guaranty payment in full of any obligations of Tenant under the Lease and the performance of any and every obligation arising thereunder, expressly including, without limitation, the obligation to pay Rent for the entire Lease Term (together with any renewals thereof), whether or not occupancy is ever accepted by Tenant, the duty to pay any and all costs of repair or damage to the Residence, Residence Complex or Common Areas that arise as a result of Tenant(s) actions, and to pay any and all amounts, including fines and charges imposed and attorneys' fees incurred in the enforcement of any Lease between Tenant and Landlord. This Guarantee shall be in force irrespective of the financial means of Tenant. The undersigned represents that his or her relationship with Tenant is that of _____ (Parent, Guardian, Aunt, Uncle – please specify). **I authorize CollegeTown Properties, LLC to investigate my credit, references, employment and any other information necessary to determine whether to enter into a Lease with the proposed Tenant.**

THIS GUARANTY MAY BE ENFORCED AGAINST GUARANTOR WITHOUT NECESSITY OF RECOURSE AGAINST TENANT OR ANY OTHER RESPONSIBLE PARTIES. GUARANTOR CONSENTS THAT ANY PROCEEDINGS TO ENFORCE THIS AGREEMENT OR RELATED RIGHTS WILL BE BROUGHT IN ANY COURT SITTING IN THE JUDICIAL DISTRICT OR CIRCUIT IN WHICH THE RESIDENCE OR RESIDENCE COMPLEX IS LOCATED, AND GUARANTOR CONSENTS TO PERSONAL JURISDICTION OF SUCH COURTS. ANY ACTIONS TO ENFORCE THIS GUARANTY SHALL BE GOVERNED BY THE LAWS OF THE STATE OF MISSISSIPPI.

The Guarantor waives: (1) renewal or notice of extension of time within which any payment of rental, damages or repairs or the performance of other obligations shall be due; (2) necessity of recourse against Tenant; (3) any understanding that any other person, firm or corporation was to sign this Guarantee; (4) the incapacity or bankruptcy of Tenant or any other Guarantor, and (5) any notice of change or amendment to any Lease between Tenant and Landlord or the right to any notice or default. Failure of Landlord to enforce rights of recovery against other occupants and any third parties shall not release Guarantor. In addition to other amounts guaranteed, Guarantor agrees to pay reasonable attorney's fees and costs imposed under the terms of the Lease between Tenant and Landlord, or required or appropriate in enforcement of this Guarantee. THE EXECUTION OF THIS DOCUMENT IS A MATERIAL INDUCEMENT FOR THE LANDLORD TO ENTER INTO THE LEASE, AND LANDLORD IS FULLY RELYING UPON THE DUE AND VALID EXECUTION BY THE PERSON WHOSE NAME IS SHOWN ABOVE. LANDLORD RESERVES ALL RECOURSE, CIVIL OR CRIMINAL IN THE EVENT OF A FALSE OR INVALID EXECUTION HEREOF. FURTHER, THIS AGREEMENT IS A CONTINUING GUARANTEE AND SHALL REMAIN IN EFFECT FOR THE ENTIRE TERM OF THE LEASE CONTRACT, OR ANY SUBSEQUENT LEASE RENEWAL, AMENDMENT OR MODIFICATION, IN WHICH THE TENANT HAS ENTERED. BY SIGNING YOU CONSENT TO MANAGEMENT VERIFYING YOUR CREDIT.

Executed this _____ day of _____, 20_____

WITNESS

GUARANTOR SIGNATURE

Sworn and Subscribed before me this _____ day

PRINT NAME

Of _____, 20_____

SOCIAL SECURITY NUMBER

NOTARY

STREET ADDRESS

My commission expires: _____

(SEAL)

CITY, STATE, ZIP CODE, PHONE