



PERSONAL GUARANTEE ADDENDUM

This agreement dated the ____ day of ____ 20__ between the **Pajama Factory LLC**; hereinafter referred to as LANDLORD, and _____, hereinafter referred to as TENANT, shall be an Personal Guarantee Addendum to the Lease between the same parties executed this same date.

Notwithstanding anything to the contrary contained in the Lease, TENANT'S liability shall be limited to liabilities accrued during the period of TENANT's occupancy to the time that TENANT (or its successors or assigns) surrenders possession of the demised premises to the LANDLORD. For purposes of this Addendum/ Personal Guarantee only, "surrenders possession" shall mean written notification to LANDLORD of TENANT'S intent to surrender the demised premises delivered to LANDLORD in accordance with the terms and provisions of the LEASE, the removal by TENANT of all its property (merchandise, personal property, and non-fixed furnishings), the actual surrender to LANDLORD of the demised premises, broom clean, in good order and condition, ordinary wear expected, the full payment of all fixed and additional rent due to the surrender date.

Nothing in this Personal Guarantee Addendum shall be construed so as to limit the liability of TENANT under the Lease. TENANT is required to give LANDLORD two (2) months written notice of the day it is planning to vacate the demised premises and terminate the lease. Upon receipt of two (2) months written notice and payment of rent up to and including the end of the two month period, LANDLORD will cancel this Lease Agreement and the requirement of TENANT to pay monthly rent until the end of the term and the security deposit will be forfeited by the TENANT.

Any terms in this Personal Guarantee Addendum which are in conflict with the Lease Agreement, shall supersede the terms of said Lease Agreement.

PAJAMA FACTORY, LLC
By Barbara Andreassen, Tenant Liaison

TENANT PERSONAL GUARANTOR
By _____