

NOTICE TO PAY RENT OR QUIT

TO _____, and all other tenants in possession of the premises described as:

PLEASE TAKE NOTICE that the rent is now due and payable on the above described premises which you currently hold and occupy. Your rental account is delinquent in the amount itemized as follows:

Rental Period(s) _____ RENT DUE \$ _____
_____ RENT DUE \$ _____
----- TOTAL RENT DUE \$ _____

You are hereby required to pay said rent in full within three (3) days or to remove from and deliver up possession of the above-described premises, or legal proceedings will be instituted against you to recover possession of said premises, to declare the forfeiture of the Lease Agreement under which you occupy said premises and to recover rents and damages, together with court costs and attorney's fees, according to the terms of your Lease Agreement.

PLEASE TAKE FURTHER NOTICE that your Lessor hereby declares a forfeiture of the lease agreement under which you hold possession the Subject Premises. However, Lessor does not waive the right to proceed against you for future rents and damages, if applicable, pursuant to the provisions of California Civil Code section 1951.2.

PLEASE TAKE FURTHER NOTICE that pursuant to Code of Civil Procedure section 1161.1, acceptance of a partial rent payment does not constitute a waiver of any rights, including any right your Lessor has to recover possession of the subject property.

HEREWITH pay said rent in person to 348 East Olive Avenue, Suite L, Burbank, California, 91502 by cash, check, or money order on any week day between the business hours of 8:30am to 5:30pm. Phone (818) 846-2188.

Dated _____ Signed by _____

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the above notice, of which this is a true copy, on the above-mentioned tenant(s) in possession in the manner(s) indicated below:

On _____, _____, I handed the notice to the tenant(s).

On _____, _____, after attempting personal service, I handed the notice to a person of suitable age and discretion at the business of the tenant(s).

On _____, _____, after attempting service in both manners indicated above, I posted the notice in a conspicuous place at the business of the tenant(s).

On _____, _____, I deposited a true copy of the notice in the United States Mail, in a sealed envelope with postage fully prepaid, addressed to the tenant(s) at his/her/their place of business.

On _____, _____, I sent by [cross out the one not used] (registered) (certified) mail a true copy of the notice addressed to the tenant(s) at his/her/their place of business.

Executed on _____, at the City of _____,
County of _____, State of _____.

Served by _____.