

3 DAY

NOTICE TO PAY RENT OR QUIT

TO:

_____ ; DOES I TO X

WITHIN THREE DAYS after the service on you of this notice, you are hereby required to pay the rent of the premises hereinafter described, of which you now hold possession, amounting to the sum of

(_____) enumerated as follows:

- \$ _____ due from _____, 2009 to _____, 2009
- \$ _____ due from _____, 2009 to _____, 2009
- \$ _____ due from _____, 2009 to _____, 2009
- \$ _____ due from _____, 2009 to _____, 2009

OR QUIT AND DELIVER UP THE POSSESSION OF THE PREMISES.

The premises herein referred to are situated in the city of _____, County of _____ State of California, _____ designated by the number and street as _____.

YOU ARE FURTHER NOTIFIED THAT IF YOU DO NOT COMPLY WITH EITHER OF THE ABOVE, the undersigned does hereby elect to declare the forfeiture of your lease or rental described premises and lessor will institute legal proceedings to recover rent and possession of said premises.

PLEASE BE ADVISED THAT OWNER/OWNER'S AGENT HEREBY EXPRESSLY RESERVES ANY AND ALL RIGHTS TO ACCEPT PARTIAL PAYMENTS WITHOUT WAIVING THE RIGHT TO SEEK POSSESSION OF THE SUBJECT PREMISES BASED ON THIS NOTICE. FURTHER, ACCEPTANCE OF PARTIAL PAYMENTS SHALL NOT BE DEEMED A WAIVER OF ANY AND/OR ALL RIGHTS INCIDENT TO THE RENTAL/LEASE BETWEEN THE PARTIES. (CALIFORNIA CODE OF CIVIL PROCEDURE 1161.1(b) et seq.).

PURSUANT TO CCP 1161.1(a), A THREE-DAY NOTICE FOR NONPAYMENT OF RENT ON COMMERCIAL PROPERTY MAY STATE THE AMOUNT DUE AS AN ESTIMATE...SO LONG AS THE AMOUNT IS "CLEARLY IDENTIFIED" BY THE NOTICE AS AN ESTIMATE.

FURTHER, THE AMOUNT DEMANDED HEREIN SHALL BE DEEMED "ESTIMATED" PER CALIFORNIA CODE OF CIVIL PROCEDURE 1161.1(a).

THIS IS FURTHER NOTICE THAT DELIVERY OF POSSESSION OF THE PREMISES, OR THE PAYMENT OF THE AMOUNTS DEMANDED IN THIS NOTICE,

MUST BE PAYABLE AS INDICATED AND DELIVERED TO THE PERSON INDICATED AS FOLLOWS:

PAYABLE TO: _____ **MAIL TO:** _____

ADDRESS: _____

Payment can be made by: _____

TELEPHONE: _____ (PAYMENT MAY ME MADE AT ANY TIME WITHIN THE TIME STATED: MONDAY THROUGH FRIDAY _____AM through _____ PM) .

YOU ARE HEREBY NOTIFIED THAT A NEGATIVE CREDIT REPORT REFLECTING ON YOUR CREDIT REPORT MAY BE SUBMITTED TO A CREDIT REPORTING AGENCY IF YOU FAIL TO FULFILL THE TERMS OF YOUR CREDIT/RENTAL OBLIGATIONS.

Dated this _____ day of _____, 2009

LESSOR

Form Provided By

LAW OFFICES OF ANDRE SABET

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