

Three (3) Day Notice To QUIT

BREACH OF COVENANTS AND CONDITIONS

ILLEGAL ACTIVITY

LEGAL NOTICE TO:

AND all TENANTS, SUB-TENANTS AND occupants in possession

of the COMMERCIAL PREMISES LOCATED AT

The Rental Agreement condition(s) and /or covenants detailed below are being breached as follows:

1. Condition(s) and/or covenant(s) breached: _____

BREACH OF PARAGRAPHS (**) OF LEASE AGREEMENT WHEREIN TENANT IS IN VIOLATION OF COUNTY ORDINANCES NO.**

CODE SECTIONS; You are in violation of COUNTY OF SAN DIEGO sections 2015-20 in which "the operating of a Medical Marijuana Dispensary is not permitted in this zone or within any zone in the COUNTY OF SAN DIEGO " You must **CEASE and DESIST** the facilitation and distribution of marijuana and any marijuana land use and marijuana related use from the Premises as such use is unlawful AND is in specific violation of LEASE PARAGRAPH prohibition **ILLEGAL ACTIVITIES WHICH INCLUDES ORDINANCES AGAINST USING, MANUFACTURING, SELLING STORING OR TRANSPORTING ILLICIT DRUGS OR VIOLATE ANY LAW OR ORDINANCE.**

YOU MUST PERFORM COVENANTS AND CONDITIONS WITHIN THREE DAYS FROM SERVICE OF THIS NOTICE

Correcting these violations as described in this paragraph , otherwise, you will continue to be in material breach of the commercial lease executed on 2016

2. Specific facts of breach(s) and/or violation(s): _____

TAKE NOTICE THAT WITHIN THREE (3) DAYS after the service of this notice, you are hereby required to perform or otherwise comply with the above mentioned condition and/or covenant **or QUIT AND DELIVER UP THE POSSESSION OF THE PREMISES. YOU ARE FURTHER NOTIFIED** that the Owner hereby elects to declare the forfeiture of your Rental Agreement under which you hold possession of the above-described premises. If you fail to perform or otherwise comply, Owner will institute legal proceedings to recover rent and possession of said premises which could result in a judgment against you and all other residents in possession including attorneys' fees and court costs as allowed by law, plus Owner may recover an additional punitive award of six hundred dollars (\$600) in accordance with California law for such unlawful detention. As required by law, you are hereby notified that a negative credit report reflecting on your credit history may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

Date