

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

To: [Tenant Name]
[Tenant Address]
[City, State, Zip Code]

RE: NOTICE OF FINAL DEFAULT AND ACCELERATION OF RENT

Dear [Tenant Name/Lease Representative],

This letter serves as formal notice regarding your default under the terms of the commercial lease agreement dated [Lease Start Date] (the "Lease") for the premises located at [Property Address].

As of the date of this letter, you have failed to cure the defaults previously identified in the Notice of Default sent to you on [Date of Previous Notice]. Specifically, the following amounts remain past due:

- Past Due Rent: \$[Amount]
- Late Fees: \$[Amount]
- Interest: \$[Amount]
- Other Charges (Operating Expenses/Utilities): \$[Amount]
- **TOTAL AMOUNT CURRENTLY DUE: \$[Total Amount]**

Pursuant to Section [Section Number] of the Lease, the Landlord hereby exercises its right to **ACCELERATE** the remaining balance of the rent due through the remainder of the Lease term. The total accelerated amount now due and payable immediately is \$[Total Accelerated Amount].

Demand is hereby made for the immediate payment of the total amount listed above (\$[Grand Total]) by no later than [Deadline Date/Time]. Payment must be made in certified funds or via wire transfer.

Failure to remit full payment or vacate the premises by the deadline stated above will result in the Landlord pursuing all available legal remedies, which may include, but are not limited to:

- Commencement of formal eviction proceedings (Unlawful Detainer);
- Legal action to collect the full accelerated rent balance, including costs and attorney fees;
- Termination of your right to possession of the property.

No further notice will be provided. Please govern yourself accordingly.

Sincerely,

[Landlord/Manager Name]
[Company Name]

[Phone Number]
[Email Address]