

DATE: [Insert Date]

TO: [Guarantor Name]

[Guarantor Address]

[City, State, Zip Code]

RE: NOTICE OF DEFAULT AND EXPIRATION OF CURE PERIOD

Dear [Guarantor Name],

This letter serves as formal notice regarding the Guarantee Agreement dated [Date of Agreement] executed by you in favor of [Lender/Lessor Name] (the "Creditor") in connection with the obligations of [Primary Debtor/Tenant Name] (the "Debtor").

On [Date of Original Notice], you were notified of a default under the terms of the [Loan/Lease Agreement]. Specifically, the following event(s) of default occurred:

- [Describe Default, e.g., Non-payment of rent for Month/Year]
- [Describe Default, e.g., Failure to maintain insurance]

Pursuant to the terms of the Guarantee Agreement, you were provided a cure period of [Number] days to remedy this default. As of the date of this letter, the cure period has officially expired and the default remains uncured.

Total Amount Currently Due: \$[Amount]

Due to the expiration of the cure period, the Creditor hereby demands immediate payment of the total amount listed above. Failure to remit this payment by [Final Deadline Date] will result in further legal action to enforce the Guarantee, which may include the acceleration of the full balance, initiation of a lawsuit, and the recovery of attorney fees and legal costs as permitted by the agreement.

Please remit payment to the following address:

[Payment Address/Instruction]

If you have any questions regarding this matter, please contact [Contact Person Name] at [Phone Number] or [Email Address].

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Title/Company Name]

cc: [Primary Debtor Name]