

[Landlord Name/Property Management Company]
[Address]
[City, State, Zip Code]
[Phone Number]
[Email Address]

[Date]

[Tenant Name]
[Tenant Business Name]
[Premises Address]
[City, State, Zip Code]

RE: NOTICE OF LEASE VIOLATION AND INTENT TO LITIGATE

Dear [Tenant Name],

This letter serves as formal notice that you are in material breach of your commercial lease agreement dated [Lease Start Date] for the premises located at [Address of Property].

Description of Violation:

As of [Date], you have failed to comply with Section(s) [Section Number] of the Lease Agreement regarding [Description of Violation, e.g., Unpaid Rent, Unauthorized Alterations, Failure to Maintain Insurance, Nuisance]. Specifically, [Detailed Description of the Breach].

Current Amount Owed (if applicable):

Outstanding Balance: \$[Amount]
Late Fees: \$[Amount]
Total Due: \$[Total Amount]

Required Action:

To cure this violation, you must [Action Required to Fix Issue, e.g., Pay the full amount due / Remove unauthorized signage / Cease specific activity] no later than [Deadline Date/Number of Days].

Notice of Litigation:

Failure to remedy the aforementioned violation by the deadline stated above will result in immediate legal action. This may include, but is not limited to, the initiation of eviction proceedings (unlawful detainer), a lawsuit for breach of contract to recover all damages, interest, and the acceleration of remaining lease payments as permitted by law.

Pursuant to the terms of your lease, you may also be held liable for all attorney fees and court costs incurred by the Landlord during this process.

Please govern yourself accordingly.

Sincerely,

[Signature]

[Printed Name]

[Title]