

## **NOTICE TO CURE OR QUIT**

Date: [Date of Notice]  
To: [Tenant Name/Business Name]  
Address: [Property Address]  
Suite/Unit: [Unit Number]

### **RE: NOTICE OF LEASE VIOLATION - UNAPPROVED ALTERATIONS**

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 [Property Address].

Specifically, it has come to the Landlord's attention that the following unapproved alterations, additions, or improvements have been made to the premises without prior written consent:

#### **Description of Violation:**

[Detailed description of unapproved work, e.g., removal of interior walls, electrical modifications, signage installation, etc.]

Under Section [Section Number] of your Lease Agreement, all alterations require the Landlord's express written approval and, where applicable, building permits. Your failure to obtain such approval constitutes a default of your lease terms.

#### **DEMAND TO CURE:**

You are hereby required to remedy this breach within [Number of Days, e.g., 10 or 30] days of receipt of this notice by:

1. Restoring the premises to its original condition at your sole expense; OR
2. Providing professional architectural drawings and required municipal permits for the Landlord's retroactive review and potential approval (subject to Landlord's discretion).

Failure to cure this violation within the timeframe specified above will result in the Landlord exercising all available legal remedies, which may include termination of your tenancy, eviction proceedings, and recovery of legal fees and costs associated with restoring the property.

Please contact [Landlord/Property Manager Name] at [Phone Number] immediately to confirm your intended course of action.

Sincerely,

[Signature]  
[Printed Name of Landlord/Authorized Agent]  
[Company Name]  
[Contact Address]