

Date: [Insert Date]

VIA: [Insert Method, e.g., Certified Mail / Hand Delivery]

To: [Tenant Name / Business Name]

Address: [Tenant Address]

RE: NOTICE OF CONDITIONAL WAIVER OF LEASE VIOLATION

Dear [Tenant Representative Name],

This letter refers to the commercial lease agreement dated [Lease Date] for the premises located at [Property Address].

The Landlord has identified the following violation(s) of the Lease Agreement:
[Describe violation, e.g., Unpaid rent for Month/Year, Unauthorized Alterations, etc.]

As of [Current Date], the Landlord is prepared to waive its right to pursue legal remedies or lease termination regarding this specific violation, strictly subject to the following conditions:

- **Condition 1:** [e.g., Payment of \$XXX.XX by Date]
- **Condition 2:** [e.g., Removal of unauthorized signage by Date]
- **Condition 3:** [e.g., Proof of insurance renewal provided by Date]

This waiver is conditional. If the Tenant fails to satisfy the conditions listed above by [Deadline Time/Date], this waiver shall be deemed null and void. In such event, the Landlord reserves the right to exercise all available remedies under the Lease and applicable law, including but not limited to eviction and collection of damages.

This waiver applies only to the specific violation(s) mentioned above and does not constitute a waiver of any other past, present, or future breaches of the Lease Agreement.

Please sign and return a copy of this letter by [Return Date] to acknowledge your acceptance of these terms.

Sincerely,

[Landlord Name/Property Manager Name]

[Landlord Company Name]

ACKNOWLEDGED AND AGREED TO BY TENANT:

Signature: _____ Date: _____

Printed Name: [Insert Name]

Title: [Insert Title]