

NOTICE OF DEFAULT AND DEMAND FOR ACCELERATED RENT

Date: [Insert Date]

VIA CERTIFIED MAIL

[Tenant Name]

[Tenant Business Name]

[Property Address]

[City, State, Zip Code]

Re: Notice of Default for Lease dated [Lease Start Date] regarding the premises located at [Property Address].

Dear [Tenant Name],

This letter serves as formal notice that you are in material breach of your commercial lease agreement for the property located at [Property Address]. As of [Current Date], your account is past due in the amount of \$[Past Due Amount].

Pursuant to Section [Section Number] of your Lease Agreement, the Landlord hereby exercises the right to **accelerate** all remaining rent payments due under the term of the lease. Due to your failure to cure the default within the timeframe permitted by the lease, the entire remaining balance is now due and payable immediately.

The total amount demanded is calculated as follows:

- Past Due Rent and Late Fees: \$[Amount]
- Accelerated Rent (Balance of Lease Term): \$[Amount]
- Other Charges (Taxes/CAM/Utilities): \$[Amount]
- **TOTAL AMOUNT DUE: \$[Total Amount]**

Demand is hereby made for payment of the Total Amount Due in full within [Number] days of the date of this letter. Payment must be made by certified funds or wire transfer to the following account:

[Insert Payment Instructions/Bank Details]

Failure to remit the full amount by [Deadline Date] will result in the Landlord pursuing all available legal remedies, which may include eviction proceedings, a lawsuit to collect the full accelerated balance, and the recovery of attorney's fees and court costs as permitted by the lease and state law.

Governing laws require this notice before further legal action is taken. Please govern yourself accordingly.

Sincerely,

[Landlord Name/Property Manager Name]

[Landlord Company Name]

[Phone Number]

[Email Address]