

**THREE DAY NOTICE TO PERFORM COVENANT OR QUIT**

To: \_\_\_\_\_

And All Other Tenants in Possession of

\_\_\_\_\_  
\_\_\_\_\_

Pursuant to Section 1161(4) of the California Code of Civil Procedure, YOU AND EACH OF YOU ARE HEREBY NOTIFIED pursuant to that Lease under which you hold possession of those premises commonly known as: \_\_\_\_\_, City of \_\_\_\_\_, County of \_\_\_\_\_, California, you have violated the following covenant of your Lease dated \_\_\_\_\_.

Paragraph \_\_\_ which provides:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

It has come to the Landlord's attention that you have

\_\_\_\_\_  
\_\_\_\_\_.

PLEASE TAKE NOTICE that if each of the foregoing breaches of covenant is not cured within THREE DAYS after service of this notice upon you, you must vacate the subject premises and deliver up possession of the premises to the Landlord: or the Landlords attorney at the address indicated below. Your failure to either cure the breaches of covenant or to vacate the premises within the designated three-day period may result in legal action being taken against you wherein the Landlord elects to declare a forfeiture of the Lease will pursue his/her rights to obtain possession of the premises and possession of the subject premises will be sought and wherein damages for such things as rent, court costs, attorney's fees, etc. may also be sought.

Should you fail to cure the above stated breach within three (3) days after service of this Notice upon you.

Dated:

\_\_\_\_\_

Owner/Landlord