

## Notice Terminating Lease If Lease/Statute Violation Is Not Cured

DATE: \_\_\_\_\_

PREMISES: \_\_\_\_\_

TENANT: \_\_\_\_\_

LANDLORD: \_\_\_\_\_  
\_\_\_\_\_

Landlord's Address: \_\_\_\_\_

Pursuant to Sections 441.020 - 441.040 RSMo., LANDLORD hereby notifies TENANT that TENANT's right to possess (occupy) the PREMISES will be terminated without further notice effective 10 days after service of this notice on TENANT, without terminating TENANT's continuing rent obligations under the lease through the end of the lease, unless within said 10-day period TENANT cures the following violations of the lease and/or the provisions of said statutes:

TENANT is further notified that (1) If TENANT fails to cure said breach within said 10-day period and fails to vacate the PREMISES within said 10-day period, LANDLORD intends to file an unlawful detainer action against TENANT for recovery of possession of the PREMISES and other applicable legal remedies; and (2) acceptance by LANDLORD of any performance under the lease from TENANT after service of this notice, including payment of rent, shall not be deemed a waiver by LANDLORD of the right to terminate TENANT's right to possess the premises or to take legal action.

LANDLORD:

\_\_\_\_\_  
Signature of landlord or authorized representative

**Certificate of Service:** The undersigned certifies that a true copy of the foregoing notice was served on the \_\_\_ day of \_\_\_\_\_, 20\_\_ as follows (only the checked item applies): \_\_\_ by personal delivery to TENANT, or \_\_\_ by personal delivery to a person at least 15 years old residing in the PREMISES, or \_\_\_ by posting on the door of the PREMISES if no one was present at the PREMISES at the time of service.

\_\_\_\_\_  
Signature

The foregoing certificate of service was subscribed and sworn to before me this \_\_\_ day of \_\_\_\_\_, 20\_\_. My commission expires: \_\_\_\_\_.

\_\_\_\_\_  
Notary Public